



SNRHA Annual Plan

FY2023 Annual Plan

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FY2023 ANNUAL AGENCY PLAN

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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 FY2023 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.

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 Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD) Program, Low Income Housing Tax Credits (LIHTC), ARPA Funds, 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 was approved for a CNI Grant to create a Transformation Plan for the Historic Westside of Las Vegas with its Marble Manor Development. 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 remaining developments in 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. The SNRHA is having discussions with Clark County to provide funding for Phase II of 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 100% 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. Lubertha Johnson and Marion Bennet were converted to RAD in November 2019. These properties do not have investors and is managed by the SNRHA's Affordable Housing Program. The SNRHA will be exploring their right to first refusal for other LIHTC projects that have reached or are nearing syndication timeframe. The authorities goal is to add these developments under it's Affordable Housing Programs, Inc and manage them under its Affordable Housing Program.

CHAPs were returned to HUD for the first and second group of units in March 2019. The SNRHA was approved for a CHAP for the 200 unit James Down Towers Senior Development in November 2021 and is in the process of converting the development utilizing 4% LIHTC and a Tax-Exempt Bond from the City of Las Vegas. An architect has been selected and over 50% of the design documents have been completed. The development is scheduled to convert and begin construction in November 2022.

A 9% LIHTC application is being prepared for the 59 unit Hullum Homes Family Development.

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 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.

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. 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 28th & 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/AMP305 portion 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 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 July 2020. The 9% Low Income Housing Tax Credit Application was approved November 2018. Construction began January 2020 and completed February 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. The property is scheduled to permanently convert for financing in May 2022.

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.

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.

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

As of January 1, 2022, the FSS program had 0 mandatory slots, and 500 voluntary slots.

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 95 community agencies participating. 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 continues to expand its Community Partners program with public, private, and faith-based agencies.

Five-Year Goal: Increase affordable housing resources.

SNRHA Continues to evaluate its portfolio for redevelopment opportunities.

SNRHA completed a PNA in February 2022 to be used to 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.

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
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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 exceed 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): 10/2022 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 2149 Number of Housing Choice Vouchers (HCVs) 12595 Total Combined Units/Vouchers 14744 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</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 6/28/2022 in accordance 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 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 ended with a Public Hearing held at the Howard Cannon Center Board Chambers located at 340 North 11th Street, Las Vegas, NV 89101 on August 11, 2022 at 5:00 pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are included in Attachment – Tab 17</p>

<input type="checkbox"/> 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	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><u>Statement of Housing Needs and Strategy for Addressing Housing Needs</u> : Statistical Data and Strategy for Addressing Housing Needs has been updated. See Tab - 5</p> <p><u>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</u>: Deconcentration Policies have been updated. See Tab - 6</p> <p><u>Financial Resources</u>: Statistical Data has been updated. See Tab - 7</p> <p><u>Operation and Management</u>: Statistical Data has been updated. All Policy Revisions, including the HCV Admin Plan and ACOP, are included in the attachments. See Tab - 8</p> <p><u>Grievance Procedures</u>: Changes to the Grievance Procedures are specified in the HCV Administrative Plan and Public Housing ACOP listed in the attachments. See Tab - 8</p> <p><u>Homeownership Programs</u>: Revisions have been made to the existing Homeownership Program. See Tab - 8G</p>
B.1	<p><u>Community Service and Self-Sufficiency Programs</u>: Statistical Data, and FSS Action Plan have been updated. See Tab - 8D & 8F</p> <p><u>Safety and Crime Prevention</u>: Revisions have been made to the current Safety and Crime Prevention Policies. See Tab - 8E</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See Tab - 6</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 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 checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" 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>Mixed Finance Modernization or Development:</u> Please refer to Demolition and/or Disposition for proposed SNRHA Mixed Finance or Development Plans. See Tab - 9</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 Tab - 10</p> <p><u>Designated Housing for Elderly and/or Disabled Families:</u> Currently, Harry Levy Gardens (NV208) and Arthur Sartini Plaza (NV2-21) are covered under an existing Allocation Plan as designated for the elderly only. See Tab - 11</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. See Tab - 12</p> <p><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. See Tab – 8H</p> <p><u>Units with Approved Vacancies for Modernization:</u> Statuses have been updated. See Tab - 13</p>
<p>B.3</p>	<p>Civil Rights Certification.</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.</p> <p>See Tab - 14</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>See Tab - 15</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.</p> <p>See Tab – 3</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.</p> <p>See Tab – 17</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.</p> <p>See Tab – 14B</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:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>C.1</p>	<p>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.</p> <p>See HUD Form-50075.2 approved by HUD on 9/6/2018. See Tab – 16A</p> <p>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</p>

Statement of Housing Needs and Strategy for Addressing Housing Needs

A. Housing Needs of Families in the Jurisdiction by Family Type

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Units	Accessibility	Size	Location
Income <= 30% of AMI	46,784	5	5	5	4	4	5
Income >30% but <=50% of AMI	47,964	5	5	5	4	4	5
Income >50% but <80% of AMI	75,413	5	5	4	4	3	4
Elderly	44,127	5	5	5	5	3	5
Families with Disabilities	34,742	5	5	5	5	3	5
White	130,937	5	5	4	3	3	3
Black	24,029	5	5	4	3	3	3
Hispanic	56,774	5	5	4	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s. Indicate year: 2015-2019
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting list at their option.

Statement of Housing Needs and Strategy for Addressing Housing Needs

Section 8			
	# of families	% of total families	Annual Turnover
Waiting list total	5286		
Extremely low income <=30% AMI	607	11.5%	
Very low income (>30% but <=50% AMI)	116	2.2%	
Low income (>50% but <80% AMI)	38	0.7%	
Families with children (<=17)	2507	47.4%	
Elderly families (62+)	342	6.5%	
Families with Disabilities	1038	19.6%	
White	1199	22.7%	
Black	4143	78.4%	
Asian	502	9.5%	
American Indian/Alaskan Native	65	1%	
Native Hawaiian/Other Pacific Islander	71	1.1%	
Hispanic or Latino	585	11.1%	

Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	16196	-	
Extremely low income <=30% AMI	10747	95.4%	
Very low income (>30% but <=50% AMI)	770	6.8%	
Low income (>50% but <80% AMI)	58	0.5%	
Families with children	1987	12.3%	
Elderly families	1268	7.8%	
Families with Disabilities	3661	22.6%	
White	3254	20.1%	
Black	11087	68.5%	
Asian	193	1.2%	
American Indian/Alaskan Native	219	1.4%	
Native Hawaiian/Other Pacific Islander	197	1.2%	
Hispanic or Latino	1922	11.9%	
PHA			
Characteristics by Bedroom Size (PH Only)			
0 BR	0	0%	
1BR	4408	27.2%	
2 BR	7105	43.9%	
3 BR	3933	24.3%	
4 BR	839	10.1%	
5 BR	0	0.0%	

Statement of Housing Needs and Strategy for Addressing Housing Needs

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

Designated Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	1909	-	
Extremely low income <=30% AMI	1526	79.9%	
Very low income (>30% but <=50% AMI)	337	17.7%	
Low income (>50% but <80% AMI)	37	1.9%	
Families with children	7	0.4%	
Elderly families	933	48.9%	
Families with Disabilities	1031	54.0%	
White	748	39.2%	
Black	940	49.2%	
Asian	95	7.2%	
American Indian/Alaskan Native	35	1.8%	
Native Hawaiian/Other Pacific Islander	15	0.9%	
Hispanic	269	14.1%	
PHA	-	-	
Characteristics by Bedroom Size (PH Only)	-	-	
1BR	1203	63.0%	
2 BR	706	37.0%	
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 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
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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
Totals		\$ 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
Total Preliminary Estimated Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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
Total Preliminary Estimated Cost	\$ 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
- Develop HUD FY22 Choice Neighborhood Initiative Transformation Plan with the City of Las Vegas and Neighborhood Partners for the Historic Westside with the opportunity to receive an Implementation Plan and funding to create a Master Planned Community on the Marble Manor site. Continuing to support the 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
- Pursue partnerships with affordable housing developers to increase to increase amount of affordable housing units throughout the valley

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

Strategy for Addressing Housing Needs

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Continuing implementation of the Limited English Proficiency Plan in conjunction with SNRHA's Affirmative Marketing Plan to ensure all eligible applicants/participants have equal access to all programs and services.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Develop marketing tools such as flyers and brochures 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.

Strategy for Addressing Housing Needs

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
- 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 operates one (1) site-based waiting list for public housing. This site-based waitlist was 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.

(iv) Admissions Preferences

- a. Income targeting:

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

- 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:
- Villa Capri AMP 408 (NV 215)
 - Arthur Sartini Annex AMP 402 (NV223)
 - Scattered Sites North AMP 409 (NV247)
 - Harry Levy AMP 403 (NV208)
 - James Down Towers AMP 402 (NV212)
- 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 402 (NV223)
 - AMP 402 (NV212)
 - AMP 403 (NV208)

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 Online.

(ii) Search Time

SNRHA will give extensions on standard 120-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 120 days for their initial search. The SNRHA may extend an additional 30 days as a reasonable accommodation.

Income targeting

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

- 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. 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.

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)]

The waiting list will be purged at least tri-annually by a mailing to all applicants to ensure that the waiting list is current and accurate. The purge will be performed in a program specific manner and will be conducted on a rotating basis. The mailing will ask for current information and confirmation of continued interest.

If an applicant fails to respond within 14 calendar days, the applicant will be removed from the waiting list. If a letter is returned by the Post Office, the applicant will be removed without further notice and the envelope and letter will be maintained in the file. Failure to respond will result in removal from all waiting lists.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless a person with a disability requests a reasonable accommodation for being unable to reply within the prescribed period.

Financial Resources

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2021)		
a) Public Housing Operating Fund	\$12,752,683	Estimated for 2022
b) Public Housing Capital Fund	\$5,980,891.00	2022 Allocation
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$124,154,043	Estimated for 2022
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$1,079,064	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FFY21 – CFP NV01P018501-21	\$4,839,376	2021 Allocation
FFY20 – CFP NV01P018501-20	\$4,590,293	2020 Allocation
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
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,772,850	
4. Other income (list below)		
Interest on general fund investments	\$76,850	
Non-dwelling rental income	\$695,729	
Other Income	\$315,995	
Management Fee (internal)	\$6,228,098	

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
5. Non-federal sources (list below)		
Housing Choice Voucher Pre-2003	\$2,214,360	Any housing related resources
Disposition Proceed/Developer Fees	\$6,676,328	Proceed from sale of PHA units to be used for the development of new and rehabilitation of PHA units
Revised Total Resources	\$183,827,588	Operations, Resident Programs and Capital needs and Replacement Housing

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

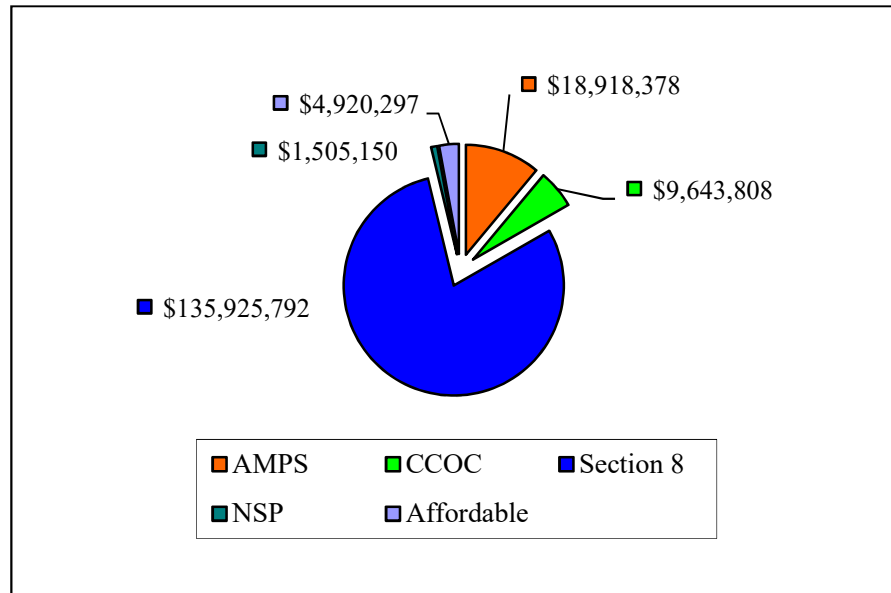
Assessment of Financial Resources

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

- FY 2022 Public Housing Operating Budget (FYE 09/30/22)
- FY 2022 Central Office Cost Center (FYE 09/30/22)
- FY 2022 Housing Choice Voucher Program Budget (FYE 09/30/22)
- FY 2022 Affordable Housing Budget (FYE 09/30/22)
- FY 2022 Neighborhood Stabilization Program (FYE 09/30/22)
- FFY 2022 Capital Fund Program Budget

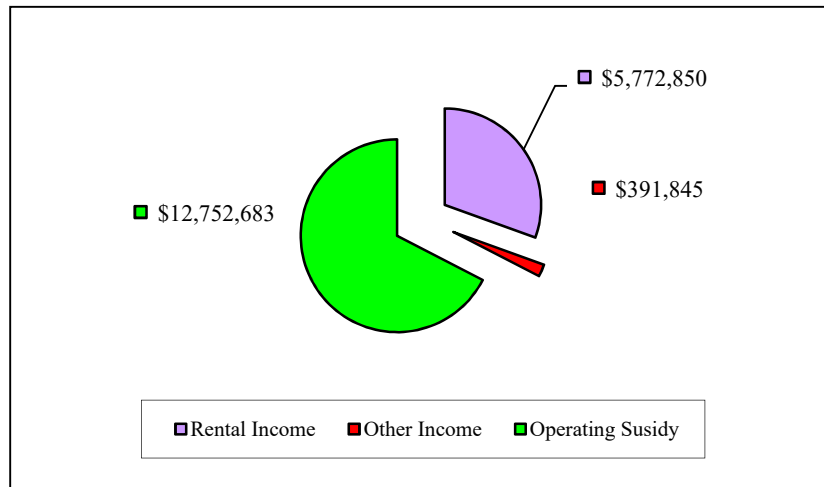
The following charts summarize the financial health of the Authority. Generally, operating funds are for the current fiscal year (PHA FYE 09/30/22) and special revenue funds are for the current federal fiscal year. The PHA is assuming that operating revenue for FY 2022 will remain constant.

**SUMMARY OF INCOME – AGENCY-WIDE
FISCAL YEAR ENDING SEPTEMBER 30, 2022**



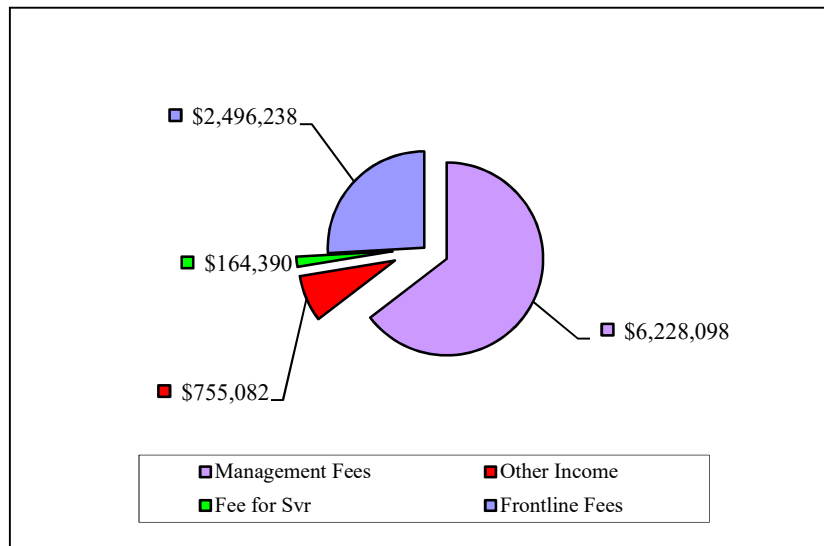
Based on FY 2022, operating budgets total \$170,913,425. The Low Income Public Housing Program Asset Management Projects (AMPS) account for 11% and the Central Office Cost Center account for 6%, the Housing Choice Voucher Program accounts for 80%, the Affordable Housing Program accounts for 2%, and the Neighborhood Stabilization Program accounts for 1% of the agency’s operating revenue. Sources of income for each program are detailed in the following charts and are based on FY 2022 program budgets.

**BREAKDOWN OF INCOME SOURCES – LOW RENT PUBLIC HOUSING PROGRAM - AMPS
FISCAL YEAR ENDING SEPTEMBER 30, 2022**



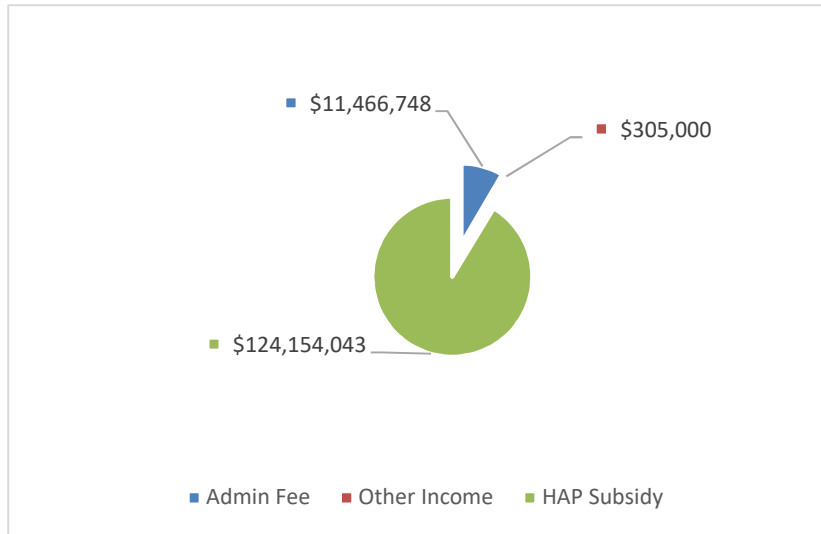
Rental Income represents 31% of total LIPH receipts, Other Income (Includes amount from Interest for Other Programs) represents 2% of total LIPH receipts, and Operating Subsidy from HUD represents 67% of total LIPH –AMPS receipts.

**BREAKDOWN OF INCOME SOURCES – CENTRAL OFFICE COST CENTER (CCOC)
FISCAL YEAR ENDING SEPTEMBER 30, 2022**



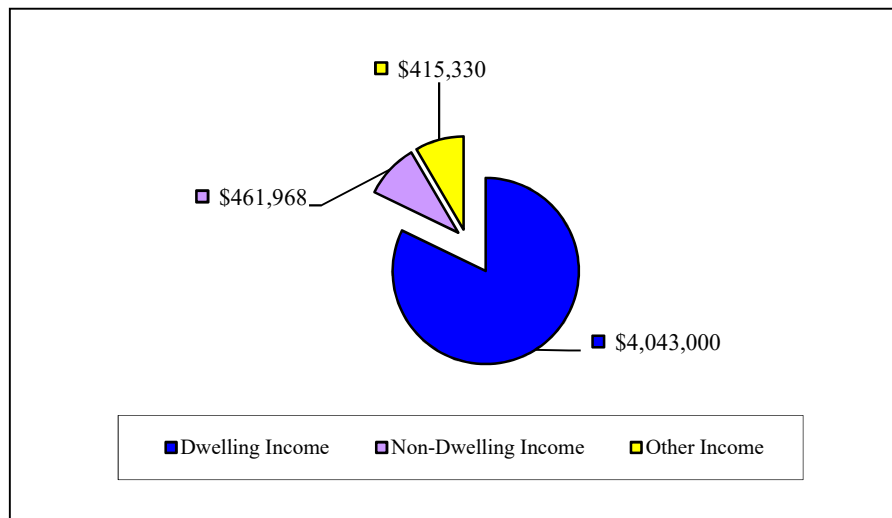
Management Fees Income represents 65% of total Central Office Cost Center (CCOC) receipt, Other Income (includes interest income and other income) represents 7% of total CCOC receipts, Fee for Service income totals 2%, and Frontline income represents 26% of total CCOC receipts.

**BREAKDOWN OF INCOME SOURCES – HOUSING CHOICE VOUCHER PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2022**



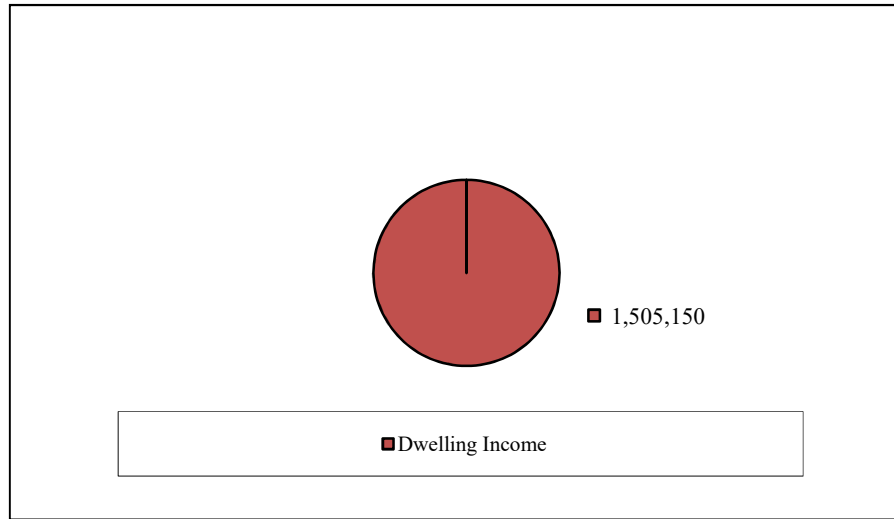
Administrative Fees represent 9% of total Housing Choice Voucher Program receipts, Other Income represents less than .1% of total Housing Choice Voucher receipts, and HAP Subsidy from HUD represents 91% of total Housing Choice Voucher Program receipts.

**BREAKDOWN OF INCOME SOURCES – AFFORDABLE HOUSING PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2022**



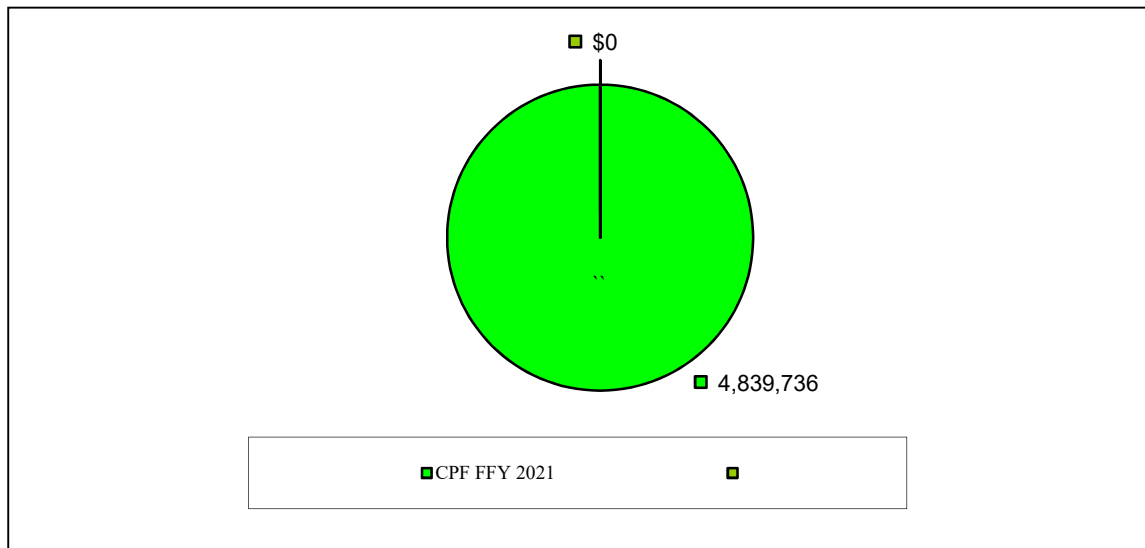
Dwelling Income represents 82% of total Affordable Housing receipts, Non-Dwelling Income represents 9% of total Affordable Housing receipts, and Other Income represents 9% of total Affordable Housing receipts.

**BREAKDOWN OF INCOME SOURCES – NEIGHBORHOOD STABILIZATION PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2022**



Dwelling Income represents 100% of total Neighborhood Stabilization Program’s receipts.

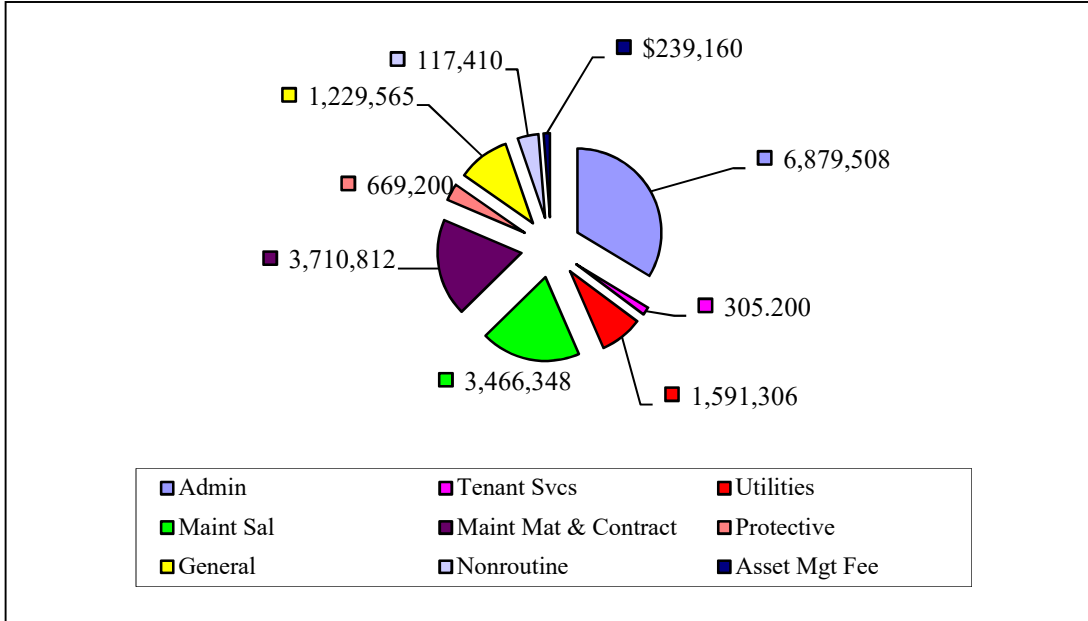
INCOME FROM SPECIAL REVENUE FUNDS



All special revenue funds are from HUD FFY 2022 and are awarded during the PHA’s FY 2022 based on budgets submitted with this plan. Of special revenue funds, the Capital Fund Program represents 100% of funding. Total special revenue funds are \$4,839,736 resulting in total agency income for FY 2022 of \$175,753,161

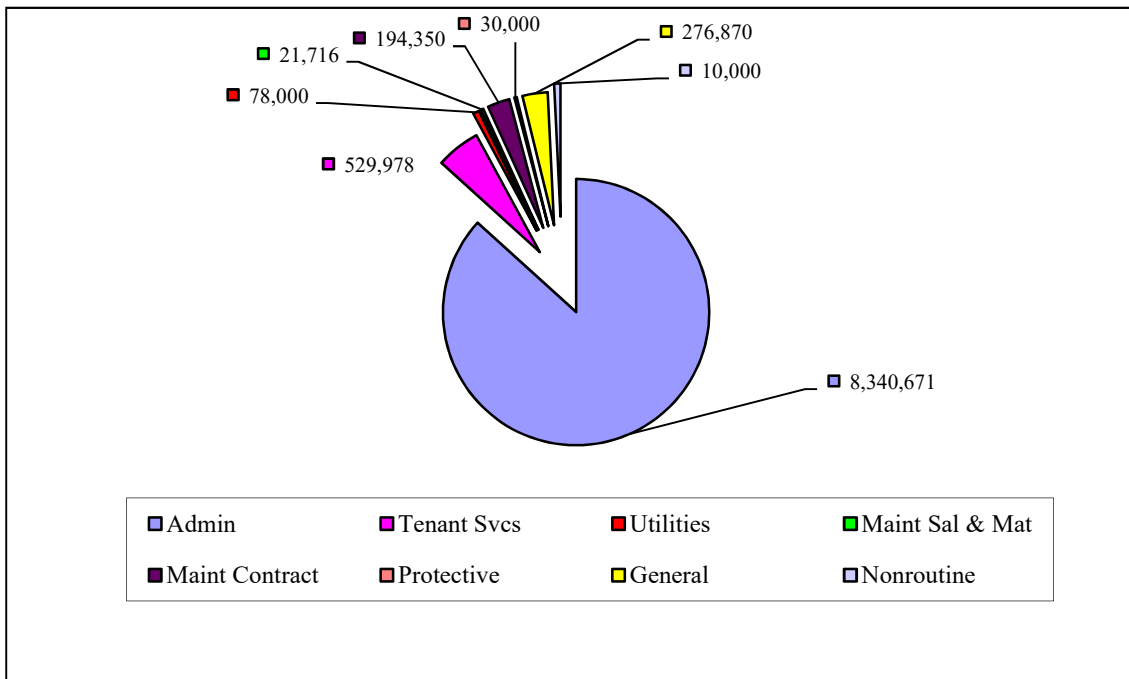
Estimated Expenditures – Public Housing Program-AMPS

FISCAL YEAR ENDING SEPTEMBER 30, 2022



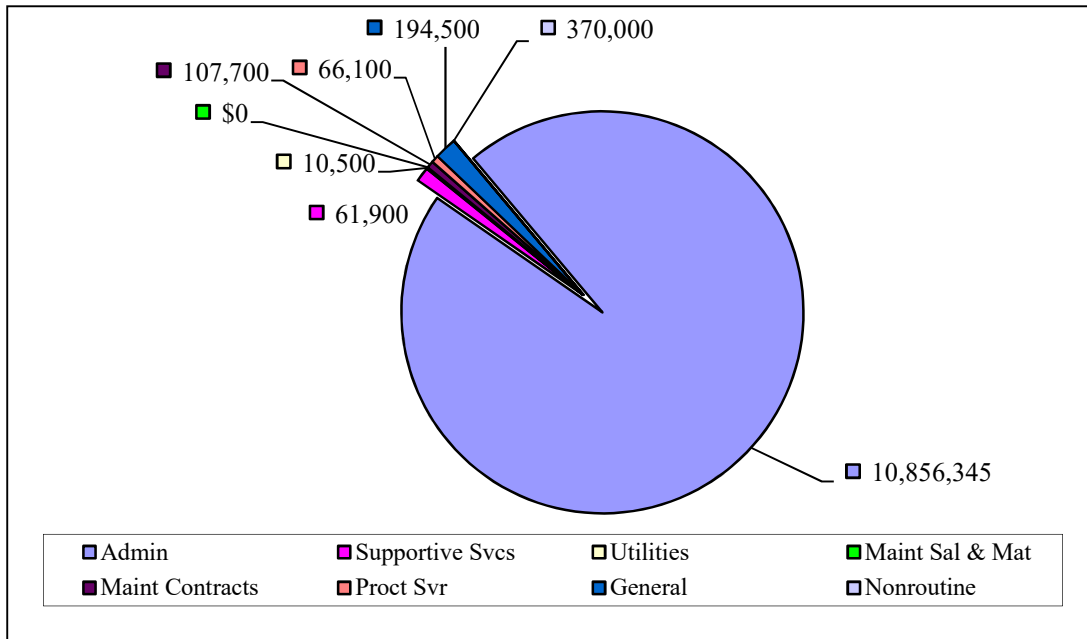
Estimated Expenditures – Central Office Cost Center-COCC

FISCAL YEAR ENDING SEPTEMBER 30, 2022



Estimated Expenditures – Housing Choice Voucher Program

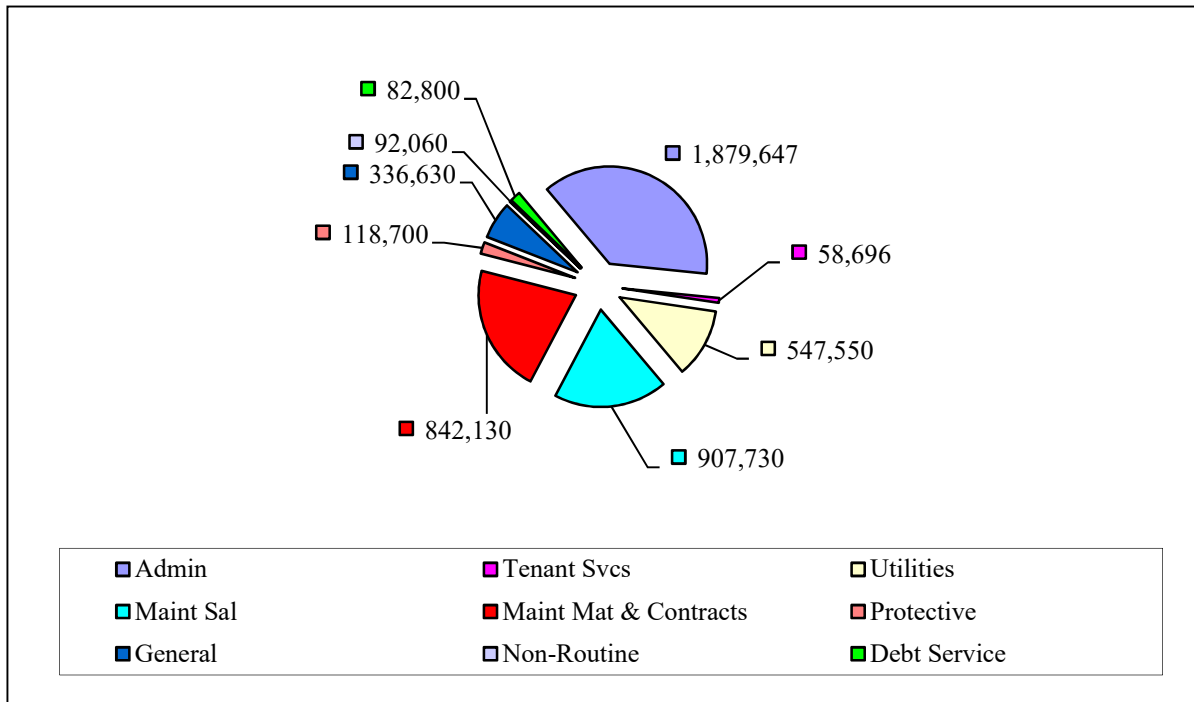
FISCAL YEAR ENDING SEPTEMBER 30, 2022



The above Housing Choice Voucher Program expenditures do not include \$124,154,043 in HAP Payments.

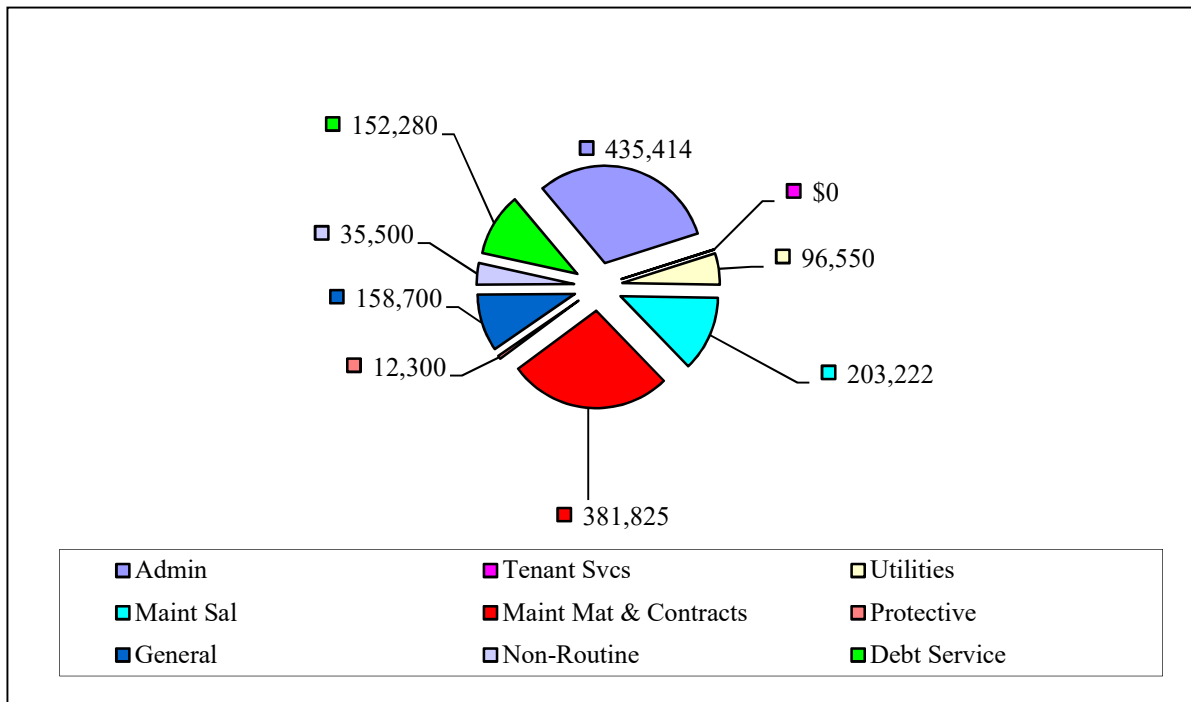
Estimated Expenditures – Affordable Housing Program

FISCAL YEAR ENDING SEPTEMBER 30, 2022



The above Affordable Housing expenditures are based on the FY 2022 budget.

Estimated Expenditures – NEIGHBORHOOD STABILIZATION Program
FISCAL YEAR ENDING SEPTEMBER 30, 2022



The above Neighborhood Stabilization Program expenditures are based on the FY 2022 budget.

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:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2147	18.7%
Section 8 Vouchers	7612	8%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
VASH	1171	18.4%
NED	1340	4.6%
MAIN5	298	4.2%
FUP	295	9.3%
RAD PH	785	5.9%
PBV	168	7.6%
VASH/PBV	38	0.0%
EHV	288	8%
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

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Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
		Intro 3	(D)	<p style="color: red;">HUD Final Rule, Streamlining Administrative Regulations https://www.gpo.gov/fdsys/pkg/FR-2016-03-08/pdf/2016-04901.pdf</p> <p style="color: red;">Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, published January 22, 2007</p> <p style="color: red;">htt Violence Against Women Reauthorization Act of 2013 https://www.gpo.gov/fdsys/pkg/BILLS-113s47enr/pdf/BILLS-113s47enr.pdf https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf</p>	
1	6		(D)	Failure to Provide" refers to all requirements in the first Family Obligation. <u>See Chapter 12, "Denial or Termination of Assistance."</u>	
1	17		(D)	Not less than 75% (50%) of reexaminations	
1	19		(D)	<p style="color: red;">SNRHA maintains a list of units via GoSection8.com software available for the Section 8-HCV Program.</p> <p>SNRHA will maintain a (list) database using GoSection8.com, of available housing submitted by</p>	

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2	9		(D)	<p>Requests for reasonable accommodations not requiring monetary assistance from SNRHA to implement or require staff to provide services over-and-above their duties (home visits would be considered within said duties) would not require SNRHA’s 504 Officer’s Approval. All other requests will be reviewed and approved by SNRHA’s 504 Officer and/or the Housing Program Director or their designee.</p> <p>If a request is denied, SNRHA will provide a written decision to the person requesting the accommodation within (20) 14 business days. In addition, if a person is denied the accommodation or feels the alternative suggestions are inadequate, they may request an informal review (for applicants) or informal hearing (for participants) to review SNRHA’s decision. Copies of all reasonable accommodation requests and their outcome shall be forwarded to the 504 Coordinator for tracking purposes and additional follow-up, if required.</p>	
2	14		(D)	<p>If SNRHA believes the family has failed to identify a reasonable alternative accommodation after interactive discussion and negotiation, SNRHA will notify the family, in writing, of its determination within 14 business days from the date of the most recent discussion or communication with the family.</p>	
2	15		(A)	<p>A SNRHA’s decision to deny or terminate the assistance of a family that includes a person with disabilities is subject to consideration of reasonable accommodation [24 CFR 982.552 (2)(iv)].</p>	
2	15		(A)	<p>When applicants/participants with disabilities are denied assistance or terminated, the notice of denial/termination must inform them of SNRHA’s (grievance) informal review process and their right to request (a grievance meeting) an informal review. In addition, the notice must inform applicants with disabilities of their right to request reasonable accommodations to participate in the (grievance) informal review process.</p>	
2	19		(A)	<p>The above definition of disability determines whether an applicant / participant is entitled to any of the protections of federal disability civil rights laws. Thus, a person who does not meet this (definition) disability is not entitled to a reasonable accommodation under federal civil rights and fair housing laws and regulations.</p>	
3	3		(D)	<p>For proper application of the Non-citizens Rule, the definition of spouse is: the married partner who, in orders to dissolve the relationship, and would have to be divorced. It includes the partner in a common law marriage(.) (or being recognized as in the State of Nevada according to Senate Bill 283 domestic partner.) The term "spouse" does not apply to boyfriends, girlfriends, significant others, or co-heads when used in connection with the non-citizen rule.</p>	

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3	35		(A)	SNRHA will conduct criminal screening on all adult members at the time of admission and annual recertification (when deemed necessary) as required to verify reported incidents					
5	8		(A)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <ul style="list-style-type: none"> • SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family) (to be completed annually) </td> <td style="width: 50%;"></td> </tr> <tr> <td colspan="2" style="text-align: center;">SNRHA's Guardian - Self Certification of Physical Custody of Minor Child/Children form (to be completed annually)</td> </tr> </table>	<ul style="list-style-type: none"> • SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family) (to be completed annually) 		SNRHA's Guardian - Self Certification of Physical Custody of Minor Child/Children form (to be completed annually)		
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SNRHA's Guardian - Self Certification of Physical Custody of Minor Child/Children form (to be completed annually)									
6	4		(A)	SNRHA shall require four (4) current and consecutive pay stubs for determining annual income for wages (or at SNRHA's discretion, more pay stubs maybe required) . For new income sources or if there is a decrease in earned income, SNRHA will require the last two (2) or more current and consecutive pay stubs or a new hire/updated letter with date of hire, wages, and hours. SNRHA should project income based on the information from a traditional written third-party verification form or the best available information.					
6	14		(D)	SNRHA will not accept photocopies.					
6	14		(A)	When a participant requires a live-in aide, SNRHA shall submit their signed reasonable accommodation request form to the medical professional noted on their request for third party verification of the need. Once approved by the 504 officer, the participant shall have 30 (90) -calendar days to submit the name of the live-in aide and schedule them to come in for screening (and approval) . The voucher size shall NOT be increased until such time as SNRHA staff has completed their screening of the Live-In Aide in compliance with HUD guidance. The 24					
6	25		(D)	The approved voucher size would be adjusted, if required to accommodate a room for the live-in aide. For continued approval, the family will be required to submit a certification stating there's still a need for the live-in aide.					
6	26		(A)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family) (to be completed annually)</td> <td style="width: 50%;"></td> </tr> <tr> <td colspan="2" style="text-align: center;">SNRHA's Guardian – Self Certification of Physical Custody of Minor child/Children form (to be completed annually)</td> </tr> </table>	SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family) (to be completed annually)		SNRHA's Guardian – Self Certification of Physical Custody of Minor child/Children form (to be completed annually)		
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SNRHA's Guardian – Self Certification of Physical Custody of Minor child/Children form (to be completed annually)									
7	5		(D)	Side-payments are prohibited (including Pool Fees; HOA fees, gardening/landscaping, and/or Management Fees.)					
7	15		(A)	For example: One (1) bedroom shall be assigned for the head/spouse or head and co-head. For any other person in the household SNRHA shall issue two (2) persons per bedroom. Opposite sexes (except the head/spouse or co-head) shall receive separate bedrooms regardless of age or generations. Additions of adults (or adults and their					

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				children) shall not result in additional bedroom size increases nor will they be allowed if the results will cause overcrowding.	
8	3		C	The heating system must be capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1. The air conditioning system must be capable of maintaining an interior temperature of 74 (72 degrees) degrees Fahrenheit between May 1 and October 1.9	
8	6		(A)	Any electrical problem or condition that could result in shock or fire (except broken outlet covers)	
8	8		(A) (D)	However, SNRHA will not hold a RFTA for more than 30 calendar days for any reason. If the owner does not have the unit ready for inspection within 30 calendar days, the original RFTA packet shall be void (returned back to the Occupancy Specialist to follow-up with the family) and the family advised to find another unit and submit another RFTA, if they have time remaining on their voucher.	
8	9		(A)	HUD requires SNRHA to inspect each unit under lease at least annually to confirm the unit still meets HQS. SNRHA begins scheduling inspections 90 calendar days prior to the last annual inspection, as required by Section Eight Management Assessment Plan (SEMAP.) Special inspections may be scheduled between annual inspection dates. SNRHA may (will) implement bi-annual HQS inspections in accordance with HUD guidance. (Bi-Annual HQS inspections will be ineligible for units that were not in compliance from the previous or become non-compliant at next inspection.)	
8	13	6-I.D.	(D)	Non-HQS Special Inspections may be scheduled without notice to verify fraudulent activities and/or other occupancy complaints.	
8	14		(D)	<p>When life threatening conditions are identified, SNRHA will immediately notify both parties by telephone, facsimile, or email. The notice will specify who is responsible for correcting the violation. The corrective actions must be taken within 24 hours of SNRHA's notice. A notification shall also be sent via certified mail and faxed, if a faxed number is available.</p> <p>When failures that are not life-threatening are identified, SNRHA will send the owner and the family a written notification of the inspection results within two (2) business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally, not more than 15 calendar days will be allowed for the correction, unless an extension for good cause is determined by the HQS Supervisor (, HQS Inspector,) or HP Management.</p>	

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				The length of the extension will be determined on a case by case basis, but will not exceed 30 calendar days, except in the case of delays caused by weather conditions. In the case of weather conditions, extensions may be continued until the weather has improved sufficiently to make repairs possible. The necessary repairs must be made within 15 calendar days, once the weather conditions have subsided. All requests for extensions must be submitted in writing to the Inspections Department within seven (7) (ten (10)) days of the original default date and approved by the Housing Quality Standards (HQS) Supervisor (, HQS Inspector,) and/or Housing Programs (HP) Management.	
8	17		C	A Notice of Default is immediately issued with a re-inspection date for August 12 th . Any extensions for the re-inspection date must be received within seven (7) (ten (10)) calendar days of the original date of the Notice of Default.	
8	19		C	<p>SNRHA will determine whether the requested increase is reasonable within ten (10) (thirty (30)) days of receiving the request from the owner. The owner will be notified of the determination in writing.</p> <p style="background-color: yellow;">All rental increase adjustments must be received 60 calendar days prior to the anniversary date of the HAP contract and will be processed with the next annual recertification. Owners/managers who fail to submit at least 60 calendar days prior shall be denied their request for a rental increase for that year.</p> <p>The data for other unassisted units will (may) be gathered from newspapers, Internet Realtors, professional associations, inquiries of owners, market surveys, and other available sources</p>	
8	21		(D)	<p><u>SNRHA Policy</u></p> <p>SNRHA will (may) collect and maintain data on market rents in SNRHA's jurisdiction. Information sources include newspapers, realtors, market surveys, inquiries of owners and other available sources. The data will be maintained by bedroom size and market areas. Market areas may be defined by zip codes, census tract, neighborhood, and identifiable natural or man-made boundaries. The data will be updated on an ongoing basis and rent information that is more than 12 months old will (not) be (used) eliminated from the database. In the cases where a comparable is required, SNRHA shall provide for three (3) comparable units.</p>	

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9	2		(D)	<div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> Management Agreement, if applicable </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>A copy of an active LLC (Limited Liability Company/Corporation)</p> </div>	
10	3		(A)	<p>SNRHA shall deny moves under portability if the participant owes a debt to SNRHA, even if they are under a repayment agreement, unless the balance is paid in full prior to the voucher being issued and portability documents being submitted to the receiving PHA (unless the participant is moving under VAWA or Reasonable Accommodation)</p>	
10	6		(A)	<p>For families approved to move to a new unit within SNRHA’s jurisdiction, SNRHA will perform a new annual reexamination in accordance with the policies set forth in Chapter 11 of this plan. (However, the receiving PHA may not delay issuing the family a voucher or otherwise delay approval of a unit until those processes are completed. The PHA may take subsequent action (e.g., recalculating the HAP payment based on updated income information; terminating the family’s participation in the program due to criminal background or failing to disclose necessary information) against the family based on the results.)</p>	
11	2		(A)	<div style="border: 1px solid black; padding: 5px;"> <p>SNRHA will continue to conduct annual reexaminations every year (with the exception of fixed income households. Bi-annual reexaminations will be conducted on fixed income households.)</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>(Fixed Income Households are defined as periodic payments at reasonably predictable levels from one or more of the following sources:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Social Security, Supplemental Security Income, Supplemental Disability Insurance.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Federal, state, local, or private pension plans.</p> </div>	

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				<ul style="list-style-type: none"> • Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other similar types of periodic receipts. • Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.) 	
12	3		(A)	<p>Any household member is subject to a lifetime registration requirement under a state sex offender registration program. Criminal Sexual Convictions – Applicants, participant and/or their household members who have been convicted of criminal sexual conduct or are required to register in the State of Nevada as a sex offender, will be prohibited from participation in the public (H)housing (Choice Voucher) program.</p> <p>Fails to appear to a scheduled briefing to issue a voucher.</p>	
12	4		(D)	<p>The effects that denial of assistance may have on other members of the family who were not involved in the action or failure.</p>	
12	5	.	C	<p>(Prior to) After admission to the program, the family must present evidence of the former family member’s current address upon SNRHA request</p>	
12	6		(D)	<p>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;</p> <p>If on probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence for one year prior to admissions to the HCV Program or port in date. 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.</p> <p>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 (H)housing (Choice Voucher) program, if the applicant and/or household member submits verifiable documentation evidencing completion or on-going participation in a certified drug rehabilitation</p>	

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12	7		(A)	<i>program, and the conviction did not occur within the year immediately preceding the date of admission of the applicant into the public (H)housing (Choice Voucher) program.</i>	
12	8		(A)	<p>Persons with convictions of one of the following offenses will be barred from admission to and continued occupancy in the public (H)housing (Choice Voucher) program for a period of 10 years.</p> <p style="color: red;">(If any household member 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.)</p> <p style="color: red;">Exception: Applicants, including incoming families under portability 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 HCV 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 HCV program AND there has been no other offenses that would bar admission for two (2) years or more.</p>	
12	9		(D)	<ul style="list-style-type: none"> <li style="color: red; margin-bottom: 10px;">● Under the Influence of Controlled Substance <li style="color: red;">● Possession of an Unregistered Firearm (2nd or other offense) 	

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				<ul style="list-style-type: none"> ● 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 sole basis for the denial or proof that the applicant engaged in disqualifying criminal activity. 	
12	10		(D)	<ul style="list-style-type: none"> ■ Coercion 	
				<ul style="list-style-type: none"> ■ Prostitution (third and further offenses) 	
				<p>(Child) Abuse and neglect of children (2nd offense)</p>	
				<ul style="list-style-type: none"> ■ Open and gross lewdness (2nd offense) - if a (lifetime) sex offender, the three-year bar does not apply. Sex offenders are barred forever. 	
				<ul style="list-style-type: none"> ■ (Elderly) Abuse and exploitation of older persons 	
				<ul style="list-style-type: none"> ■ (Aiming firearm at a human being) 	
12	11		(D)	<p>Any other criminal activity which, if repeated after admission, may threaten the health, safety, or right to peaceful enjoyment of the premises of other residents, neighbors, or persons living in the immediate vicinity: (,) (and, or)</p>	
				<p>Other criminal activity which, if repeated after admission, may threaten the health or safety of the property's owner, property management staff, SNRHA staff, or other individuals working in the immediate vicinity.</p>	
				<ul style="list-style-type: none"> ● Aiming firearm at a human being 	
				<ul style="list-style-type: none"> ● Carrying a concealed weapon 	
				<ul style="list-style-type: none"> ● Possession of Burglary Tools 	
<ul style="list-style-type: none"> ● Possession of an Unregistered Firearm - First Offense 					

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				<ul style="list-style-type: none"> • Conspiracy to Commit a Crime • Public intoxication • Prostitution (first and second offense) • Petty larceny • Disorderly conduct 	
12	12		(D)	<p style="text-align: center;">(Child) Abuse and neglect of children (first offense, even if no physical</p> <ul style="list-style-type: none"> • Harassment/stalking (first offense) • Trespassing • Loitering • Possession of drug paraphernalia; <p>(If on probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence for one year prior to admissions to the HCV Program or port-in date. 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.)</p> <p style="text-align: center;">(This section applies to incoming ports also.)</p> <p>Even if a person has served time in jail and has now been released on probation or parole, they cannot be admitted into HCV program, 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.</p> <p>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 applies to incoming ports also.</p>	

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				<p>SNRHA may elect not to terminate or deny assistance to a family who is currently under the following types of court probations, commonly called: Bench Probation, Summary Probation, Conditional Probation, or Informal Probation; as long as the family member produces verifiable evidence that:</p> <ul style="list-style-type: none"> • He/She has successfully completed all court ordered obligations. 	
12	13		(D)	<p>SNRHA has contracted with the Nevada State Highway Patrol, an FBI approved channeling agent, to process and funnel requests in order to obtain National Crime Information Center (NCIC) data for the purpose of accessing FBI criminal records.</p>	
				<p>To gain the full content of the NCIC data through the FBI approved channeling agent, SNRHA will submit an applicant/participant fingerprint(s) card to the channeling agent</p>	
				<p>Applicants and Incoming Port clients shall be required to have prints done when Metropolitan Police Department has indicated crimes may have been committed out of SNRHA's jurisdiction.</p>	
				<p>SNRHA will ensure any criminal record received in (is) maintained confidentially, not misused or improperly disseminated, (will be housed in a locked file cabinet with access restricted to individuals responsible for such screening), and destroyed once the purpose for which it was requested is accomplished.</p>	
12	14		(D)	<p>All criminal reports, while needed by the Director of Housing Programs (DHP) or their designee for screening for criminal behavior, will be housed in a locked file cabinet with access restricted to individuals responsible for such screening.</p>	
				<p>SNRHA shall shred these documents after three (3) years following termination.</p>	
				<p>INFORMAL REVIEW mention is in chapter 14.</p>	
				<p>If a participating family receiving zero assistance experiences a change in circumstances that would cause the HAP payment to rise above zero, the family must notify SNRHA of the changed circumstances and request an interim reexamination before the expiration of the 180-calendar day period (after last HAP payment to owner).</p>	

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				The request to terminate assistance should be made in writing and signed by the head of household, (and) spouse, or co head. SNRHA will provide proper notice by notifying the family of the cancellation of assistance in writing. Assistance shall be terminated per the participants' requested termination date. If no specific date is provided, SNRHA shall terminate the assistance at the end of the month of receipt of the request to self-terminate	
12	15		(D)	<p>If a family moves after the owner has given the family an eviction notice, for serious or repeated lease violations, but before a legal eviction order has been issued, termination of assistance is not mandatory. However, SNRHA will determine whether the family has committed serious or repeated violations of the lease based on available evidence and may terminate assistance or take any of the alternative measures described in Section 12-II.C. SNRHA shall not issue a voucher to move if SNRHA has received a notice of proceeding for an eviction for (cause) 30 calendar days from the date of the notice. 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 given a written valid Vacate Notice (or a copy of a 30-Day No Cause Eviction Notice to the) other property owner (and SNRHA) or manager.</p>	
				<p>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/manager 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.</p>	
				<ul style="list-style-type: none"> • (Failure to maintain and pay utilities) 	
				<p>Generally, the riterion (criteria) to be used is whether the reason for the eviction was through no fault of the participant (, household members,) or guests.</p>	

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12	18		(A)	<ul style="list-style-type: none"> ▪ Has made fraudulent misrepresentation on his/her application for (continued) HCV assistance. 	
12	19		(D)	<ul style="list-style-type: none"> • Has an outstanding felony warrant • Persons with outstanding warrants are barred from admission until the warrants have been satisfied within 30 calendar days of notification or 	
12	20		(A)	<p>Failure to appear or re-schedule, prior to the appointment time and date, at a required re-examination appointment, unless due to documented hospitalization, (or) travel or incarceration for reasons other than reasons which would result in termination of assistance</p> <ul style="list-style-type: none"> • Failure to submit written valid Vacate Notice to owner and SNRHA (and obtain SNRHA approval) prior to moving. <p>Failure to enter into a repayment agreement within the required timeframes or paid (pay) debt in full and in compliance with the terms of the repayment</p>	
14	6		(A)	PART III: INFORMAL REVIEWS AND HEARINGS GRIEVANCE POLICY AND PROCEDURE	
14	7		(D)	<p style="text-align: center;">Insert Actual Grievance Policy and Procedure here</p> <p style="text-align: center;">14-III.A. OVERVIEW</p> <p>When SNRHA makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing.</p> <p>SNRHA is required to include in their administrative plans, informal review procedures for applicants, and informal hearing procedures for participants [24 CFR 982.54(d) (12) and (13)].</p>	

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				<p>14-III.B. INFORMAL REVIEWS</p> <p>Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program. Informal reviews are intended to provide a “minimum hearing requirement” [24 CFR 982.554], and need not be as elaborate as the informal hearing requirements. (Federal Register Volume 60, No. 127, p 36490).</p> <p>Decisions Subject to Informal Review [24 CFR 982.554(a) and (c)]</p> <p>SNRHA must give an applicant the opportunity for an informal review of a decision denying assistance [24 CFR 982.554(a)]. Denial of assistance may include any or all of the following [24 CFR 982.552(a)(2)]:</p> <ul style="list-style-type: none"> • Denying listing on the SNRHA waiting list • Denying or withdrawing a voucher • Refusing to enter into a HAP contract or approve a lease • Refusing to process or provide assistance under portability procedures • Denial of assistance based on an unfavorable history that may be the result of domestic violence, dating violence, sexual assault, or stalking. (See Section 3-III.G.) <p>Informal reviews are <i>not</i> required for the following reasons [24 CFR 982.554(c)]:</p> <ul style="list-style-type: none"> • Discretionary administrative determinations by SNRHA • General policy issues or class grievances • A determination of the family unit size under the SNRHA subsidy standards 	

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				<ul style="list-style-type: none"> • A SNRHA determination not to approve an extension of a voucher term • A SNRHA determination not to grant approval of the tenancy • A SNRHA determination that the unit is not in compliance with the HQS • A SNRHA determination that the unit is not in accordance with the HQS due to family size or composition <p style="text-align: center;"><u>SNRHA Policy</u></p> <p style="text-align: center;">SNRHA will only offer an informal review to applicants for whom assistance is being denied. Denial of assistance includes: denying listing or removal from on the SNRHA</p>	
14	8		(D)	<p style="text-align: center;">waiting list; denying or withdrawing a voucher; refusing to enter into a HAP contract or approve a lease; refusing to process or provide assistance under portability procedures</p> <p style="text-align: center;">Notice to the Applicant [24 CFR 982.554(a)]</p> <p style="text-align: center;">SNRHA must give an applicant prompt notice of a decision denying assistance. The notice must contain a brief statement of the reasons for the SNRHA’s decision, and must also state that the applicant may request an informal review of the decision within 10 calendar days from the date of SNRHA’s notification of denial of assistance letter. The notice must describe how to obtain the informal review.</p> <p style="text-align: center;">The informal review will be scheduled within 10 business days from the date the request is received.</p> <p style="text-align: center;"><u>Scheduling an Informal Review</u></p> <p style="text-align: center;"><u>SNRHA Policy</u></p> <p style="text-align: center;">A request for an informal review must be made in writing and delivered to SNRHA either in person or by first class mail, by the close of the business day, no later than 10 calendar days from the date of SNRHA’s denial of assistance notice.</p>	

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				<p>Except as provided in Section 3-III.G, SNRHA must schedule and send written notice of the informal review within 10 business days of the family's request.</p> <p>A written notice of the appointment will be mailed to the address the client indicated on the informal review request form or the last known address, if no address is provided. The appointment letter must include the following:</p> <ul style="list-style-type: none"> ▪ Client name ▪ Client number ▪ Appointment date and time ▪ Appointment location <p><b style="color: red;">Remote Informal Reviews</p> <p style="color: red;"><i>PHA Policy</i></p> <p>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.</p> <p>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</p>	
14	9		(D)	<p>health risk. The PHA may consider other reasonable requests for a remote informal review on a case by case basis.</p> <p><b style="color: red;">Conducting Remote Informal Reviews</p>	

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				<p>The PHA must ensure that the applicant has the right to hear and be heard</p> <p>PHA Policy</p> <p>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.</p> <p>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.</p> <p>Informal Review Procedures [24 CFR 982.554(b)]</p> <p>SNRHA Policy</p> <p>The person conducting the review is responsible for making the final decision as to whether assistance should be granted or denied.</p> <p>The Informal Review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person.</p> <p>The Informal Review may be conducted by an employee other than the person who made the decision or a subordinate of that person or the Hearing Officer for SNRHA.</p> <p>The applicant will be given the option of presenting oral or written objections to the decision. Both SNRHA and the family may present evidence and witnesses.</p>	

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				<p style="color: red;">The family may use an attorney or other representative to assist them at their own expense.</p> <p style="color: red;">The applicant and/or his/her authorized representative shall be in attendance together with the SNRHA official responsible for making the ineligibility determination at issue or a department designee who has been apprised of the determination and the reasons for the determination. The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.</p> <p style="color: red;">Informal Review Decision [24 CFR 982.554(b)]</p> <p style="color: red;">SNRHA must notify the applicant of SNRHA's final decision, including a brief statement of the reasons for the final decision.</p> <p style="color: red;">SNRHA Policy</p>	
14	10		(D)	<p style="color: red;">In rendering a decision, SNRHA will evaluate the following matters:</p> <p style="color: red;">Whether or not the grounds for denial were stated factually in the Notice</p> <ul style="list-style-type: none"> • The validity of grounds for denial of assistance. If the grounds for denial are not specified in the regulations, then the decision to deny assistance will be overturned. • The validity of the evidence. SNRHA will evaluate whether the facts presented prove the grounds for denial of assistance. If the facts prove that there are grounds for denial, and the denial is required by HUD, SNRHA will uphold the decision to deny assistance. • If the facts prove the grounds for denial, and the denial is discretionary, SNRHA will follow the decision of the person conducting the informal review. <p style="color: red;">SNRHA will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed within 10 business days of the informal review, to the applicant and his or her representative, if any.</p>	

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				<p style="color: red;">If the decision to deny is overturned as a result of the informal review, processing for admission will resume.</p> <p style="color: red;">If the family fails to appear for their informal review, the denial of admission will stand and the family will be so notified. Failure to appear for in person Informal Review appointments within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointments will be considered <u>failure to appear</u>.</p> <p style="color: red;">All requests for a review, supporting documentation, and a copy of the final decision will be retained in the family's file.</p> <p style="color: red;">14-H.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555, Pub.L. 109-162]</p> <p style="color: red;">SNRHA must offer an Informal Hearing for certain SNRHA determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the SNRHA HCV program and is currently assisted in the program. The purpose of the informal hearing is to consider whether SNRHA's decisions related to the family's circumstances were in accordance with the law, HUD regulations and SNRHA policies</p> <p style="color: red;">SNRHA is not permitted to terminate a family's assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed. SNRHA will provide a 30-day notice or more prior to termination unless the family has been confirmed as a skip or a deceased person. This shall provide adequate time for the participant to request a hearing and a hearing to be scheduled. Deceased clients with no eligible remaining family member shall have the contract terminated the last day of the month in which the death occurred. Termination of assistance for a participant may include any or all of the following:</p> <ul style="list-style-type: none"> ● Refusing to enter into a HAP contract or approve a lease 	
14	11		(D)	<ul style="list-style-type: none"> ● Terminating housing assistance payments under an outstanding HAP contract ● Refusing to process or provide assistance under portability procedures 	

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				<ul style="list-style-type: none"> • Skipping defined as a family who moves from the assisted unit without prior appropriate notice to the owner and the approval of SNRHA. This must be a written approval or proof of certified mailing if the owner cannot be reach or refusing to sign and the lease is now a month to month lease. SNRHA must also receive this notice and approve by issuances of a voucher prior to the move • Participant is currently Zero to HAP. • Decisions Subject to I Skipping defined as a family who moves from the assisted unit without prior appropriate notice to the owner and the approval of SNRHA. This must be a written approval or proof of certified mailing if the owner cannot be reach or refusing to sign and the lease is now a month to month lease. SNRHA must also receive this notice and approve by issuances of a voucher prior to the move 	
14	12		(D)	<ul style="list-style-type: none"> • A SNRHA determination not to approve an extension or suspension of a voucher term • A SNRHA determination not to approve a unit or tenancy 	
14	13		(D)	<ul style="list-style-type: none"> • A SNRHA determination that a unit selected by the applicant is not in compliance with the HQS • A SNRHA determination that the unit is not in accordance with HQS because of family size • A determination by SNRHA to exercise or not to exercise any right or remedy against an owner under a HAP contract <p>SNRHA Policy</p> <p>SNRHA will only offer participants the opportunity for an informal hearing when required to by the regulations.</p> <p>Remote Informal Hearings</p> <p>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.</p> <p>PHA Policy</p>	

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				<p>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.</p> <p>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.</p> <p><u>Conducting Remote Informal Hearings</u></p> <p>The PHA must ensure that the applicant has the right to hear and be heard.</p> <p>PHA Policy</p> <p>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.</p> <p>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.</p>	
14	14		(D)	<p><u>Informal Hearing Procedures</u></p> <p><i>Notice to the Family [24 CFR 982.555(e)]</i></p> <p>When SNRHA makes a decision that is subject to informal hearing procedures, SNRHA must inform the family of its right to an informal hearing at the same time that it informs the family of the decision to terminate or take other adverse actions for which hearings are allowed.</p> <p>For decisions related to the family's annual or adjusted income, the determination of the appropriate utility allowance, and the determination of the family unit size, SNRHA must notify the family that they may ask for an explanation of the basis of the determination, and that if they do not agree with the decision, they may request an informal hearing on the decision.</p> <p>For decisions related to the termination of the family's assistance, or the denial of a family's request for an exception to SNRHA's subsidy standards, the notice must contain a brief statement of the reasons for the decision, a statement that if the</p>	

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				<p>family does not agree with the decision, the family may request an informal hearing on the decision, and a statement of the deadline for the family to request an informal hearing.</p> <p><u>SNRHA Policy</u></p> <p>In cases where SNRHA makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following:</p> <ul style="list-style-type: none"> • The proposed action or decision of SNRHA. • A brief statement of the reasons for the decision including the regulatory reference. • The date the proposed action will take place. • A statement of the family’s right to an explanation of the basis for SNRHA’s decision. • A statement that if the family does not agree with the decision the family may request an informal hearing of the decision. • A deadline for the family to request the informal hearing. • To whom the hearing request should be addressed. • A copy of SNRHA’s hearing procedures. • That disabled clients have the right to request a reasonable accommodation. • That the family may request a remote informal hearing <p>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.</p> <p><i>Scheduling an Informal Hearing {24 CFR 982.555(d)}</i></p> <p>When an informal hearing is required, SNRHA must proceed with the hearing in a reasonably expeditious manner upon the request of the family.</p> <p><u>SNRHA Policy</u></p>	
14	15		(D)	<p>A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 calendar days from the date of SNRHA’s decision or notice to terminate assistance.</p>	

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				<p>SNRHA must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.</p> <p>If a family does not appear at a scheduled hearing and has not rescheduled the hearing in advance, SNRHA's prior decision will stand and no further hearings will be scheduled. The decision to terminate shall stand.</p> <p>The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule a hearing must be made in writing prior to the hearing date. At its discretion, SNRHA may request documentation of the "good cause" prior to rescheduling the hearing.</p> <p>If the family does not appear at the scheduled time, and was unable to reschedule the hearing in advance due to unforeseen circumstances, the family must contact SNRHA within two (2) business days of the scheduled hearing date. SNRHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed 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.</p> <p>The Hearing Officer may ask the family for additional information and/or might adjourn the Hearing in order to reconvene at a later date, before reaching a decision. However, the delay cannot exceed seven (7) calendar days from the date of the hearing.</p> <p>If the family misses an appointment or deadline ordered by the Hearing Officer, the action of SNRHA shall take effect and another hearing will not be granted.</p> <p><i>Pre-Hearing Right to Discovery [24 CFR 982.555(e)]</i></p> <p>Participants and SNRHA are permitted pre-hearing discovery rights. The family must be given the opportunity to examine before the hearing any SNRHA documents that are directly relevant to the hearing, if requested. The family must be allowed to copy any such documents at their own expense. If SNRHA does not make the document available for examination upon request of the family, SNRHA may not rely on the document at the hearing.</p> <p>For the purpose of informal hearings, <i>documents</i> include records and regulations.</p> <p><u>SNRHA Policy</u></p> <p>The family will be allowed to copy any documents related to the hearing at a cost of</p> <p>\$1.00 per page after the first 25 pages. The family must request discovery of SNRHA documents no later than 12:00 p.m. two (2) business days prior to the scheduled hearing date.</p>	

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				<i>Participant's Right to Bring Counsel [24 CFR 982.555(e)(3)]</i>	
14	16		(D)	<p>At its own expense, the family may be represented by a lawyer or other representative at the informal hearing.</p> <p><i>Informal Hearing Officer [24 CFR 982.555(e)(4)]</i></p> <p>Informal hearings will be conducted by a person or persons approved by SNRHA, other than the person who made or approved the decision or a subordinate of the person who made or approved the decision.</p> <p><u>SNRHA Policy</u></p> <p>SNRHA may use staff or contract out for hearing officers.</p> <p>Attendance at the Informal Hearing</p> <p><u>SNRHA Policy</u></p> <p>Hearings may be attended by a hearing officer and the following applicable persons: A SNRHA representative(s) and any witnesses for SNRHA</p> <p>The participant and any witnesses for the participant the participant's counsel or other representative</p> <p>Any other person approved by SNRHA as a reasonable accommodation for a person with a disability</p> <p>When deemed appropriate, the Hearing Officer may include an observer, such as a hearing officer trainee, an attorney or a representative of an appointing jurisdiction to observe the proceedings.</p> <p>Conduct at Hearings</p> <p>The person who conducts the hearing may regulate the conduct of the hearing in accordance with SNRHA's hearing procedures [24 CFR 982.555(4)(ii)].</p> <p><u>SNRHA Policy</u></p> <p>The hearing officer is responsible to manage the order of business and to ensure that hearings are conducted in a professional and businesslike manner. Attendees are expected to comply with all hearing procedures established by the hearing officer and guidelines for conduct. Any person demonstrating disruptive, abusive or otherwise inappropriate behavior will be excused from the hearing at the discretion of the hearing officer.</p>	

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				<p>Evidence [24 CFR 982.555(e)(5)] SNRHA and the family must be given the opportunity to present evidence and question any witnesses. In general, all evidence is admissible at an informal hearing. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.</p> <p><u>SNRHA Policy</u> Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.</p>	
14	17		(D)	<p>Oral evidence: the testimony of witnesses</p> <p>Documentary evidence: a writing which is relevant to the case, for example, a letter written to SNRHA. Writings include all forms of recorded communication or representation, including letters, words, pictures, sounds, videotapes or symbols or combinations thereof.</p> <p>Demonstrative evidence: Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.</p> <p>Real evidence: A tangible item relating directly to the case.</p> <p><i>Hearsay Evidence</i> is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.</p> <p>If either SNRHA or the family fail to comply with the discovery requirements described above, the hearing officer will refuse to admit such evidence.</p> <p>Other than the failure of a party to comply with discovery, the hearing officer has the authority to overrule any objections to evidence.</p> <p>Hearing Officer's Decision [24 CFR 982.555(e)(6)] The person who conducts the hearing must issue a written decision, stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the family must be based on a preponderance of evidence presented at the hearing.</p> <p><u>SNRHA Policy</u></p>	

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				<p>In rendering a decision, the hearing officer will consider the following matters:</p> <p>SNRHA Notice to the Family: The hearing officer will determine if the reasons for SNRHA’s decision are factually stated in the Notice.</p> <p>Discovery: The hearing officer will determine if SNRHA and the family were given the opportunity to examine any relevant documents in accordance with SNRHA policy.</p> <p>SNRHA Evidence to Support the PHA Decision: The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support SNRHA’s conclusion.</p> <p>Validity of Grounds for Termination of Assistance (when applicable): The hearing officer will determine if the termination of assistance is for one of the grounds specified in the HUD regulations and SNRHA policies. If the grounds for termination are not specified in the regulations or in compliance with SNRHA policies, then the decision of SNRHA will be overturned.</p> <p>The hearing officer will issue a written decision to the family and SNRHA no later than 10 business days after the hearing. The written decision will contain the following information:</p>	
14	18		(D)	<p style="text-align: center;"><u>Hearing information:</u></p> <p>Name of the participant;</p> <p>Date, time and place of the hearing; Name of the hearing officer;</p> <p>Name of the SNRHA representative; and Name of family representative (if any).</p> <p>Background: A brief, impartial statement of the reason for the hearing.</p> <p>Summary of the Evidence: The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.</p> <p>Findings of Fact: The hearing officer will include all findings of fact, based on a preponderance of the evidence. <i>Preponderance of the evidence</i> is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.</p>	

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				<p>Conclusions: The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold SNRHA’s decision.</p> <p>Order: The hearing report will include a statement of whether SNRHA’s decision is upheld or overturned. If it is overturned, the hearing officer will instruct SNRHA to change the decision in accordance with the hearing officer’s determination. In the case of termination of assistance, the hearing officer will instruct SNRHA to restore the participant’s program status.</p> <p>Procedures for Continuance of Hearing or Appeal SNRHA Policy</p> <p>The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of SNRHA will take effect and another hearing will not be granted.</p> <p>An appeal may be requested for the purpose of rectifying any obvious mistake of law made during the hearing.</p> <p>It shall be within the sole discretion of SNRHA to grant or deny the request for an appeal. An appeal may be limited to written submissions by the parties, in the manner specified by the hearing officer.</p> <p>SNRHA Notice of Final Decision [24 CFR 982.555(f)]</p>	
14	19		(D)	<p>SNRHA is not bound by the decision of the hearing officer for matters in which SNRHA is not required to provide an opportunity for a hearing, decisions that exceed the authority of the hearing officer, decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State or local laws.</p> <p>HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” states the Hearing Officer’s decision will be binding on the PHA unless SNRHA’s Board of Commissioners determines that:</p> <p style="padding-left: 40px;">(1) The grievance does not concern PHA actions or failure to act in accordance with or involving the complainant’s rights, duties, welfare, or status; or</p> <p style="padding-left: 40px;">(2) The decision of the hearing officer is contrary to applicable Federal, State, local laws, HUD regulations, or requirement of the annual contribution contract between HUD and the PHA.</p>	

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				<p>A decision by the hearing officer or a member of the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part will not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a judicial review in any judicial proceeding, which may thereafter be brought in the matter.</p> <p>If SNRHA determines it is not bound by the hearing officer's decision in accordance with HUD regulations, SNRHA must promptly notify the family of the determination and the reason for the determination.</p> <p><u>SNRHA Policy</u></p> <p>SNRHA will mail a "Notice of Final Decision" including the hearing officer's decision letter, to the participant and their representative. This Notice will be sent by first class mail, postage pre paid with an affidavit of mailing enclosed. The participant will be mailed the original "Notice of Final Decision" and a copy of the proof of mailing. A copy of the "Notice of Final Decision" along with the original proof mailing will be maintained in SNRHA's file and a copy of the "Notice of Final Decision" will be forwarded to the hearing officer.</p> <p><u>14-III.D. HEARING AND APPEAL PROVISIONS FOR NON-CITIZENS [24 CFR 5.514]</u></p> <p>Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. Applicants who are denied assistance due to immigration status are entitled to an informal hearing, not an informal review.</p> <p>Assistance to a family may not be delayed, denied, or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the PHA hearing is pending, but assistance to an applicant may be delayed pending the completion of the informal hearing.</p> <p>A decision against a family member, issued in accordance with the USCIS appeal process or the SNRHA informal hearing process, does not preclude the family from exercising the right, that may otherwise be available, to seek redress directly through judicial procedures.</p>	
14	20		(D)	<p><u>Notice of Denial or Termination of Assistance [24 CFR 5.514(d)]</u></p> <p>As discussed in Chapters 3 and 12, the notice of denial or termination of assistance for noncitizens must advise the family:</p> <ul style="list-style-type: none"> • That financial assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination of assistance. 	

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				<ul style="list-style-type: none"> • The family may be eligible for proration of assistance. • In the case of a participant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518]. • That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal. • That the family has a right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal. • For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process. <p style="color: red;"><u>USCIS Appeal Process [24 CFR 5.514(e)]</u> When SNRHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, the PHA must notify the family of the results of the USCIS verification. The family will have 30 calendar days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide SNRHA with a copy of the written request for appeal and the proof of mailing.</p> <p style="color: red;"><u>SNRHA Policy</u> SNRHA will notify the family in writing of the results of the USCIS secondary verification within 10 calendar days of receiving the results.</p> <p style="color: red;">The family must provide SNRHA with a copy of the written request for appeal and proof of mailing within 10 calendar days of sending the request to the USCIS.</p> <p style="color: red;">The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form</p> <p style="color: red;">specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.</p>	

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				<p>The USCIS will notify the family, with a copy to SNRHA, of its decision. When the USCIS notifies SNRHA of the decision, SNRHA must notify the family of its right to request an informal hearing.</p> <p><u>SNRHA Policy</u></p>	
14	21		(D)	<p>SNRHA will send written notice to the family of its right to request an informal hearing in writing within 10 calendar days of the date of the notice of the USCIS decision regarding the family's immigration status.</p> <p><u>Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]</u></p> <p>After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing. The request for a hearing must be made either within 30 calendar days of receipt of the SNRHA notice of denial, or within 30 calendar days of receipt of the USCIS appeal decision.</p> <p>The informal hearing procedures for applicant families are described below.</p> <p><u>Informal Hearing Officer</u></p> <p>SNRHA must provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision. See Section 14-III.C. for a listing of positions that serve as informal hearing officers.</p> <p><u>Evidence</u></p> <p>The family must be provided the opportunity to examine and copy at the family's expense, and at a reasonable time in advance of the hearing, any documents in the possession of SNRHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.</p> <p><u>SNRHA Policy</u></p> <p>The family will be allowed to obtain a copy of any family documents related to the hearing at a cost of \$1.00 per page after the first 25 pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the participant. The family must request discovery of SNRHA documents no later than 12:00 p.m. the two (2) business days prior to the hearing.</p> <p>The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.</p>	

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				<p>The family must also be provided the opportunity to refute evidence relied upon by SNRHA, and to confront and cross-examine all witnesses on whose testimony or information the SNRHA relies.</p> <p>Representation and Interpretive Services</p> <p>The family is entitled to be represented by an attorney or other designee, at the family’s expense, and to have such person make statements on the family’s behalf.</p> <p>The family is entitled to request an interpreter. Upon request, SNRHA will provide competent interpretation services, free of charge.</p> <p>Recording of the Hearing</p>	
14	22		(D)	<p>The family is entitled to have the hearing recorded by audiotape at their expense.</p> <p>HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” states the hearing officer must maintain a log of all hearings. HUD shall provide the details of that log at a future date and SNRHA shall ensure compliance. HUD has also clarified that any party may obtain a copy of the hearing transcript <i>at their own expense</i>. Therefore, SNRHA shall ensure all hearings are taped. The Hearing Officer’s decision will be binding on the PHA unless SNRHA’s Board of Commissioners determines that:</p> <p style="padding-left: 40px;">(1) The grievance does not concern PHA actions or failure to act in accordance with or involving the complainant’s rights, duties, welfare, or status; or</p> <p style="padding-left: 40px;">(2) The decision of the hearing officer is contrary to applicable Federal, State, local laws, HUD regulations, or requirement of the annual contribution contract between HUD and the PHA.</p> <p>A decision by the hearing officer or a member of the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part will not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a or judicial review in any judicial proceeding, which may thereafter be brought in the matter.</p> <p>Per HUD’s Final Rule, hearings may not be postponed more than (5) five business days and all parties must be advised.</p> <p>Hearing Decision</p> <p>SNRHA must provide the family with a written final decision, based solely on the facts presented at the hearing, within 10 business days of the date of the informal hearing. The decision must state the basis for the decision.</p>	

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				<p><u>Informal Hearing Procedures for Residents [24 CFR 5.514(f)]</u> After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing. The request for a hearing must be made either within 30 calendar days of receipt of the PHA notice of termination, or within 30 calendar days of receipt of the USCIS appeal decision.</p> <p>For the informal hearing procedures that apply to participant families whose assistance is being terminated based on immigration status, see Section 14-III.C.</p> <p><u>Retention of Documents [24 CFR 5.514(h)]</u> SNRHA must retain for a minimum of 5 years the following documents that may have been submitted to SNRHA by the family, or provided to the PHA as part of the USCIS appeal or the SNRHA informal hearing process:</p> <ul style="list-style-type: none"> • The application for assistance • The form completed by the family for income reexamination • Photocopies of any original documents, including original USCIS documents 	
14	23		(D)	<ul style="list-style-type: none"> • The signed verification consent form • The USCIS verification results • The request for a USCIS appeal • The final USCIS determination • The request for an informal hearing • The final informal hearing decision 	
14	24		(D)	<ul style="list-style-type: none"> ▪ Project Based Voucher Program <p>Asset Manager means the SNRHA employee who is responsible for the day to day operations of the public housing community that the Grievant resides in.</p>	

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				<p>Business Days means days that SNRHA is open for business. This does not include weekends or holidays.</p> <p>Calendar Days means consecutive days on the calendar including weekends and holidays.</p> <p>Conventional Public Housing Program means federally subsidized housing owned and managed by SNRHA.</p> <p>Decision means a written determination of a Grievance prepared by the SNRHA Hearing Officer.</p> <p>Denial means a refusal affecting a person’s eligibility status.</p> <p>Dispute means to question the validity or truth of an administrative action taken by SNRHA.</p> <p>Family means the individual who is listed as the head of household on a SNRHA housing application and/or all persons listed as residents on a Public Housing Lease Agreement, or Section 8 Housing Choice Voucher Program participant.</p> <p>Formal Hearing means an impartial review of a grievance and all related oral and documentary evidence, conducted by an impartial third party designated by SNRHA.</p> <p>Grievance means a dispute submitted by a SNRHA applicant, participant or resident about a SNRHA decision that adversely affects the family’s housing assistance or eligibility thereof.</p> <p>Grievant means an applicant, public housing resident, Section 8 Housing Choice Voucher participant or Rental Assistance Demonstration tenant who submits the dispute referenced in the paragraph above.</p> <p>Hearing means an impartial review of a grievance and all relate oral and documentary evidence, conducted by an impartial third party designated by SNRHA.</p> <p>HUD means the Department of Housing and Urban Development.</p>	

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				<p>Informal Hearing means an informal process conducted by the Hearing Officer or designated person to review oral and documentary evidence pertinent to the facts and issues raised when a Section 8 Housing Choice Voucher participant disputes an adverse action which has been taken or is proposed to be taken by SNRHA.</p> <p>Informal Review means a review of a grievance and all related oral and documentary evidence, of the decision that gave rise to the grievance, conducted by the SNRHA official, a designee, or Hearing Officer, in consultation with the grievant.</p> <p>Informal Settlement means a written agreement between a SNRHA Asset Manager and a Public Housing Resident or a Property Manager and a Rental Assistance Demonstration (RAD) tenant that resolves a grievance without a formal hearing.</p>	
14	25		(D)	<p>Involuntarily Displaced means having to move from a residence through no fault of your own.</p> <p>Live-In Aide means a person who resides with a disabled household member, whose sole purpose is to provide 24 hour/7 day a week care for the disabled household member and who would not otherwise be living in the assisted unit. A Live-In Aide is not considered a member of the resident family even if the person is a relative of the family, and has no right to retain the assistance of the disabled household member.</p> <p>Participant means a family in the Section 8 Housing Choice Voucher Program that holds a valid voucher issued by SNRHA; or Currently occupies a unit assisted under the Section 8 Program; or Continues to occupy an assisted unit after the SNRHA suspends housing assistance payments due to landlord default, but does not have a transfer voucher; or Vacates an assisted unit before requesting a transfer voucher for reasons beyond their control; or Has made a timely request for a transfer voucher; or Has made a timely request for an informal Hearing.</p> <p>Preponderance of Evidence means evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole, shows that the fact sought to be proven is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.</p>	

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				<p style="color: red;">Resident means adult persons listed on a SNRHA public housing lease who live in a SNRHA public housing apartment or scattered site home; or Resides in the unit, and who is the remaining family member of the resident family. This definition does not include those adults designated as Live-In Aides.</p> <p style="color: red;">Section 8 Housing Choice Voucher (HCV) Program means federally assisted housing program administered through the SNRHA and where landlords own the units in the private sector.</p> <p style="color: red;">SNRHA means the Southern Nevada Regional Housing Authority.</p> <p style="color: red;">Substandard Housing means a unit that is not livable according to HUD definition.</p> <p style="color: red;">Tenant means adult persons listed on a lease who live in a SNRHA Rental Assistance Demonstration (RAD) housing unit; or Resides in the unit, and who is the remaining family member of the resident family. This definition does not include those adults designated as Live-In Aides.</p> <p style="color: red;">Unit means a residential space for the private use of a family.</p> <p style="color: red;">I. GRIEVANCE PROCEDURES</p> <p style="color: red;">A. INFORMAL REVIEWS</p> <p style="color: red;">Informal Reviews are provided for program applicants. The Informal Review is intended to provide a “minimum hearing requirement” and need not be as elaborate as Informal or</p>	
14	26		(D)	<p style="color: red;">without a formal hearing.</p> <p style="color: red;">Involuntarily Displaced means having to move from a residence through no fault of your own.</p> <p style="color: red;">Live-In Aide means a person who resides with a disabled household member, whose sole purpose is to provide 24 hour/7 day a week care for the disabled household member and who would not otherwise be living in the assisted unit. A Live-In Aide is not considered a member of the resident family even if the person is a relative of the family, and has no right to retain the assistance of the disabled household member.</p>	

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				<p>Participant means a family in the Section 8 Housing Choice Voucher Program that holds a valid voucher issued by SNRHA; or Currently occupies a unit assisted under the Section 8 Program; or Continues to occupy an assisted unit after the SNRHA suspends housing assistance payments due to landlord default, but does not have a transfer voucher; or Vacates an assisted unit before requesting a transfer voucher for reasons beyond their control; or Has made a timely request for a transfer voucher; or Has made a timely request for an informal Hearing.</p> <p>Preponderance of Evidence means evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole, shows that the fact sought to be proven is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.</p> <p>Resident means adult persons listed on a SNRHA public housing lease who live in a SNRHA public housing apartment or scattered site home; or Resides in the unit, and who is the remaining family member of the resident family. This definition does not include those adults designated as Live-In Aides.</p> <p>Section 8 Housing Choice Voucher (HCV) Program means federally assisted housing program administered through the SNRHA and where landlords own the units in the private sector.</p> <p>SNRHA means the Southern Nevada Regional Housing Authority.</p> <p>Substandard Housing means a unit that is not livable according to HUD definition.</p> <p>Tenant means adult persons listed on a lease who live in a SNRHA Rental Assistance Demonstration (RAD) housing unit; or Resides in the unit, and who is the remaining family member of the resident family. This definition does not include those adults designated as Live-In Aides.</p> <p>Unit means a residential space for the private use of a family.</p> <p>II. GRIEVANCE PROCEDURES</p>	

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				<p style="text-align: center;">B. INFORMAL REVIEWS</p> <p>Informal Reviews are provided for program applicants. The Informal Review is intended to provide a “minimum hearing requirement” and need not be as elaborate as Informal or review shall be submitted to the department that issued the notice. In the case of waiting</p>	
14	27		(D)	<p>list ineligibility, the request would be submitted to:</p> <p style="text-align: center;">SNRHA Admissions Department 5390 East Flamingo Road Las Vegas, Nevada 89122</p> <p>a. Upon receipt of the request, the Department Head or his/her designee shall review the request and the applicant’s file to determine if the notification is in accordance with HUD regulations and SNRHA Policy.</p> <ul style="list-style-type: none"> • If the Department Head or his/her designee determines that the notification of ineligibility was in error, the file will be reinstated and no informal review will be required. • If the Department Head or his/her designee determines that no errors have been made, a hearing packet will be forwarded to the hearing office for processing. The hearing packet must include the following: <ol style="list-style-type: none"> 1. The notice of ineligibility 2. The application for assistance 3. Any documentary evidence to be presented at the informal review appointment. 4. A cover sheet with the client name, client number, the program, a description of the determination. <p>1. The Informal Review Meeting Notification</p> <p>Upon receipt of the hearing packet, the Hearing Officer shall review the packet and determine whether the determination of ineligibility and the request for an informal review has been made in accordance with HUD regulations and SNRHA Policy.</p> <ul style="list-style-type: none"> • If the Hearing Officer determines that the determination of ineligibility was not in accordance with HUD regulations or SNRHA Policy, the Department will be notified that an error has been made with instructions to reinstate the applicant’s file. 	

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				<ul style="list-style-type: none"> • If the Hearing Officer determines that the request for an informal review has not been made in accordance with SNRHA Policy, the Hearing Officer will send a notice of denial of the informal review request with an explanation of why the request has been denied. • If the Hearing Officer determines that the notification of ineligibility and the request for an informal review comply with regulations and policies, an appointment for the informal review will be scheduled within ten (10) business days of receipt of the hearing packet. • A written notice of the appointment will be mailed to the address the client indicated on the informal review request form or the last known address, if no address is provided. The appointment letter must include the following: <ul style="list-style-type: none"> ▪ Client name ▪ Client number ▪ Appointment date and time ▪ Appointment location <p>Grievant Rights and Responsibilities</p>	
14	28		(D)	<p>list ineligibility, the request would be submitted to:</p> <p style="text-align: center;">SNRHA Admissions Department 5390 East Flamingo Road Las Vegas, Nevada 89122</p> <p>b. Upon receipt of the request, the Department Head or his/her designee shall review the request and the applicant’s file to determine if the notification is in accordance with HUD regulations and SNRHA Policy.</p> <ul style="list-style-type: none"> • If the Department Head or his/her designee determines that the notification of ineligibility was in error, the file will be reinstated and no informal review will be required. • If the Department Head or his/her designee determines that no errors have been made, a hearing packet will be forwarded to the hearing office for processing. The hearing packet must include the following: <ol style="list-style-type: none"> 1. The notice of ineligibility 2. The application for assistance 	

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				<p>3. Any documentary evidence to be presented at the informal review appointment.</p> <p>4. A cover sheet with the client name, client number, the program, a description of the determination.</p> <p>2. The Informal Review Meeting Notification Upon receipt of the hearing packet, the Hearing Officer shall review the packet and determine whether the determination of ineligibility and the request for an informal review has been made in accordance with HUD regulations and SNRHA Policy.</p> <ul style="list-style-type: none"> • If the Hearing Officer determines that the determination of ineligibility was not in accordance with HUD regulations or SNRHA Policy, the Department will be notified that an error has been made with instructions to reinstate the applicant’s file. • If the Hearing Officer determines that the request for an informal review has not been made in accordance with SNRHA Policy, the Hearing Officer will send a notice of denial of the informal review request with an explanation of why the request has been denied. • If the Hearing Officer determines that the notification of ineligibility and the request for an informal review comply with regulations and policies, an appointment for the informal review will be scheduled within ten (10) business days of receipt of the hearing packet. • A written notice of the appointment will be mailed to the address the client indicated on the informal review request form or the last known address, if no address is provided. The appointment letter must include the following: <ul style="list-style-type: none"> ▪ Client name ▪ Client number ▪ Appointment date and time ▪ Appointment location <p>Grievant Rights and Responsibilities</p>	
14	29		(D)	<p style="text-align: center;">San Francisco, CA 94104 (800) 424-8590 (800) 424-8529 (TDD)</p>	

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				<p>If the family fails to appear for their informal review, the denial of admissions will stand and the family will be so notified. Failure to appear for in person Informal Review appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered <u>failure to appear</u>.</p> <p>C. INFORMAL SETTLEMENT MEETING Residents/Tenants of the Conventional Public Housing or Rental Assistance Demonstration (RAD) Programs who are notified of a decision that adversely affects the resident’s rights, duties, welfare or status as a Resident/Tenant may submit a Grievance in writing to the Manager’s office to determine whether the Grievance can be settled informally.</p> <p>1- Informal Settlement Meeting After receiving notice of the adverse action from the Management Office, the written grievance request must be personally presented to the management office with jurisdiction for the unit in which the grievant resides within ten (10) calendar days. Upon written receipt from a resident/tenant, the Manager shall schedule a meeting with the grievant to discuss the issues presented by the Notice of Adverse Action. The purpose of the meeting is to determine whether the Grievance can be resolved without a Formal hearing.</p> <p>The Manager will review the request, schedule and conduct the meeting within ten (10) calendar days.</p> <p>The grievant will be given written notice of the appointment. The appointment letter must include the following:</p> <ul style="list-style-type: none"> • Client name • Client number • Appointment date and time • Appointment location • Grievant rights and responsibilities <p>The meeting may be held in person at a location specified in the appointment letter or may be held telephonically or via a secure internet platform.</p>	

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				<p>The Manager and resident/tenant will discuss the grievance informally; an attempt will be made to settle the grievance informally, by discussion, without a hearing.</p> <p>If the grievant does not request a Grievance within ten (10) calendar days of the Notice of Adverse Action, the disposition of the action shall become final. Failure to request a hearing shall not constitute a waiver by the grievant of his/her right to contest the action in disposing of the grievance in an appropriate judicial proceeding.</p> <p>The grievant may not skip the Informal Settlement Meeting in order to request a Formal</p>	
14	30		(D)	<p>Hearing.</p> <p>2- Informal Settlement Meeting Summary The Manager shall prepare a written summary of the meeting discussion setting forth the following:</p> <ul style="list-style-type: none"> • The date of the Settlement Meeting • The nature of the grievance • The persons in attendance • The nature of the proposed disposition and the specific reasons therefore • The Formal Hearing request procedures (including the request form) <p>The written summary shall be prepared and provided to the Grievant within five (5) business days of the date of the meeting. A copy of the letter must be mailed to the grievant with proof of mailing via certificate of mail.</p> <p>If the Grievant is not satisfied with the results of the Informal Settlement of Grievance meeting, the grievant may request a Formal Hearing, in writing, within ten (10) calendar days.</p> <p>D. FORMAL HEARING If no informal settlement agreement is reached during the informal settlement meeting, the Grievant has the right to request a Formal Hearing. A Formal Hearing is a formal process conducted by the Hearing Officer to review oral and documentary evidence pertinent to the facts and issues raised when a resident/tenant disputes an adverse action, which has been taken or is proposed to be taken by the SNRHA or the Manager.</p>	

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				<p>1 - Hearing Request</p> <p>The grievant may request a hearing by submitting a written hearing request to the Manager or SNRHA Central Office at SNRHA Hearing Office 340 N. 11th Street Las Vegas, NV 89101, within ten (10) calendar days of the date of the written Informal Settlement Meeting Summary.</p> <p>If the grievant does not request a formal hearing within ten (10) calendar days of the Informal Settlement Summary, the disposition of the grievance shall become final. Failure to request a formal hearing shall not constitute a waiver by the grievant of his/her right to contest action in disposing of the grievance in an appropriate judicial proceeding.</p> <p>The written hearing request must specify:</p> <ul style="list-style-type: none"> • The reason for the grievance • The action or relief sought • How the adverse action violates the resident/tenant’s lease or other rule or regulation, as well as the resident/tenant’s rights, duties, welfare or status. <p>Notwithstanding scheduling conflicts, the formal hearing shall be scheduled and conducted</p>	
14	31		(D)	<p>within ten (10) business days of the date the Hearing Officer receives the hearing request.</p> <p>The grievant shall be given written notice of the appointment. The appointment letter must include the following:</p> <ul style="list-style-type: none"> ▪ Client name ▪ Client number ▪ Appointment date and time ▪ Appointment location ▪ Grievant Rights and Responsibilities <p>The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.</p>	

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				<p>2 - Hearing Procedure</p> <p>The Formal Hearing shall be conducted by an impartial, third-party, Hearing Officer, designated by SNRHA. The Formal Hearing shall be governed by the following due process considerations:</p> <ul style="list-style-type: none"> • A description of the issues and evidence presented • Prior to the hearing, the grievant shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable. Evidence not made available to the Grievant, upon request, may not be used by management at the time of the hearing. • The grievant shall be afforded the right to be represented by counsel and/or to designate a representative. • The grievant shall be afforded the right to confront and cross-examine all Management's witnesses on whose testimony or information management will rely and to present testimony and/or documentary evidence to support his/her position. • <i>A prior determination on the same issue involving the same grievant shall be binding on the grievant and management.</i> • Failure to appear at the Formal Hearing, without prior notification and approval may result in dismissal of the Grievance. Failure to appear for in person Formal Hearing appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered <u><i>failure to appear</i></u>. 	

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14	32		(D)	<p style="color: red; margin: 0;">3 Formal Hearing Decision</p> <p style="color: red; margin: 10px 0 0 20px;">The Formal Hearing decision shall be based solely on the evidence and testimony presented during the hearing. No documents may be presented which have not been provided to the other party before the hearing if requested by the other party. “Documents” includes records and regulations.</p> <p style="color: red; margin: 10px 0 0 20px;">The Hearing Officer may ask the family for additional information or documentation and/or might adjourn the hearing to reconvene at a later date, before reaching a decision, but must render a decision within ten (10) eight (8) business days of the initial hearing regardless of the request for additional information.</p> <p style="color: red; margin: 10px 0 0 20px;">Within ten (10) eight (8) business days of the date of the hearing, the Hearing Officer shall prepare a written decision that sets forth the following:</p> <ul style="list-style-type: none"> • <i>Hearing Information</i> <ul style="list-style-type: none"> ▪ The date, time and location of the hearing ▪ The names of the parties and their representatives in attendance at the hearing ▪ The name of the Hearing Officer • <i>Background</i> <ul style="list-style-type: none"> ▪ A brief, impartial statement of the reason for the hearing • <i>Summary of the Evidence</i> <ul style="list-style-type: none"> ▪ The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence. • <i>Finding of Facts</i> <ul style="list-style-type: none"> ▪ The hearing officer will include all findings of fact, based on a preponderance of evidence. 	

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				<ul style="list-style-type: none"> • <i>Conclusion</i> <ul style="list-style-type: none"> ▪ The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of evidence. This conclusion will result in a determination of whether these facts uphold the Proposed action. • <i>Order</i> <ul style="list-style-type: none"> ▪ The hearing officers written decision letter will include a statement of whether the proposed action is upheld or overturned. If it is overturned, the hearing officer will instruct management to restore the grievant program status. <p>The decision of the Hearing Officer is binding on management unless:</p>	
14	33		(D)	<ul style="list-style-type: none"> • The grievance does not concern SNRHA/management actions or failure to act, or that it did not concern a decision that adversely affected the Grievant lease, rights, rules, duties, welfare or status; or • A determination is made that the Hearing Officer’s decision violates the requirements of the Annual contributions Contract between SNRHA and HUD; or • For matters in which SNRHA is not required to provide an opportunity for a hearing; or • Decisions that exceed the authority of the hearing officer; or • Decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State, or Local laws, requirements of the annual contribution contract between SNRHA and HUD. <p>The decision of the Hearing Officer or a member of the Board of Commissioners in favor of SNRHA or which denies the relief requested by the grievant shall not constitute a waiver of, nor affect in any manner, the Grievant right to institute legal action against SNRHA in a court of competent jurisdiction regarding the subject matter of the Grievance.</p> <p>The Grievant may utilize due process through the Court.</p> <p>4 – Hearing Decisions Regarding Eviction</p>	

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				<p>A decision of the Hearing Officer in favor of the grievant must specify which provision of the resident’s lease, other rule, SNRHA policy, procedure, or regulation has been violated. The remedy granted by the Hearing Officer may not violate:</p> <ul style="list-style-type: none"> • Local, State or Federal law; • Resident’s lease; • SNRHA rules of regulations; • SNRHA Annual Contribution Contract with the Federal Government; or • Federal regulations applicable to SNRHA <p>When the Hearing Officer affirms the SNRHA decision to terminate the Grievant tenancy, SNRHA/management must follow applicable State law to implement the eviction including, but not limited to:</p> <ul style="list-style-type: none"> • Providing all requisite notices • Abiding by all applicable judicial determinations, including those that overrule the Hearing Officer’s Decision. <p>In no event shall the notice to vacate be issued prior to the decision of the Hearing Officer having been mailed or delivered to the grievant.</p> <p style="text-align: center;">E. EXPEDITED GRIEVANCE PROCEDURE</p> <p>An expedited hearing may be requested and/or conducted to address a Grievance involving:</p> <ul style="list-style-type: none"> • Proposed Termination of tenancy due to criminal activity that threatens the health, safety or right to peaceful enjoyment of the housing community; or <p>Proposed termination of tenancy due to drug-related criminal activity on or</p> <ul style="list-style-type: none"> • off the housing premises. 	
14	34		(D)	<p>The expedited hearing procedure shall be listed on all Notices involving allegations of the foregoing criminal activity. The manager of the development in which the resident resides may elect to expedite a hearing due to the</p>	

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				<p>gravity of alleged activity. The manager in doing so, must contact the Hearing Officer within twenty-four (24) hours after service of the notice to request that the procedure be expedited.</p> <ul style="list-style-type: none"> Upon notification by the manager, the Hearing Officer will schedule the Expedited Hearing to take place within three (3) business days. The Hearing Officer will create an appointment letter, which the manager will hand deliver to the resident or post on the resident's door. The Hearing Officer will also send a copy by regular mail via the United States Postal Service. After completion of the Expedited Hearing, the Hearing Officer will render a decision within three (3) business days. A copy of the decision letter will be forwarded to the manager and the original will be mailed to the resident by regular mail via the United States Postal Service. The manager may hand deliver a copy of the letter to the resident in order to expedite the notice to the resident. <p style="text-align: center; color: red;">F. INFORMAL HEARINGS FOR PARTICIPANTS</p> <p style="color: red;">SNRHA must offer an Informal Hearing for certain SMNRHA determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the HCV program and is currently assisted in the program. The purpose of the Informal Hearing is to consider whether SNRHA's determination related to the family's circumstances were in accordance with the law, HUD regulations and SNRHA policies.</p> <p style="color: red;">SNRHA is not permitted to terminate a family's assistance until the time allowed for the family to request an Informal Hearing has elapsed and any requested hearing has been completed. SNRHA will provide a thirty (30) day notice or more prior to termination unless the family has been confirmed as a skip or a deceased person. This shall provide adequate time for the participant to request a hearing and a hearing to be scheduled. Deceased clients with no eligible remaining family member shall have the contract terminated the last day of the month in which the death occurred.</p>	

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				<p style="text-align: center;">1- Informal Hearing Request</p> <p style="text-align: center;">The grievant may request a hearing by submitting a written hearing request to the HCV Department at 380 N. Maryland Pkwy Las Vegas, NV 89101 or SRHA Central Office at SNRHA Hearing Office 340 N. 11th Street Las Vegas, NV 89101, within ten (10) calendar days of the date of notice of adverse action.</p> <p>If the grievant does not request an informal hearing within ten (10) calendar days of the notice of adverse action, the notice of adverse action shall become final. Failure to</p>	
14	35		(D)	<p>request an informal hearing shall not constitute a waiver by the grievant of his/her right to contest action in disposing of the grievance in an appropriate judicial proceeding.</p> <p>The written hearing request must specify:</p> <ul style="list-style-type: none"> • The reason for the grievance • The action or relief sought • How the adverse action violates the participant's rights, duties, welfare or status. <p>Notwithstanding scheduling conflicts, the informal hearing shall be scheduled and conducted within ten (10) business days of the date the Hearing Officer receives the hearing request.</p> <p>The grievant shall be given written notice of the appointment. The appointment letter must include the following:</p> <ul style="list-style-type: none"> ▪ Client name ▪ Client number ▪ Appointment date and time ▪ Appointment location ▪ Grievant Rights and Responsibilities <p>The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.</p>	

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				<p style="text-align: center;">2- Informal Hearing Procedure</p> <p>The Informal Hearing shall be conducted by an impartial, third-party, Hearing Officer, designated by SNRHA. The Informal Hearing shall be governed by the following due process considerations:</p> <ul style="list-style-type: none"> • A description of the issues and evidence presented • Prior to the hearing, the grievant shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable. Evidence not made available to the Grievant, upon request, may not be used by management at the time of the hearing. • The grievant shall be afforded the right to be represented by counsel and/or to designate a representative. <p>The grievant shall be afforded the right to confront and cross-examine all</p>	
1	36		(D)	<ul style="list-style-type: none"> • SNRHA's witnesses on whose testimony or information SNRHA will rely and to present testimony and/or documentary evidence to support his/her position. • <i>A prior determination on the same issue involving the same grievant shall be binding on the grievant and SNRHA.</i> • Failure to appear at the Informal Hearing, without prior notification and approval may result in dismissal of the Grievance. Failure to appear for in person Informal Hearing appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered <u><i>failure to appear.</i></u> <p style="text-align: center;">3- Informal Hearing Decision</p>	

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				<p>The Informal Hearing decision shall be based solely on the evidence and testimony presented during the hearing. No documents may be presented which have not been provided to the other party before the hearing if requested by the other party.</p> <p>The Hearing Officer may ask the family for additional information or documentation and/or might adjourn the hearing to reconvene at a later date, before reaching a decision, but must render a decision within ten (10) business days of the initial hearing regardless of the request for additional information.</p> <p>Within ten (10) eight (8) business days of the date of the hearing, the Hearing Officer shall prepare a written decision that sets forth the following:</p> <ul style="list-style-type: none"> • <i>Hearing Information</i> <ul style="list-style-type: none"> ▪ The date, time and location of the hearing ▪ The names of the parties and their representatives in attendance at the hearing ▪ The name of the Hearing Officer • <i>Background</i> <ul style="list-style-type: none"> ▪ A brief, impartial statement of the reason for the hearing • <i>Summary of the Evidence</i> <ul style="list-style-type: none"> ▪ The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence. • <i>Finding of Facts</i> <ul style="list-style-type: none"> ▪ The hearing officer will include all findings of fact, based on a preponderance of evidence. • <i>Conclusion</i> 	
14	37		(D)	<ul style="list-style-type: none"> ▪ The hearing officer will render a conclusion derived from the facts that were 	

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				<p>found to be true by a preponderance of evidence. This conclusion will result in a determination of whether these facts uphold the Proposed action.</p> <ul style="list-style-type: none"> • <i>Order</i> <ul style="list-style-type: none"> ▪ The hearing officers written decision letter will include a statement of whether the proposed action is upheld or overturned. If it is overturned, the hearing officer will instruct management to restore the grievant program status. <p>The decision of the Hearing Officer is binding on SNRHA unless:</p> <ul style="list-style-type: none"> • The grievance does not concern SNRHA actions or failure to act, or that it did not concern a decision that adversely affected the Grievant lease, rights, rules, duties, welfare or status; or • A determination is made that the Hearing Officer’s decision violates the requirements of the Annual contributions Contract between SNRHA and HUD; or • For matters in which SNRHA is not required to provide an opportunity for a hearing; or • Decisions that exceed the authority of the hearing officer; or • Decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State, or Local laws, requirements of the annual contribution contract between SNRHA and HUD. <p>The decision of the Hearing Officer or a member of the Board of Commissioners in favor of SNRHA or which denies the relief requested by the grievant shall not constitute a waiver of, nor affect in any manner, the Grievant right to institute legal action against SNRHA in a court of competent jurisdiction regarding the subject matter of the Grievance.</p> <p>The Grievant may utilize due process through the Court.</p> <p style="text-align: center;">G. HEARING AND APPEAL PROVISIONS FOR NON-CITIZENS</p>	

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				<p>Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. Applicants who are denied assistance due to immigration status are entitled to an Informal Hearing, <u>not</u> an Informal Review.</p> <p>Assistance to a family may not be delayed, denied or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the SNRHA hearing is pending, but assistance to an applicant may be delayed pending completion of the informal hearing.</p> <p>A decision against a family member, issued in accordance with the USCIS appeal process or the SNRHA informal hearing process, does not preclude the family from exercising the right, that may be otherwise available, to seek redress directly through judicial procedures.</p>	
14	38		(D)	<p>The notice of denial or termination of assistance for noncitizens must advise the family:</p> <ul style="list-style-type: none"> • That assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination. • The family may be eligible for proration of assistance. • In the case of an HCV participant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518] • That the family has the right to request an appeal to the USCIS of the results of the secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal. • That the family has a right to request an Informal Hearing with SNRHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal. • For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the Informal Hearing process. <p>1- USCIS Appeal Process [24 CFR 5.514(e)]</p>	

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				<p style="color: red;">When SNRHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, SNRHA must notify the family of the results of the USCIS verification within ten (10) calendar days.</p> <p style="color: red;">The family will have thirty (30) calendar days from the date of the notification to request an appeal of the USCIS results.</p> <p style="color: red;">The request for appeal must be made by the family in writing directly to the USCIS.</p> <p style="color: red;">The family must provide SNRHA with a copy of the written request for appeal and the proof of mailing.</p> <p style="color: red; text-align: center;">2- Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]</p> <p style="color: red;">After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing.</p> <p style="color: red;">The request for a hearing must be made either within thirty (30) calendar days of the date of the SNRHA notice of denial, or within thirty (30) calendar days of the USCIS appeal decision.</p> <p style="color: red; text-align: center;">3- Informal Hearing Officer</p> <p style="color: red;">SNRHA must provide an informal hearing before an impartial individual, other than the person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision. SNRHA has a designated Hearing Officer who will conduct such hearings.</p> <p style="color: red; text-align: center;">4- Evidence</p>	
14	39		(D)	<p style="color: red;">The family must be provided the opportunity to examine and copy at the family’s expense, and at a reasonable time in advance of the hearing, any documents in the possession of SNRHA pertaining to the family’s eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.</p>	

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				<ul style="list-style-type: none"> ▪ The family shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier’s check; or if from a legal representative, a check from the company shall be acceptable. <p style="color: red;">The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.</p> <p style="color: red;">The family must also be provided the opportunity to refute evidence relied upon by SNRHA, and to confront and cross-examine all witnesses on whose testimony or information SNRHA relies.</p> <p style="color: red;">5- Representation and Interpreter Services</p> <p style="color: red;">Family is entitled to be represented by an attorney or other designee, at the family’s expense, and to have such person make statements on the family’s behalf.</p> <p style="color: red;">The family is entitled to request an interpreter. Upon request, SNRHA will provide competent interpretation services, free of charge.</p> <p style="color: red;">6- Recording of the Hearing</p> <p style="color: red;">The family is entitled to have the hearing recorded by audiotape at their expense.</p> <ul style="list-style-type: none"> ▪ HUD’s Final Rules dated March 8, 2-16, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule”, states the hearing officer must 	

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				<p>maintain a log of all hearings. HUD shall provide the details of that log at a future date and SNRHA shall ensure compliance. HUD has also clarified that any party may obtain a copy of the hearing transcript <i>at their own expense</i>. Therefore, SNRHA shall ensure all hearings are recorded.</p> <p style="text-align: center;">7- Hearing Decisions</p>	
14	40		(D)	<p>SNRHA must provide the family with a written final decision, based solely on the facts presented at the hearing, within ten (10) eight (8) business days of the date of the informal hearing. The decision must state the basis for the decision.</p> <p>The Hearing Officer’s decision will be binding on SNRHA unless SNRHA’s Board of Commissioners determines that:</p> <ul style="list-style-type: none"> ▪ The grievance does not concern PHA actions or failure to act in accordance with or involving the grievant rights, duties, welfare or status; or ▪ The decision of the Hearing Officer is contrary to applicable Federal, State, Local laws, HUD regulations or requirements of the Annual Contribution contract between HUD and SNRHA. <p>A decision by the hearing officer or a member of the Board of Commissioners in favor of SNRHA or which denies the relief requested by the Grievant in whole or in part will not constitute a waiver of, nor affect in any manner, any rights the grievant may have to a judicial review in any judicial proceeding, which may thereafter be brought in this matter,</p> <p>Per HUD’s Final Rule, hearings may not be postponed more than five (5) business days and all parties must be advised.</p> <p style="text-align: center;">8- Informal Hearing Procedures for Residents [24 CFR 5.514(f)]</p> <p>After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing. The request must be made wither within thirty (30) calendar days of the notice of termination, or within thirty (30) calendar days of the USCIS appeal decision.</p>	

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				<p style="color: red;">For the Informal Hearing procedures that apply to resident families whose assistance is being terminated based on immigration status, see Sections E3 through E8 above.</p> <p style="color: red;">9- Retention of Documents [24 CFR 5.514(h)]</p> <p style="color: red;">SNRHA must retain the for a minimum of five (4) years the following documents that may have been submitted to SNRHA by the family, or provided to SNRHA as part of the USCIS appeal or the SNRHA Informal Hearing process:</p> <ul style="list-style-type: none"> • The application of assistance • The form completed by the family for income reexamination • Photocopies of any original documents including original USCIS documents • The signed verification consent form • The USCIS verification results • The request for a USCIS appeal • The final USCIS determination • The request for an Informal Hearing • The final Informal Hearing decision 	
14	41		(D)	<p>When an owner or participant refuses to repay monies owed to SNRHA, SNRHA will utilize other available collection alternatives. including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Owner collect from future payments for other clients to same vendor • Collection agencies • Small claims court • Civil law suit • State income tax set-off program • Abatements 	

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				<ul style="list-style-type: none"> • Office of the Inspector General • Office of the Attorney General • 14-IV.B. REPAYMENT POLIC-Office of the Inspector General 	
14	42		(A) (D)	<ul style="list-style-type: none"> • Owner – collect from future payments for other clients to same vendor • Small Claims Court • Abatements • Office of the Inspector General • Office of the Attorney General • Termination of Assistance • Barr from Program Participation <p style="text-align: center;">Repayment Agreement 24 CFR 982.552 (b) (6)]</p> <p>The term <i>repayment agreement</i> refers to a formal document entered into between the PHA and a person who owes a debt to the PHA. It is similar to a promissory note, but contains more details regarding the nature of the debt, the terms of payment, any special provisions of the agreement, and the remedies available to the PHA upon default of the agreement.</p> <p>The PHA will prescribe the terms of the payment agreement, including determining whether to enter into a repayment agreement with the family based upon the circumstances surrounding the debt to the PHA.</p> <p>At SNRHA’s discretion, the PHA will not enter into a Repayment Agreement in the following circumstances:</p> <ul style="list-style-type: none"> • If the family already has a Repayment Agreement in place. • If the PHA determines that the family deliberately committed program fraud. • If the PHA determines that the debt amount is larger than can be paid back by the family in a reasonable amount of time. 	
14	43		(A) (D)	<p><u>Family Debts to SNRHA</u></p> <p><u>SNRHA Policy</u></p>	

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				<p>Any amount due to SNRHA by an HCV participant must be repaid by the family. If the family is unable to repay the debt within 30 calendar days, if the family qualifies, SNRHA will offer to enter into a repayment agreement in accordance with the policies below.</p> <p>If the family refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, SNRHA will terminate the assistance upon notification to the family and pursue other modes of collection.</p> <p style="color: red;">At SNRHA’s discretion, the PHA will not enter into a Repayment Agreement in the following circumstances:</p> <ul style="list-style-type: none"> • If the family already has a Repayment Agreement in place. • If the PHA determines that the family deliberately committed program fraud. • If the PHA determines that the debt amount is larger than can be paid back by the family in a reasonable amount of time. • If the family has had two prior Repayment Agreements during their participation in the program. 	
14	44		(D)	<p>• Monthly payments may be changed with approval from the Director of Housing Program or designee in cases of income changes and if requested with reasonable notice from the family, or they do not exceed 40% of the family’s monthly adjusted inform.</p>	
14	45		(A) (D)	<p><u>Execution of the Agreement</u> SNRHA Policy</p> <p>The head of household and spouse/co-head (if applicable) must sign the repayment agreement.</p> <p style="color: red;">No Offer of Repayment Agreement</p> <p style="color: red;"><u>SNRHA Policy</u></p> <p style="color: red;">SNRHA will not enter into a repayment agreement if there is already a repayment agreement in place with the family or owner OR if the family has had two previous repayment agreements.</p>	

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				<p>WRITING OFF DEBTS</p> <p>Debts will be written off if:</p> <ul style="list-style-type: none"> • The debtor's whereabouts are unknown and the debt is more than one year old. • A determination is made that the debtor is judgment proof. • The debtor is deceased. • The debtor is confined to an institution indefinitely or for more than one year. 	
14	46		(D)	<ul style="list-style-type: none"> • The amount is \$10.00 or less • The debtor cannot be located • The debt is more than six years old and is not a judgment. 	
14	53		(D) (A)	<p style="text-align: center;"><u>Criminal Records</u></p> <p>SNRHA may only disclose the criminal conviction records which SNRHA receives from a law enforcement agency to officers or employees of the PHA, or to authorized representatives of SNRHA who have a job-related need to have access to the information [24 CFR 5.903(e)].</p> <p style="text-align: center;"><u>Medical/Disability Records</u></p> <p>SNRHA is not permitted to inquire about the nature or extent of a person’s disability. SNRHA may not inquire about a person’s diagnosis or details of treatment for a disability or medical condition. If SNRHA receives a verification document that provides such information, SNRHA should not place this information in the participant file. The PHA should destroy the document immediately.</p> <p style="text-align: center;"><u>Copies of Documents Cost:</u></p> <p>The family shall be allowed to obtain a copy of any family documents in their file at a cost of \$1.00 per page after the first 25 pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the participant. Requests for copies of documents must be submitted in writing and SNRHA will have four (4) business days to process the</p>	

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				request once payment is received . Documents must be picked up within three days of the date they are completed and shall not be given out prior to payment . Payments must be made via a money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable.	
15	12		(D)	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 (may) attend post homeownership counseling or shall be terminated from the HCV Homeownership program.	
15	18		(D) (A)	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:	
				(Real Estate Taxes)	
				• (Home Insurance)	
				• (\$50 monthly home repair)	
			(D)	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	22		(A)	(Real Estate Taxes)	
				(Home Insurance)	

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				(\$50 monthly home repair)	
				(\$50 monthly home repair)	
16	3		(D) (A)	<ul style="list-style-type: none"> At least 50% of interim and annual reexaminations, initial port-in files, and initial lease up's within SNRHA jurisdiction 	
				<ul style="list-style-type: none"> (75% initial port-in files, and initial lease up's within SNRHA jurisdiction) 	
				<ul style="list-style-type: none"> At least (75)50 % of new admissions 	
				<p>SNRHA will review all referrals, specific allegations, complaints, and tips from any source including other agencies, companies, and individuals, to determine if they warrant investigation. In order for SNRHA to investigate, the allegation (must be in writing) should include the address of the suspected violator and must contain at least one (to two to) independently-verifiable item of information, such as the name of an employer or the name of an unauthorized household member.</p>	
				<p>SNRHA will (may) investigate inconsistent information related to the family that is identified through file reviews and the verification process.</p>	

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				<p>SNRHA may investigate using Non-HQS inspections form to document unauthorized person living in assisted units and participants that have skipped. SNRHA may conduct a postal verification by sending a certified letter with a return receipt to the assisted address in the name of the unauthorized person as an investigation method.</p>	
16	4		C	<p>Notice and Appeals</p> <p style="text-align: center;"><u>SNRHA Policy</u></p> <p>If evidence of program abuse is found, SNRHA will inform the relevant party in writing of its findings and remedies within 10 (30) business days of the conclusion of the investigation. The notice will include (1) a description of the error or program abuse, (2) the basis on which SNRHA determined the error or program abuses, (3) the remedies to be employed, (4) the family’s right to appeal the results through the informal review or hearing process, if applicable (see Chapter 14), and (5) the staff member rights per the Collective</p>	
16	5		(A)	<p>Bargaining Agreement. (Exception to the above time frames may be affected by state or federal prosecution.)</p>	
16	6		(A)	<p>Family Reimbursement to SNRHA [HCV GB pp. 22-12 to 22-13]</p> <p style="text-align: center;"><u>SNRHA Policy</u></p> <p>In the case of family-caused errors or program abuse, the family will be required to repay any excess subsidy received. SNRHA may, but is not required to, offer (accept) the family a repayment agreement in accordance with Chapter 14. If the family fails to repay the excess subsidy (within the SNRHA guidelines), the PHA will terminate the family’s assistance in accordance with the policies in Chapter 12.</p>	
16	11		(D)	<p>The following is the criteria to be utilized for identifying confidential and high-profile cases:</p> <p>Confidential File:</p> <p><i>“A Confidential File is defined as the file of a SNRHA staff member or the family member of a SNRHA staff member or any file where a perceived conflict of interest may exist including having an interest in an assisted property.”</i></p>	

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				<p>High Profile Case:</p> <p>The participant has actively complained to HUD, the City Council, Fair Housing or local/state Representatives or has had a negative news media article. The file will be pulled for review and maintained by HP management until the incident is resolved.</p> <p>☐</p> <p>The participant has filed a law suit against SNRHA.</p>	
17	47		C	<p>Termination Notification: HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:</p> <ul style="list-style-type: none"> a. A reasonable period of time, but not to exceed 30 days: <ul style="list-style-type: none"> i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or ii. In the event of any drug-related or violent criminal activity or any felony conviction; b. 14(30) days in the case of nonpayment of rent; and 	
		Glossary	(A)	<p>EHV Emergency Housing Voucher</p>	

HUD Final Rule, Streamlining Administrative Regulations https://www.gpo.gov/fdsys/pkg/FR-2016-03-08/pdf/2016-04901.pdf
Joint Statement of the Department of Housing and Urban Development and the Department of Justice, issued May 17, 2004 https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint_statement_ra.pdf
Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, published January 22, 2007 https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf
Notice of Guidance to Federal Assistance Recipients Regarding Title VI Prohibition Affecting Limited English Proficient Persons, published January 22, 2007 https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf
Notice PIH 2010-26 (HA), Nondiscrimination and Accessibility Notice https://www.hud.gov/sites/documents/DOC_8993.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
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 https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-24_EIV_SSN_Notice_FINAL.pdf
Notice PIH 2010-19, Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System http://www.hud.gov/offices/pih/publications/notices/10/pih2010-19.pdf
OMB Circular A-133 https://www.whitehouse.gov/sites/whitehouse.gov/files/omb/circulars/A133/a133.pdf
Project-Based Voucher Program; Final Rule http://www.gpo.gov/fdsys/pkg/FR-2005-10-13/pdf/05-20035.pdf
VAWA Final Rule http://www.gpo.gov/fdsys/pkg/FR-2010-10-27/pdf/2010-26914.pdf
Violence Against Women Reauthorization Act of 2013 https://www.gpo.gov/fdsys/pkg/BILLS-113s47enr/pdf/BILLS-113s47enr.pdf

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The HUD website is. <https://www.hud.gov/>.



Expenditures from the Administrative Reserve (Operating Reserve) shall not exceed \$25,000 per occurrence nor more than \$100,000 in the aggregate for each fiscal year without the prior approval of SNRHA Board of Commissioners. Payments to participants due to staff error in rent calculations will be paid from the Administrative fee reserve with the written approval of the Director of Housing Programs or their designee. Housing Choice Voucher Administrative Fee can only be utilized for the Administration of the Housing Choice Voucher Program or development related directly to the Housing Choice Voucher Program.

RULES AND REGULATIONS [24 CFR 982.52]

This Administrative Plan is set forth to define SNRHA's local policies for operation of the housing programs in the context of Federal Laws and Regulations. All issues related to Housing Choice Voucher Program not addressed in this document are governed by such Federal Regulations, HUD Memos, Notices and Guidelines, or other applicable law.

TERMINOLOGY

The Southern Nevada Regional Housing Authority is referred to as "PHA" or "Housing Authority" or "SNRHA" throughout this document.

"Family" is used interchangeably with "Applicant" or "Participant" and can refer to a single person family.

"Tenant" is used to refer to participants in terms of their relationship to landlords.

"Landlord" and "owner" are used interchangeably.

"Disability" is used where "handicap" was formerly used.

"Non-citizens Rule" refers to the regulation effective June 19, 1995 restricting assistance to U.S. citizens and eligible immigrants.

"HQS" means the Housing Quality Standards required by regulations as enhanced by the PHA.

"Failure to Provide" refers to all requirements in the **first** Family Obligation. See Chapter 12, "Denial or Termination of Assistance."

"Merger date" refers to October 1, 1999, which is the effective date of the merging of the Section 8 Certificate and Voucher program into the Housing Choice Voucher Program.

"Days" mean calendar days unless noted, not working days.

See Glossary for other terminology.

1-I.E. SNRHA'S PROGRAMS

The following programs are included under this Administrative Plan:

SNRHA Policy

SNRHA's Administrative Plan is applicable to the operation of the Housing Choice Voucher (HCV) program including its HCV Project-Based Program.



accuracy and in accordance with Section 8 Management Assessment Program (SEMAP) requirements with internal supervisory audits.

In addition to the required SEMAP documentation, supervisory staff or their designee audit the following functions:

- Not less than ~~75%~~ (50%) of reexaminations
- Not less than 75% of new applications

1-III. G. PRIVACY RIGHTS [24 CFR 982.551]

Applicants and participants, including all adults in their households, are required to sign the HUD 9886 Authorization for Release of Information annually. This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD/SNRHA will release family information. SNRHA shall require additional authorizations not covered by the HUD 9886 form as required for verifications.

SNRHA's policy regarding release of information is in accordance with State and local laws that may restrict the release of family information.

Any and all information which discloses the nature and/or severity of a person's disability must be redacted or removed from a client's file.

SNRHA's practices and procedures are designed to safeguard the privacy of applicants and program participants. All applicant and participant files will be stored in a secure location which is only accessible by authorized staff.

SNRHA staff will not discuss family information contained in files unless there is a business reason to do so. Inappropriate discussion of family information or improper disclosure of family information by staff will result in severe disciplinary action.

1-III.H. FAMILY OUTREACH [24 CFR 982.153(b) (1)]

SNRHA will publicize and disseminate information to make known the availability of housing assistance and related services for very low-income families on a regular basis. When SNRHA's waiting list is open, SNRHA will publicize the availability and nature of housing assistance for very low-income families in a newspaper of general circulation, minority media, and by other suitable means, including outreach to organizations that provide services to the disabled and Limited English Proficiency persons.

To reach persons who cannot read newspapers, SNRHA will distribute fact sheets to the broadcasting media, and initiate personal contacts with members of the news media and community service personnel. SNRHA will also utilize public service announcements. SNRHA shall advertise in the following location(s) and publications when opening its Waiting list. However, the list of vendors below may be altered without Board approval based on results of outreach and other factors such as vendors no longer being available. The Director of Housing Programs or their designee will make this determination.



- Nevada Fair Housing Center
- Blind Center of Nevada
- Assistive Technology Center at Nevada Community Enrichment Program
- Clark County Legal Services
- Multiple Sclerosis National Society
- Southern Nevada Adult Mental Health District
- Women Development Center
- Lutheran Social Services
- AEGIS of Las Vegas –Alzheimer Memory Care
- NSW –Owens
- NSW –Belrose
- NSW-Henderson
- Southern Nevada Health Center
- Las Vegas Indian Center
- Salvation Army
- Catholic Charities of SN
- Safe Nest
- Shade Tree
- United Cerebral Palsy of NV/Easter Seals
- Department of Children and Family Services

1-III.I. OWNER OUTREACH [24 CFR 982.54(d) (5), 982.153(b) (1)]

SNRHA makes a concerted effort to keep private owners informed of legislative changes in the tenant-based program, which are designed to make the program more attractive to owners. This includes informing participating owners of applicable legislative changes in program requirements.

SNRHA encourages owners of qualified, decent, safe, and sanitary housing units to lease to Section 8-HCV families.

~~SNRHA maintains a list of units via GoSection8.com software available for the Section 8-HCV Program.~~

SNRHA will maintain a (list) ~~database using GoSection8.com~~, of available housing submitted by owners in all neighborhoods within the Housing Authority's jurisdiction to ensure greater mobility and housing choice to eligible very low and low-income households. Instructional cards for listing



- A record of such impairment; or
- Being regarded as having such an impairment

Rehabilitated former drug users and alcoholics are covered under the ADA. However, a current drug user is not covered. In accordance with 5.403(a), individuals are not considered disabled for eligibility purposes solely on the basis of any drug or alcohol dependence. An individual whose drug or alcohol addiction is a material factor to their disability is excluded from the definition. Individuals are considered disabled if disabling mental and physical limitations would persist if drug or alcohol abuse discontinued.

Once the person's status as a qualified person with a disability is confirmed, SNRHA will require a professional third party (competent to make the assessment) provide written verification the person needs the specific accommodation due to their disability, and the change is required for them to have equal access to the housing program.

If SNRHA finds the requested accommodation creates an undue administrative or financial burden, or would violate a federal regulation or statute, SNRHA will either deny the request and/or present an alternate accommodation that will still meet the need of the person. An undue administrative burden is one that requires a fundamental alteration of the essential functions of SNRHA (i.e. waiving a family obligation.).

An undue financial burden is one that when considering the available resources of the agency as a whole, the requested accommodation would pose a severe financial hardship on SNRHA.

Requests for reasonable accommodations not requiring monetary assistance from SNRHA to implement or require staff to provide services over-and-above their duties (home visits would be considered within said duties) would not require SNRHA's 504 Officer's Approval. All other requests will be reviewed and approved by SNRHA's 504 Officer ~~and/or the Housing Program Director or~~ their designee.

If a request is denied, SNRHA will provide a written decision to the person requesting the accommodation within ~~(20) 14~~ business days. In addition, if a person is denied the accommodation or feels the alternative suggestions are inadequate, they may request an informal review ~~(for applicants) or informal hearing (for participants)~~ to review SNRHA's decision. Copies of all reasonable accommodation requests and their outcome shall be forwarded to the 504 Coordinator for tracking purposes and additional follow-up, if required.

Reasonable accommodation will be made for persons with a disability requiring an advocate or accessible offices. A designee will be allowed to provide some information, but only with the permission of the person with the disability.



If SNRHA denies a request for an accommodation because it is not reasonable (it would impose an undue financial and administrative burden or fundamentally alter the nature of SNRHA's operations,) SNRHA will discuss with the family whether an alternative accommodation could effectively address the family's disability-related needs without a fundamental alteration to the HCV program and without imposing an undue financial and administrative burden.

~~If SNRHA believes the family has failed to identify a reasonable alternative accommodation after interactive discussion and negotiation, SNRHA will notify the family, in writing, of its determination within 14 business days from the date of the most recent discussion or communication with the family.~~

2-II.H. PROGRAM ACCESSIBILITY FOR PERSONS WITH HEARING OR VISION IMPAIRMENTS

HUD regulations (24CFR 8.6 (a) (1) states the PHA shall take appropriate steps to ensure effective communication with applicants, beneficiaries, and members of the public and shall furnish appropriate auxiliary aids when necessary to afford an individual with disabilities an equal opportunity to appreciate and enjoy the benefits of a program or activity receiving Federal financial assistance and require SNRHA to ensure persons with disabilities related to hearing and vision have reasonable access to SNRHA's programs and services [24 CFR 8.6.]

At the initial point of contact with each applicant, the PHA shall inform all applicants of alternative forms of communication that can be used other than plain language paperwork.

SNRHA Policy

To meet the needs of persons with hearing impairments, TTD/TTY (text telephone display / teletype) communication will be available. SNRHA shall also utilize RELAY systems.

To meet the needs of persons with vision impairments, large-print and audio versions of key program documents will be made available upon request. When visual aids are used in public meetings or presentations, or in meetings with SNRHA staff, one-on-one assistance will be provided upon request.

Additional examples of alternative forms of communication are sign language interpretation, having material explained orally by staff or having a third party representative (a friend, relative or advocate, named by the applicant) to receive, interpret, and explain housing materials and be present at all meetings.

2-II.I. PHYSICAL ACCESSIBILITY

SNRHA must comply with a variety of regulations pertaining to physical accessibility, including the following:

- PIH 2002-01 (HA), Accessibility Notice
- Section 504 of the Rehabilitation Act of 1973
- The Americans with Disabilities Act of 1990
- The Architectural Barriers Act of 1968
- The Fair Housing Act of 1988.



SNRHA's policies concerning physical accessibility must be readily available to applicants and participants. They can be found in three key documents:

- This plan describes the key policies governing SNRHA's responsibilities with regard to physical accessibility.
- Notice PIH 2002-01(HA) Accessibility Notice (which must be posted in the HCV offices in a conspicuous place) summarizes information about pertinent laws and implementing regulations related to non-discrimination and accessibility in federally-funded housing programs.
- SNRHA Plan provides information about self-evaluation, needs assessment, and transition plans.

The design, construction, or alteration of SNRHA facilities must conform to the Uniform Federal Accessibility Standards (UFAS.) Newly-constructed facilities must be designed to be readily accessible to and usable by persons with disabilities. Alterations to existing facilities must be accessible to the maximum extent feasible, defined as not imposing an undue financial and administrative burden on the operations of the HCV program.

When issuing a voucher to a family that includes an individual with disabilities, SNRHA will include a current list of available accessible units known to SNRHA and will assist the family in locating an available accessible unit, if necessary.

In general, owners must permit the family to make reasonable modifications to the unit. However, the owner is not required to pay for the modification and may require the unit be restored to its original state at the family's expense when the family moves.

2-II.J. DENIAL OR TERMINATION OF ASSISTANCE

A SNRHA's decision to deny or terminate the assistance of a family that includes a person with disabilities is subject to consideration of reasonable accommodation [24 CFR 982.552 (2)(iv)].

When applicants/participants with disabilities are denied assistance or terminated, the notice of denial/termination must inform them of SNRHA's (grievance) ~~informal review~~ process and their right to request (a grievance meeting) ~~an informal review~~. In addition, the notice must inform applicants with disabilities of their right to request reasonable accommodations to participate in the (grievance) ~~informal review~~ process.

When reviewing reasonable accommodation requests, SNRHA must consider whether any mitigating circumstances can be verified to explain and overcome the problem that led to SNRHA's decision to deny or terminate assistance. If a reasonable accommodation will allow the family to meet the requirements, SNRHA must make the accommodation.

PART III: IMPROVING ACCESS TO SERVICES FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY (LEP)

2-III.A. OVERVIEW



includes, but is not limited to a family with or without children (a child who is temporarily away from the family,) a non-elderly family, a disabled family, a displaced family, or the remaining member of a participant family. SNRHA has the discretion to determine if any other group of persons qualifies as a family. Equal access final rule requires all eligible individuals; regardless of sexual orientation, gender, or marital status; be considered a *Family*.

SNRHA Policy

A family also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law; but who either can demonstrate they have lived together previously or certify each individual income and other resources will be available to meet the needs of the family. Each family must identify the individuals to be included in the family at the time of application, and must update this information in writing (within 10 calendar days of the change) if the family composition changes.

Household

Household is a broader term that includes additional people who, with SNRHA’s permission, live in an assisted unit, such as live-in aides, foster children, and foster adults.

HEAD OF HOUSEHOLD [24 CFR 5.504(b)]

Head of household means the adult member of the family who is considered the head for purposes of determining income eligibility and rent. The head of household is responsible for ensuring the family fulfills all of its responsibilities under the program - alone or in conjunction with a co-head or spouse.

SNRHA Policy

The family may designate any qualified family member as the head of household. The head of household must have the legal capacity to enter into a lease under state and local law. A minor who is emancipated under state law may be designated as head of household. Head of household, for the purpose of determining who can remove a family member from the voucher or application, is defined as the person completing said field on the original application. The head of household cannot be switched after submission of an application prior to being housed, unless the head of household removes themselves; or as a result of VAWA after becoming a participant or the death of head of household (from page 3-5.)

Spouse of Head

Spouse means the husband or wife of the head of household.

For proper application of the Non-citizens Rule, the definition of spouse is: the married partner who, in orders to dissolve the relationship, and would have to be divorced. It includes the partner in a common law marriage ~~() (for being recognized as in the State of Nevada according to Senate Bill 283 domestic partner.)~~ The term "spouse" does not apply to boyfriends, girlfriends, significant others, or co-heads when used in connection with the non-citizen rule.

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Co-Head



- (ii) In the case of a veterinary school located outside the United States not meeting the requirements of section 1001(a)(4) of this title, the institution's students complete their clinical training at an approved veterinary school located in the United States.
 - (B) Advisory panel
 - (i) In general. For the purpose of qualifying as an institution under paragraph (1) (C) of this subsection, the Secretary shall establish an advisory panel of medical experts that shall:
 - (I) Evaluate the standards of accreditation applied to applicant foreign medical schools; and
 - (II) Determine the comparability of those standards to standards for accreditation applied to United States medical schools.
 - (ii) Special rule. If the accreditation standards described in clause (i) are determined not to be comparable, the foreign medical school shall be required to meet the requirements of section 1001 of this title.
 - (C) Failure to release information. The failure of an institution outside the United States to provide, release, or authorize release to the Secretary of such information as may be required by subparagraph (A) shall render such institution ineligible for the purpose of part B of subchapter IV of this chapter.
 - (D) Special rule. If, pursuant to this paragraph, an institution loses eligibility to participate in the programs under subchapter IV of this chapter and part C of subchapter I of chapter 34 of title 42, then a student enrolled at such institution may, notwithstanding such loss of eligibility, continue to be eligible to receive a loan under part B while attending such institution for the academic year succeeding the academic year in which such loss of eligibility occurred.
- (3) Limitations based on course of study or enrollment. An institution shall not be considered to meet the definition of an institution of higher education in paragraph (1) if such institution:
- (A) Offers more than 50 percent of such institution's courses by correspondence, unless the institution is an institution meeting the definition in section 2471 (4) (C) of this title;
 - (B) Enrolls 50 percent or more of the institution's students in correspondence courses, unless the institution is an institution meeting the definition in such section, except the Secretary, at the request of such institution, may waive the applicability of this subparagraph to such institution for good cause, as determined by the Secretary in the case of an institution of higher education that provides a 2-or 4-year program of instruction (or both) for which the institution awards an associate or baccalaureate degree, respectively;



Forms of acceptability by SNRHA:

- Court Ordered Assignment
- Verification from Social Service Agency
- SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family) **(to be completed annually)**
- SNRHA's Guardian - Self Certification of Physical Custody of Minor Child/Children form **(to be completed annually)**

SNRHA shall not approve additions for any reason if it will result in overcrowding as defined in HUD regulations.

5.I.D. ANTICIPATING ANNUAL INCOME

SNRHA is required to count all income “anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date” [24 CFR 5.609(a)(2).] The exception to this will be for elderly and disabled families with “fixed non-waged income.” Policies related to anticipating annual income are provided below.

Basis of Annual Income Projection

SNRHA generally will use current circumstances to determine anticipated income for the coming 12-month period. HUD authorizes SNRHA to use other than current circumstances to anticipate income when:

- An imminent change in circumstances is expected [HCV GB, p. 5-17]
- It is not feasible to anticipate a level of income over a 12-month period (e.g., seasonal or cyclic income) [24 CFR 5.609(d)]
- SNRHA believes past income is the best available indicator of expected future income [24 CFR 5.609(d)]

SNRHA Policy

When SNRHA cannot readily anticipate income based upon current circumstances (e.g., in the case of seasonal employment, unstable working hours, or suspected fraud), SNRHA will review and analyze historical data for patterns of employment, paid benefits, and receipt of other income and use the results of this analysis to establish annual income. Anytime current circumstances are not used to project annual income, a clear rationale for the decision will be documented in the file. In all such cases the family may present information and documentation to SNRHA to show why the historic pattern does not represent the family's anticipated income. SNRHA shall also use pass fixed income (non-wages) for elderly or disabled clients along with EIV and any posted increases.

When Annual Income cannot be anticipated for a full twelve months, SNRHA may average known sources of income that vary to compute an annual income.

If there are bonuses or overtime which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year will be used.



documents provided by the participant. If the oral is provided by telephone, SNRHA must originate the call.

Review of Documents

SNRHA Policy

In the event third-party written is not returned within ten (10) calendar days or oral verification is unavailable, or the information has not been verified by the third party within ten (10) calendar days, SNRHA will notate the file narrative accordingly; ensure copies of documents requiring the third party verification are in file. Oral third party verification should be attempted prior to utilizing documents provided by the family as the primary source if the documents provide complete information and the file narrative must be documented.

All such documents, excluding government checks, will be photocopied and retained in the applicant file. In cases where documents are viewed which cannot be photocopied, staff viewing the document(s) will complete an Oral Verification/Review of Documents form.

SNRHA will accept the following documents from the family provided the document is such where tampering would be easily noted:

- Printed wage stubs;
- Computer printouts from the employer;
- Employer's letters and wage printouts;
- Bank Statements;
- Award Letters;
- Pension Letters;
- Signed letters (provided that the information is confirmed by phone);
- Other documents noted in this Chapter as acceptable verification.

Although these documents will be accepted, SNRHA will also mail third party verifications to the source; attempt upfront verification and use these documents only after there has been no response to the third party verification method.

SNRHA will accept faxed or emailed documents.

SNRHA will accept mail from the third party source.

SNRHA will accept hand carried documents from clients as long as they do not appear as altered and provide required documentation regarding wages.

~~SNRHA will not accept photocopies.~~

If third-party verification is received after documents have been accepted as provisional verification, and there is a discrepancy, SNRHA will attempt to contact the verification provider



Copies of payment agreements or most recent invoice verifying payments made on outstanding attendant care bills will continue over all or part of the next 12 months.

Receipts or other record of attendant care expenses incurred during the past 12 months used to anticipate future attendant care expenses.

SNRHA will use mileage at the IRS rate, or cab, bus fare, or other public transportation cost for verification of the cost of transportation directly related to medical treatment.

Assistance to Persons with Disabilities [24 CFR 5.611(c)]

In All Cases:

SNRHA Policy

Written certification from a reliable, knowledgeable professional stating the person with disabilities requires the services of an attendant and/or the use of auxiliary apparatus to permit him/her to be employed or to function sufficiently independently to enable another family member to be employed.

Family's certification as to whether they receive reimbursement for any of the expenses of disability assistance and the amount of any reimbursement received.

Attendant Care:

Attendant's written certification of amount received from the family, frequency of receipt, and hours of care provided.

Certification of family and attendant and/or copies of canceled checks family used to make payments.

Auxiliary Apparatus:

Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.

In the case where the person with disabilities is employed, a statement from the employer indicating the auxiliary apparatus is necessary for employment.

Live-In Aide

SNRHA Policy

When a participant requires a live-in aide, SNRHA shall submit their signed reasonable accommodation request form to the medical professional noted on their request for third party verification of the need. Once approved by the 504 officer, the participant shall have ~~30~~(90) calendar days to submit the name of the live-in aide and schedule them to come in for screening (and approval). The voucher size shall NOT be increased until such time as SNRHA staff has completed their screening of the Live-In Aide in compliance with HUD guidance. The



participant shall be allowed to submit another name for a live-in aide if the first does not pass the screening process.

The approved voucher size would be adjusted, if required to accommodate a room for the live-in aide. ~~For continued approval, the family will be required to submit a certification stating there's still a need for the live-in aide.~~

VERIFYING NON-FINANCIAL FACTORS [24 CFR 982.153(b) (15)]

Verification of Legal Identity

In order to prevent program abuse, SNRHA will require applicants/participants to furnish verification of legal identity for all adult family members.

SNRHA Policy

The documents listed below will be considered acceptable verification of legal identity for adults, as long as they include a picture of the individual. If a document submitted by a family is illegible or otherwise questionable, more than one (1) of these documents may be required.

- Driver's license
- U.S. passport
- Department of Motor Vehicles Identification Card
- Validated Sheriff Card
- Military Identification
- DMV Instructional ID
- Clark County Health Card with valid photo ID
- Veteran's ID with photo

An original Certificate of Birth is required for all minors. Other documents considered acceptable for the verification of legal identity for minors may be one or more of the following:

- Adoption papers
- Custody agreement
- School records
- Hospital Birth Certifications
- Passport
- Health and Human Services ID (foster children; adopted children)
- I-94

SNRHA Policy

Verification of divorce or separation status will be a Certification of Absent Spouse form being completed by the head of household or any other adult household member, unless the family wishes to submit a formal divorce or separation document from the courts.

Verification of a separation may be a copy of court-ordered maintenance or other records.

A marriage certificate generally is required to verify a couple is married.



In the case of a common law marriage, the couple must demonstrate they hold themselves to be married (e.g., by telling the community they are married, calling each other husband and wife, using the same last name, filing joint income tax returns, or being a domestic partner as recognized in the State of Nevada (according to Senate Bill 283.))

Familial Relationships

SNRHA Policy

Verification of guardianship is:

- Court-ordered assignment
- Verification from social services agency
- SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family) **(to be completed annually)**
- SNRHA's Guardian – Self Certification of Physical Custody of Minor child/Children form **(to be completed annually)**

Other family relationships will be verified through birth certificates or other relevant documents.

Verification of Permanent Absence of Family Member

If an adult member who was formerly a member of the household or was never reported and identified by staff as being a spouse and is reported permanently absent by the family, SNRHA will consider any of the following as verification:

- Husband or wife institutes divorce action.
- Husband or wife institutes legal separation.
- Order of protection/restraining order obtained by one (1) family member against another.
- SNRHA's Certification of Absent Spouse Form.

Verification of Change in Family Composition

SNRHA may verify changes in family composition (either reported or unreported) through one (1) or more of the following actions: letters, telephone calls, utility records, inspections, landlords, credit data, school, or DMV records, and other sources.

Verification of Citizenship/Eligible Immigrant Status [24 CFR 5.508, 5.510, 5.512, 5.514]

To be eligible for assistance, individuals must be U.S. citizens or eligible immigrants.

Individuals may elect not to contend their status. Eligible immigrants must fall into one (1) of the categories specified by the regulations and must have their status verified by Immigration and Naturalization Service (INS.) Each family member must declare their status once. Assistance cannot be delayed, denied, or terminated while verification of status is pending except assistance to applicants may be delayed while SNRHA hearing is pending.



- SNRHA informal hearing procedures including when SNRHA is required to offer a participant family the opportunity for an informal hearing, and how to request the hearing .
- Informational packet including an explanation of how portability works, including a list of neighboring housing agencies with the names, address and telephone number of a portability contact person at each for use by families who move under portability.
- Expanding Housing Opportunities [24 CFR 985.3(g).]
- A map showing areas representing various income levels of the jurisdiction and surrounding areas for the purpose of expanding housing opportunities for families.
- Information regarding SNRHA's outreach program which assists families who are interested in, or experiencing difficulty in obtaining available housing units in areas outside of minority concentration locations.
- Procedures for notifying SNRHA and/or HUD of program abuses such as side payments, extra charges, violation of tenant rights, and owner's failure to repair.
- Resource Guide –which include contacts to assist disabled persons with accessible unit modifications and deposits as well as service providers for all low-income families within our community.
- Side-payments are prohibited ~~(including Pool Fees; HOA fees; gardening/landscaping; and/or Management Fees.)~~
- Terminations as a result of evictions for cause.
- Requirements for reporting income and family composition changes between annual and form to report these changes.
- Information on security deposits and legal referral services.
- Exercising choice in residency.
- Choosing a unit carefully and only after due consideration –must live in the unit for one (1) year.
- The Family Self-Sufficiency Program and Interest Form.
- LEP Pamphlet.
- Reasonable Accommodation Notice.
- Ground for Termination of Assistance.
- Occupancy Specialist Contact Information.
- Notice of Occupancy Rights.

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If the PHA is located in a metropolitan FMR area, the following additional information must be included in the briefing packet in order to receive full points under SEMAP Indicator 7, Expanding Housing Opportunities [24 CFR 985.3(g).]

- Information about the characteristics of these areas including job opportunities, schools, transportation and other services.



GUIDELINES FOR DETERMINING VOUCHER SIZE	
The lowest bedroom size to comply with two persons per bedroom shall apply regardless of age.	
Voucher Size	Persons in Household (Minimum – Maximum)
0 Bedroom	1-1
1 Bedroom	1-2
2 Bedrooms	2-4
3 Bedrooms	3-6
4 Bedrooms	5-8
5 Bedrooms	7-10
6 Bedrooms	10-12

For example: One (1) bedroom shall be assigned for the head/spouse or head and co-head. For any other person in the household SNRHA shall issue two (2) persons per bedroom. Opposite sexes (except the head/spouse or co-head) shall receive separate bedrooms regardless of age or generations. Additions of adults (or adults and their children) shall not result in additional bedroom size increases nor will they be allowed if the results will cause overcrowding.

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SNRHA shall increase the voucher size for the addition of minors if the addition to the family warrants an increased voucher-size based on SNRHA's occupancy guidelines. Forms of acceptability by SNRHA:

- Court Ordered Assignment
- Verification from Social Service Agency
- SNRHA Appointment and Acceptance Form notarized (showing consent of a parent of the minor to be added to the family)
- SNRHA's Guardian – Self Certification of Physical Custody of Minor Child/Children form.

If an error in the bedroom size designation is made by issuing a larger size voucher, the family will be issued a voucher of the appropriate size at the next annual reexamination or the next time the family moves, whichever comes first.



sanitary facilities, but the family decides whether the cosmetic condition of the facilities is acceptable. Attachment 8-2 summarizes those items considered tenant preferences.

Modifications to Provide Accessibility

Under the Fair Housing Act of 1988 an owner must not refuse the request of a family that contains a person with a disability to make necessary and reasonable modifications to the unit. Such modifications are at the family's expense. The owner may require restoration of the unit to its original condition if the modification would interfere with the owner or next occupant's full enjoyment of the premises. The owner may not increase a customarily required security deposit. However, the landlord may negotiate a restoration agreement requiring the family restore the unit and, if necessary, ensure the likelihood of restoration may require the tenant to pay a reasonable amount into an interest bearing escrow account over a reasonable period of time. The interest in any such account accrues to the benefit of the tenant. The owner may also require reasonable assurances the quality of the work will be acceptable and any required building permits will be obtained. [24 CFR 100.203; Notice 2003-31.]

Modifications to units to provide access for a person with a disability must meet all applicable HQS requirements and conform to the design, construction, or alteration of facilities contained in the UFAS and the ADA Accessibility Guidelines (ADAAG) [28 CFR 35.151(c) and Notice 2003-31] See Chapter 2 of this plan for additional information on reasonable accommodations for persons with disabilities.

SNRHA Policy

Any owner intending to negotiate a restoration agreement or require an escrow account must submit the agreement(s) to SNRHA for review.

8-I.B. ADDITIONAL LOCAL REQUIREMENTS

SNRHA may impose additional quality standards as long as the additional criteria are not likely to adversely affect the health or safety of participant families or severely restrict housing choice. HUD approval is required if more stringent standards are imposed. HUD approval is not required if SNRHA additions are clarifications of HUD's acceptability criteria or performance standards [24 CFR 982.401(a)(4).]

Thermal Environment [HCV GB p.10-7]

SNRHA must define a "healthy living environment" for the local climate. This may be done by establishing a temperature the heating system must be capable of maintaining, and is appropriate for the local climate.

SNRHA Policy

The heating system must be capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1. The air conditioning system must be capable of maintaining an interior temperature of 74 **(72 degrees)** degrees Fahrenheit between May 1 and October 1.

generations. Additions of adults (**or adults and their children**) shall not result in additional bedroom size increases nor will they be allowed if the results will cause overcrowding.

Chapter 8

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The heating system must be capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1. The air conditioning system must be capable of maintaining an interior temperature of 74 (**72 degrees**) degrees Fahrenheit between May 1 and October 1.

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Any electrical problem or condition that could result in shock or fire (**except broken outlet covers**)



- Determine if the unit and property meet the HQS defined in this Plan.

If the unit fails the initial Housing Quality Standards inspection, the family and owner will be advised to notify SNRHA once repairs are completed.

On an initial inspection, the owner will be given up to ten (10) calendar days to correct the items noted as Fail, at the Inspector's discretion, depending on the amount and complexity of work to be done. No more than two (2) inspections will be scheduled for any unit.

Annual Inspections [24 CFR 982.405(a)]

HUD requires SNRHA to inspect each unit under lease at least annually to confirm the unit still meets HQS. SNRHA begins scheduling inspections 90 calendar days prior to the last annual inspection, as required by Section Eight Management Assessment Plan (SEMAP.) Special inspections may be scheduled between annual inspection dates. SNRHA ~~may~~ (will) implement bi-annual HQS inspections in accordance with HUD guidance. (Bi-Annual HQS inspections will be ineligible for units that were not in compliance from the previous or become non-compliant at next inspection.)

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HQS deficiencies causing a unit to fail must be corrected by the landlord unless it is a fail for which the tenant is responsible.

The family must allow SNRHA to inspect the unit at reasonable times with reasonable notice [24 CFR 982.51 (d).]

Reasonable hours to conduct an inspection are between 8:00 a.m. and 5:00 p.m. If inspections are scheduled during other times, prior notice shall be provided to the tenant.

SNRHA will notify the family in writing at least seven (7) calendar days prior to the inspection, except emergency or 24 hour violation inspections.

Inspection

The family and owner are notified of the date and time of the inspection appointment by mail. If the family is unable to be present, they must reschedule the appointment prior to the appointment date so the inspection is completed within 30 calendar days of the original appointment but may not exceed 45 calendar days. Another adult may be present for the annual HQS inspection.

Participants who fail to have an annual HQS inspection will be considered to have violated a Family Obligation and their assistance will be terminated in accordance with the termination procedures in the Plan.

Re-inspection

The family and owner are mailed a notice of the inspection appointment by mail. If the family fails to provide access for the inspection and does not contact SNRHA to reschedule the inspection prior to the scheduled appointment date, SNRHA shall automatically schedule a second appointment in writing. This second letter will be mailed at least five (5) business days prior to the appointment date. If the family is not at home for the re-inspection appointment, SNRHA will consider the family to have violated a Family Obligation and their assistance will be terminated in accordance with the termination procedures in the Plan. Exception to written notices shall be re-inspections for emergency items.



the unit available for inspection. If the family is unable to be present but authorizes an adult representative to be present, and the adult presents valid photo ID, the inspection will be conducted.

Failure to comply may result in termination of the family's assistance in accordance with Chapter 12.

8-II.D. SPECIAL INSPECTIONS [24 CFR 982.405(g)]

SNRHA will conduct a special inspection within one (1) to three (3) business days if the owner, family, or another source reports HQS violations in the unit.

SNRHA Policy

During a special inspection, SNRHA generally will inspect only those deficiencies reported. The inspector will record any additional HQS deficiencies observed during the course of the inspection and will require the responsible party to make the necessary repairs. If the annual inspection has been scheduled or is due within 90 calendar days of the date the special inspection is scheduled, SNRHA may elect to conduct a full annual inspection.

~~Non-HQS Special Inspections may be scheduled without notice to verify fraudulent activities and/or other occupancy complaints.~~

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8-II.E. QUALITY CONTROL INSPECTIONS [24 CFR 982.405(b); HCV GB, p. 10-32]

HUD requires SNRHA supervisor or other qualified person to conduct quality control inspections of a sample of units to ensure each inspector is conducting accurate and complete inspections and there is consistency in the application of the HQS.

The Inspection Supervisor or designee will conduct the quality control inspections by randomly selecting units inspected within the previous month.

The unit sample must include only inspected units within the preceding month. The selected sample will include (1) each type of inspection (initial, annual, and special), (2) inspections completed by inspector, and (3) units from a cross-section of neighborhoods. Quality control inspections will be logged in a manner reviewable and retained for SEMAP confirmation.

8-II.F. INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT

Notification of Corrective Actions

The owner and the family will be notified in writing of the results of all inspections. When an inspection identifies HQS failures, SNRHA will determine (1) whether or not the failure is a 24 hour life threatening condition and (2) whether the family or owner is responsible (See Section 8-I.C. LIFE THREATENING CONDITIONS).

SNRHA Policy



When life threatening conditions are identified, SNRHA will immediately notify both parties by telephone, facsimile, or email. The notice will specify who is responsible for correcting the violation. The corrective actions must be taken within 24 hours of SNRHA's notice. A notification shall also be sent via certified mail ~~and faxed, if a faxed number is available.~~

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When failures that are not life-threatening are identified, SNRHA will send the owner and the family a written notification of the inspection results within two (2) business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally not more than 15 calendar days will be allowed for the correction, unless an extension for good cause is determined by the HQS Supervisor (HQS Inspector) or HP Management.

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The notice of inspection results will inform the owner if life threatening conditions are not corrected within 24 hours, and non-life threatening conditions are not corrected within 15 calendar days (or any PHA-approved extension), the owner's HAP will be abated in accordance with SNRHA policy (see 8-II.G.) Likewise, in the case of family caused deficiencies, the notice will inform the family if corrections are not made within 15 calendar days (or any PHA-approved extension, if applicable) the family's assistance will be terminated in accordance with PHA policy (see Chapter 12.)

Extensions

For conditions that are 24 hour life-threatening, SNRHA cannot grant an extension to the 24 hour corrective action period. For conditions that are not life-threatening, SNRHA may grant an exception to the required time frames for correcting the violation, if SNRHA determines an extension is appropriate [24 CFR 982.404].

SNRHA Policy

Extensions will be granted in cases where SNRHA has determined the owner has made a good faith effort to correct the deficiencies but was unable to for reasons beyond the owner's control. Reasons may include, but are not limited to:

- A repair cannot be completed because required parts or services are not available.
- A repair cannot be completed because of weather conditions.
- A reasonable accommodation is needed because the family includes a person with disabilities.

The length of the extension will be determined on a case by case basis, but will not exceed 30 calendar days, except in the case of delays caused by weather conditions. In the case of weather conditions, extensions may be continued until the weather has improved sufficiently to make repairs possible. The necessary repairs must be made within 15 calendar days, once the weather conditions have subsided. All requests for extensions must be submitted in writing to the Inspections Department within ~~seven (7)~~ (ten (10)) days of the original default date and approved by the Housing Quality Standards (HQS) Supervisor (HQS Inspector) and/or Housing Programs (HP) Management.

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Re-inspections



Example 2 – NON-LIFE THREATENING DEFICIENCY:

July 28th - Unit failed inspection.

A Notice of Default is immediately issued with a re-inspection date for August 12th. Any extensions for the re-inspection date must be received within ~~seven (7)~~ (ten (10)) calendar days of the original date of the Notice of Default.

August 4th – SNRHA has received the Owner/Agent’s request for an extension for re-inspection date. The owner/agent receives up to 15 additional calendar days from the date of the original re-inspection date.

August 27th – Unit is re-inspected and fails.

The HAP is placed in Abatement effective the first of the following month (September 1st.)

The HAP Contract is cancelled effective October 31st.

The participant will be scheduled to be issued a voucher to move.

The owner/agent must notify SNRHA by the end of the Abatement period of deficiencies corrected and request a re-inspection.

If the unit passes re-inspection, the HAP payment will be reinstated and the participant will have the option to remain in the unit or continue the moving process.

If the unit fails re-inspection or if the owner/agent does not notify SNRHA for a re-inspection, the HAP payments will not be reinstated and the HAP contract will be cancelled as of October 31st. If the participant remains in the unit after October 31st, the participant will be responsible for the full contract rent to the owner/agent.

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Families that reside in units that have been abated, will be issued a voucher and will have the option to move even if the assisted unit passes inspection (the third and final inspection.)

Normally the maximum length of time that a HAP may be abated is 60 calendar days.

8-II.H. ENFORCING FAMILY COMPLIANCE WITH HQS [24 CFR 982.404(b)]

Families are responsible for correcting any HQS violations listed in paragraph 8.I.D. If the family fails to correct a violation within the period allowed by SNRHA (and any written extensions), SNRHA will terminate the family’s assistance, according to the policies described in Chapter 12.

If the owner carries out a repair for which the family is responsible under the lease, the owner may bill the family for the cost of the repairs.



SNRHA will determine whether the requested increase is reasonable within ~~ten (10)~~ ~~business (thirty (30))~~ days of receiving the request from the owner. The owner will be notified of the determination in writing.

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All rental increase adjustments must be received 60 calendar days prior to the anniversary date of the HAP contract and will be processed with the next annual recertification. Owners/managers who fail to submit at least 60 calendar days prior shall be denied their request for a rental increase for that year.

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SNRHA- and HUD-Initiated Rent Reasonableness Determinations

HUD requires SNRHA to make a determination of rent reasonableness (even if the owner has not requested a change) if there is a ten (10) percent decrease in the fair market rent that goes into effect at least 60 calendar days before the contract anniversary date. HUD also may direct SNRHA to make a determination at any other time. SNRHA may decide a new determination of rent reasonableness is needed at any time.

SNRHA Policy

In addition to the instances described above, SNRHA will make a determination of rent reasonableness at any time after the initial occupancy period if: (1) SNRHA determines the initial rent reasonableness determination was in error or (2) SNRHA determines the information provided by the owner about the unit or other units on the same premises was incorrect.

8-III.C. HOW COMPARABILITY IS ESTABLISHED

SNRHA will determine and document on a case-by-case basis that the approved rent is reasonable in comparison to rent for other comparable unassisted units in the market. This applies to all programs.

SNRHA will not approve a lease until SNRHA determines the initial rent to owner is a reasonable rent. SNRHA must re-determine the reasonable rent before any increase in the rent to owner, and if there is a five (5) percent decrease in the published Fair Market Rent (FMR) in effect 60 calendar days before the contract anniversary (for the unit size rented by the family) as compared with the FMR in effect one (1) year before the contract anniversary.

SNRHA must re-determine rent reasonableness if directed by HUD and based on a need identified by SNRHA's auditing system. SNRHA may elect to re-determine rent reasonableness at any other time. At all times during the assisted tenancy, the rent to owner may not exceed the reasonable rent as most recently determined or re-determined by SNRHA.

The owner will be advised by accepting each monthly housing assistance payment he/she will be certifying the rent to owner is not more than rent charged by the owner for comparable unassisted units in the premises.

If requested, the owner must give SNRHA information on rents charged by the owner for other units in the premises or elsewhere.

The data for other unassisted units ~~will (may)~~ be gathered from newspapers, Internet Realtors, professional associations, inquiries of owners, market surveys, and other available sources.

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comparable unit also did not have this feature. The amount of the adjustment is equal to the value of that feature in the market.

Section 982.507(c) states the owner must give SNRHA information requested by SNRHA on rents charged by the owner for other units in the premises or elsewhere. The RFTA, Form HUD-52517, was revised to add information from owners of multifamily properties on the rents charged for three (3) recent rentals of comparable unassisted units in the same complex.

The owner supplies this information in Section 12a of the revised RFTA. SNRHA may use the information provided in Section 12a of the form to determine and document rent reasonableness for comparable unassisted units in the same apartment complex.

How Market Data is Collected

SNRHA Policy

SNRHA ~~will~~ (may) collect and maintain data on market rents in SNRHA's jurisdiction. Information sources include newspapers, realtors, market surveys, inquiries of owners and other available sources. The data will be maintained by bedroom size and market areas. Market areas may be defined by zip codes, census tract, neighborhood, and identifiable natural or man-made boundaries. The data will be updated on an ongoing basis and rent information that is more than 12 months old will (not) be (used) eliminated from the database. In the cases where a comparable is required, SNRHA shall provide for three (3) comparable units.

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How Rents are Determined

SNRHA Policy

The rent for the unit proposed for HCV assistance will be compared to the rent charged for no less than three (3) comparable units in the same market area. SNRHA will develop a range of prices for comparable units within this rent range. Interactive maps with satellite overlays will be used to identify and select the most similar unsubsidized units in closest proximity to the subject unit, and comparable unit data characteristics will be used to select the most similar units. Because units may be similar, but not exactly like the unit proposed for HCV assistance, SNRHA may make adjustments to the range of prices to account for these differences.

Units That Must Not Be Used as Comparables

Comparable units must represent unrestricted market rents. Therefore, units receiving some form of federal, state, or local assistance imposing rent restrictions cannot be considered comparable units. These include units assisted by HUD through any of the following programs:

- Section 8 project-based assistance,
- Section 236 and Section 221(d)(3),
- Below Market Interest Rate (BMIR) projects,
- HOME or Community Development Block Grant (CDBG) program-assisted units in which the rents are subsidized,
- Units subsidized through federal, state, or local tax credits,



SNRHA may elect to screen applicants for family behavior or suitability for tenancy. See Chapter 3 for a discussion of SNRHA's policies with regard to screening applicant families for program eligibility [24 CFR 982.307(a)(1)].

The owner is responsible for screening and selection of the family to occupy the owner's unit. At or before SNRHA approval of the tenancy, SNRHA must inform the owner that screening and selection for tenancy is the responsibility of the owner [24 CFR 982.307(a)(2)]. SNRHA must also inform the owner or manager of their responsibility to comply with VAWA. [Pub.L. 109-162]

SNRHA must provide the owner with the family's current and prior address (as shown in SNRHA records); and the name and address (if known to SNRHA) of the landlord at the family's current and prior address. [24 CFR 982.307 (b)(1)].

SNRHA is permitted, but not required, to offer the owner other information in SNRHA's possession about the family's tenancy [24 CFR 982.307(b)(2)].

SNRHA's policy on providing information to the owner must be included in the family's briefing packet [24 CFR 982.307(b)(3)].

SNRHA Policy

SNRHA will not screen applicants for family behavior or suitability for tenancy.

SNRHA will not provide additional screening information to the owner.

9-I. B. REQUESTING TENANCY APPROVAL [Form HUD-52517]

After the family is issued a voucher, the family must locate an eligible unit, with an owner or landlord willing to participate in the voucher program. Once a family finds a suitable unit and the owner is willing to lease the unit under the program, the owner and the family must request SNRHA to approve the assisted tenancy in the selected unit.

The owner and the family must submit all documents to SNRHA:

- Completed Request for Tenancy Approval (RFTA) – Form HUD-52517
- Copy of the proposed lease (signed by both parties with no effective date), including any addendum regarding utilities and who supplies the stove and refrigerator.
- W9 Form for legal owner (must include additional W-9 for payee, if other than owner)
- Direct Deposit Form- with voided check (must be pre-printed from bank or a statement from bank with business logo and information)
- Recorded Deed – staff will verify using Clark County Government websites
- ~~Management Agreement, if applicable~~
- ~~A copy of an active LLC (Limited Liability Company/Corporation)~~
- Trust documents, if applicable to identify trustee bank assigned tax ID or EIN
- Side Payment/Program Abuse Form.



HUD regulations permit SNRHA to deny a family permission to move under the following conditions:

Insufficient Funding

SNRHA may deny a family permission to move if SNRHA does not have sufficient funding for continued assistance [24 CFR 982.354(e)(1)].

SNRHA Policy

SNRHA will deny a family permission to move on grounds SNRHA does not have sufficient funding for continued assistance if (a) the move is initiated by the family, not the owner or SNRHA; (b) SNRHA can demonstrate the move will, in fact, result in higher subsidy costs; and (c) SNRHA can demonstrate the move would result in the termination of other participants during the calendar years due to lack of HAP funds include HAP reserves. If this occurs, SNRHA must provide written notification to the

local HUD Office when it determines it is necessary to deny moves to a higher cost unit based on insufficient funding. The notification must include the following documentation:

1. A financial analysis demonstrating insufficient funds are projected to meet the current calendar year projections of expenses. The projection must not include vouchers issued but are yet under contract.
2. A statement certifying the PHA has ceased issuing vouchers and will not admit families from their waiting list while the limitations on moves to a higher cost unit is in place.
3. A copy of the PHA's policy stating how the PHA will address families who have been denied moves. The requirements of the policy are described below.

For moves within SNRHA's jurisdiction, a "higher cost unit" is defined as a unit in which the PHA would have to pay a higher subsidy amount due to an increase in the gross rent for the new unit. This policy applies to moves within SNRHA's jurisdiction as well as to moves outside its jurisdiction under portability.

Repayment Agreements

SNRHA shall deny moves under portability if the participant owes a debt to SNRHA, even if they are under a repayment agreement, unless the balance is paid in full prior to the voucher being issued and portability documents being submitted to the receiving PHA (**unless the participant is moving under VAWA or Reasonable Accommodation**).

Grounds for Denial or Termination of Assistance

SNRHA has grounds for denying or terminating the family's assistance [24 CFR 982.314(e)(2)]. VAWA creates an exception to these restrictions for families who are otherwise in compliance with program obligations, but have moved to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and who



Reexamination of Family Income and Composition

SNRHA Policy

For families approved to move to a new unit within SNRHA's jurisdiction, SNRHA will perform a new annual reexamination in accordance with the policies set forth in Chapter 11 of this plan. (However, the receiving PHA may not delay issuing the family a voucher or otherwise delay approval of a unit until those processes are completed. The PHA may take subsequent action (e.g., recalculating the HAP payment based on updated income information; terminating the family's participation in the program due to criminal background or failing to disclose necessary information) against the family based on the results.)

Voucher Issuance and Briefing

SNRHA Policy

Families approved to move to a new unit within SNRHA's jurisdiction, SNRHA will issue a new voucher within 10 calendar days of SNRHA's written approval to move. No briefing is required for these families. However, staff will remind them of move requirements when the voucher is issued to move. SNRHA will follow the policies set forth in Chapter 7 on voucher term, extension, and expiration. If a family does not locate a new unit within the term of the voucher and any extensions, the family may remain in its current unit with continued voucher assistance if the owner agrees and SNRHA approves. Otherwise, the family will lose its assistance.

For families moving into or families approved to move out of the SNRHA's jurisdiction under portability, SNRHA will follow the policies set forth in Part II of this chapter.

Housing Assistance Payments [24 CFR 982.311(d)]

When a family moves out of an assisted unit, SNRHA may not make any housing assistance payment to the owner for any month **after** the month the family moves out.

If a participant family moves from an assisted unit with continued tenant-based assistance, the term of the lease for the new unit may begin during the month the family moves out of the previous unit. Overlap of the housing assistance payment (for the previous unit and the new unit) is not considered to constitute a duplicative housing subsidy.

Notice Requirements

Briefing sessions emphasize the family's responsibility to give the owner and SNRHA proper written notice of any intent to move.

The family must give the owner the required number of days' notice of their intent to vacate as specified in the lease in writing or a written notice when not specified in the lease. The family must give a copy to SNRHA simultaneously utilizing SNRHA's "Vacate Notice." This notice must be signed by both parties; or if the owner refuses to sign, the participant can provide SNRHA proof



SNRHA will continue to conduct annual reexaminations every year (with the exception of fixed income households. Bi-annual reexaminations will be conducted on fixed income households.)

(Fixed Income Households are defined as periodic payments at reasonably predictable levels from one or more of the following sources:

- Social Security, Supplemental Security Income, Supplemental Disability Insurance.
- Federal, state, local, or private pension plans.
- Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other similar types of periodic receipts.
- Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.)

11-I.B. SCHEDULING ANNUAL REEXAMINATIONS

SNRHA must establish a policy to ensure that the annual reexamination for each family is completed *within* a 12-month period, and may require reexaminations more frequently [HCV GB p. 12-1].

SNRHA Policy

SNRHA will begin the annual reexamination process 120 calendar days in advance of its scheduled effective date. Generally, SNRHA will schedule annual reexamination effective dates to coincide with the family's anniversary date.

Anniversary date is defined as 12 months from the effective date of the family's last annual reexamination or, during a family's first year in the program, from the effective date of the family's initial examination (admission).

If the family moves to a new unit, SNRHA will perform a new annual reexamination.

SNRHA also may schedule an annual reexamination for completion prior to the anniversary date for administrative purposes.

Notification of and Participation in the Annual Reexamination Process

SNRHA is required to obtain the information needed to conduct annual reexaminations. How that information will be collected is left to the discretion of SNRHA.

SNRHA Policy

Families generally are required to participate in an annual reexamination interview, which must be attended by the head of household, spouse, or co-head and all family members 18



- Any household member that has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing (including Public Housing, Section 8 Tenant-Based or Project-Based Units.)
- Any household member is subject to a lifetime registration requirement under a state sex offender registration program. Criminal Sexual Convictions – Applicants, participant and/or their household members who have been convicted of criminal sexual conduct or are required to register in the State of Nevada as a sex offender, will be prohibited from participation in the ~~public (H)housing (Choice Voucher)~~ program.
- Sex offenses, include but are not limited to sexual assault, incest, statutory sexual seduction, open and gross lewdness or child abuse and are required by law to register as a sex offender will be prohibited from participation in the Housing Choice Voucher Program.
- Failure of the family to provide verification of social security numbers for all family members in compliance with HUD Rent Refinement Rule. Notice PIH 2012-10
- Fails to appear to a scheduled briefing to issue a voucher.

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12-I.C. CRITERIA FOR DECIDING TO DENY ASSISTANCE

Evidence [24 CFR 982.553(c)]

SNRHA Policy

SNRHA will use the concept of the preponderance of the evidence as the standard for making all admission decisions.

Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not.

Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Consider all evidence. In determining whether an issue has been proved by a preponderance of the evidence, you should consider all of the evidence, regardless of who produced it.

Equally balanced. If the weight of the evidence is equally balanced, or if you are unable to determine which side of an issue has the preponderance, the party who has the burden of proof has not established such issue by a preponderance of the evidence.

Consideration of Circumstances [24 CFR 982.552(c)(2)]

HUD authorizes SNRHA to consider all relevant circumstances when deciding whether to deny assistance based on a family’s past history except in the situations for which denial of assistance is mandated (see Section 3-III.B).

SNRHA Policy

SNRHA will consider the following factors prior to making its decision:



The seriousness of the case, especially with respect to how it would affect other residents.

~~The effects that denial of assistance may have on other members of the family who were not involved in the action or failure.~~

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The extent of participation or culpability of individual family members, including whether the culpable family member is a minor or a person with disabilities, or (as discussed further in section 3-III.G) a victim of domestic violence, dating violence, sexual assault, or stalking.

The length of time since the violation occurred, the family's recent history and the likelihood of favorable conduct in the future.

In the case of drug or alcohol abuse, whether the culpable household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully, unless there is a reoccurring offense within the past twelve months.

SNRHA will require the applicant/participant to submit evidence of the household member's current participation in or successful completion of a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.

SNRHA will consider all credible evidence, including but not limited to, any record of convictions or evictions of household members related to the use of illegal drugs or the abuse of alcohol. A conviction will be given more weight. SNRHA will also consider evidence from treatment providers or community-based organizations providing services to household members.

SNRHA will also consider good cause reasons for missing an appointment or failing to timely provide information. However, only two appointments shall be scheduled. Said reasons include documented hospitalization, travel or incarceration for non-felony charges.

SNRHA has no discretion when denying assistance to an applicant whom has failed to establish citizenship or eligible status, or has been evicted from any Public Housing Program under the 1937 Act; Sex offender; Illegal drug use, other criminal activity, and alcohol abuse that would threaten other residents unless they can demonstrate to SNRHA that the person engaging in the activity has been rehabilitated, or that the situation no longer exists, and there have been no repeat incidents in the past 12 months.

Removal of a Family Member's Name from the Application [24 CFR 982.552(c)(2)(ii)]

HUD permits PHAs to impose as a condition of admission, a requirement that family members who participated in or were culpable (*defined as: deserving blame/blameworthy*) for an action or failure to act resulting in the denial of assistance, to not reside in the unit.

SNRHA Policy



As a condition of receiving assistance, a family may agree to remove the culpable family member from the application. In such instances, the head of household must certify the family member will not be permitted to visit or to stay as a guest in the assisted unit.

~~(Prior to)~~ After admission to the program, the family must present evidence of the former family member's current address upon SNRHA request.

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Reasonable Accommodation [24 CFR 982.552(c)(2)(iv)]

If the family includes a person with disabilities, SNRHA's decision concerning denial of admission is subject to consideration of reasonable accommodation in accordance with 24 CFR Part 8.

SNRHA Policy

If the family indicates the behavior of a family member with a disability is the reason for the proposed denial of assistance, SNRHA will determine whether the behavior is related to the disability. If so, upon the family's request, SNRHA will determine whether alternative measures are appropriate as a reasonable accommodation. SNRHA will only consider accommodations that can reasonably be expected to address the behavior that is the basis of the proposed denial of assistance. See Chapter 2 and Addendum A, for a discussion of reasonable accommodation.

12-I.D. DENIAL OF ASSISTANCE TO AN APPLICANT [24 CFR 982.552; 982.553]

(Some areas of this section also apply to participants)

SNRHA Policy

1. PERMANENT PROHIBITION

Applicants/participants and incoming clients under portability, and/or their household members who have been convicted of criminal sexual conduct, including but not limited to sexual assault, incest, statutory sexual seduction, open and gross lewdness or child abuse and are required by law to register as a sex offender will be prohibited from participation in the Section 8-HCV Program.

SNRHA will permanently deny admission to a HCV applicant/participant convicted of manufacturing or producing methamphetamine on the premises of assisted housing developments in violation of any Federal or State Law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and ground. Such individuals are permanently barred from receiving Federal Housing Assistance.

Any applicant or incoming port who owes any PHA a debt, including debts owed to HCV Project-based programs or any other federal housing program unless said person has a current repayment agreement for which they are in full-compliance with the terms of the agreement.

Fails to provide social security numbers and verification for all family members claiming to be citizens or have eligible immigration status.



~~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;~~

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Has made fraudulent representations on his/her ~~public~~ housing application.

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~~Has engaged in or threatened abusive or violent behavior toward SNRHA personnel;~~

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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 probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence for one year prior to admissions to the HCV Program or port in date. 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.~~

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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 (H)housing (Choice Voucher) 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

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If convicted of a sexual crime in any court of law and subject to any sex offender registration requirement. These applicants, including (for port-ins) and participants, shall be barred permanently effective from the date required to register as a sex offender.

B. TEN YEAR ADMISSION BAR PERIOD

Persons with convictions of one of the following offenses will be barred from admission to and continued occupancy in the ~~public (H)housing (Choice Voucher)-housing~~ program for a period of 10 years.

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- Murder or attempted murder
- Rape (not resulting in offender being a registered as a sex offender)
- Child Molestation (not resulting in offender being registered as a sex offender)
- Kidnapping, attempted kidnapping
- Sexual assault attempted sexual assault
- Child pornography

C. FIVE YEAR PROHIBITION

(If any household member 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.)

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Persons with convictions of one of the following offenses will be barred from admission to or porting in from another PHA for a period of 5 years.

If any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past five years, the family will be denied assistance.

(Five years from the date of conviction: Persons convicted of *Drug-related criminal activity*, defined by HUD as the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug [24 CFR 5.100], including:

- Trafficking in controlled substances; and
- Sale of controlled substances

~~**Exception:** Applicants, including incoming families under portability 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 HCV 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 HCV program AND there has been no other offenses that would bar admission for two (2) years or more.~~

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Five years from the date of conviction: Persons convicted of *Violent criminal activity*, defined by HUD as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage [24 CFR 5.100] including:



- Driving under the influence causing personal injury
- Voluntary manslaughter
- Involuntary manslaughter
- Robbery
- Attempted robbery with a deadly weapon
- Mayhem or attempted mayhem
- Convicted of Arson
- Battery with substantial bodily harm (with a deadly weapon)
- Robbery or attempted robbery with the use of a deadly weapon
- Trafficking in controlled substance
- Sale of controlled substance
- Felony Hit and Run
- DUI 3rd Offense

• ~~Under the Influence of Controlled Substance~~

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- Grand Larceny
- Arson, attempted arson
- Illegal Manufacture of a Controlled Substance
- Assault with a Deadly Weapon

• ~~Possession of an Unregistered Firearm (2nd or other offense)~~

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- Possession of controlled substance with intent to sell

Criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; or

Criminal activity that may threaten the health or safety of property owners and management staff, and persons performing contract administration functions or other responsibilities on behalf of SNRHA (including a SNRHA employee or a SNRHA contractor, subcontractor, or agent).

Immediate vicinity means within a three-block radius of the premises.

Evidence of such criminal activity includes, but is not limited to:

- Any conviction for drug-related or violent criminal activity within the past 5 years.
- ~~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 sole~~

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~~basis for the denial or proof that the applicant engaged in disqualifying criminal activity.~~

- A conviction for drug-related or violent criminal activity will be given more weight.

Previously Assisted Families:

If the family’s assistance was terminated for the following reasons the family may be denied assistance for five years:

- Any family member has been evicted from federally assisted housing within the last five years.
- Any PHA has ever terminated assistance under the program for any member of the family for violation of family obligations.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the last five years.
- A family member has engaged in or threatened violent or abusive behavior toward SNRHA personnel within the last five years.
 - *Abusive or violent behavior towards SNRHA personnel* includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.
 - *Threatening* refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

In making its decision to deny assistance for all the above-noted timeframes, SNRHA will consider the factors discussed in Section 12-II.B. Upon consideration of such factors, SNRHA may, on a case-by-case basis, decide to reduce the period of ineligibility.

D. THREE YEAR PROHIBITION

Persons with convictions of one of the following offenses will be barred from admission to or porting in from another PHA into the HCV program for a period of three (3) years:

- Assault and battery
- ~~Coercion~~
- ~~Prostitution (third and further offenses)~~
- ~~(Child) Abuse and neglect of children (2nd offense)~~
- Open and gross lewdness (2nd offense) - if a (lifetime) sex -offender, the three year bar does not apply. Sex offenders are barred forever.
- ~~(Elderly) Abuse and exploitation of older persons~~
- Harassment and stalking (2nd offense)
- Discharging a firearm out of a motor vehicle
- Burglary
- ~~(Aiming firearm at a human being)~~

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E. TWO YEAR PROHIBITION

Any family allowing an ineligible person (relating to citizenship) to live in the assisted unit without informing SNRHA must be terminated for 24 months.

Possession of controlled substance

Any other criminal activity which, if repeated after admission, may threaten the health, safety, or right to peaceful enjoyment of the premises of other residents, neighbors, or persons living in the immediate vicinity. ~~(.) (and,or)~~

~~Other criminal activity which, if repeated after admission, may threaten the health or safety of the property's owner, property management staff, SNRHA staff, or other individuals working in the immediate vicinity.~~

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F. ONE YEAR PROHIBITION

Gross Misdemeanor Convictions

Persons with gross misdemeanor convictions for the offenses listed below shall be barred from the program admission and continued occupancy for a period of one (1) year from the date of conviction, and must demonstrate an absence of criminal activity for a minimum period of one year preceding the date of the application for admission or port in date.

- Open or gross lewdness – First Offense
- ~~Aiming firearm at a human being~~
- Discharging a weapon where a person might be endangered
- Changing/altering the serial number of a firearm
- Discharging a firearm in or upon a public street
- ~~Carrying a concealed weapon~~
- ~~Possession of Burglary Tools~~
- ~~Possession of an Unregistered Firearm – First Offense~~
- ~~Conspiracy to Commit a Crime~~

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Misdemeanor Convictions

Persons with misdemeanor convictions, for the offenses listed below, shall be barred from program admission, including port-ins from other HAs into HCV program for a period of one (1) year.

- ~~Public intoxication~~
- ~~Prostitution (first and second offense)~~
- ~~Petty larceny~~
- Battery
- Domestic violence
- ~~Disorderly conduct~~

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- Possession of drugs not to be introduced into interstate commerce
- ~~(Child) Abuse and neglect of children~~ (first offense, even if no physical injury resulted to child)
- Harassment/stalking (first offense)
- ~~Trespassing~~
- ~~Loitering~~
- DUI – First or Second offense
- Violating a Protective Order
- Resisting a Police Officer
- ~~Possession of drug paraphernalia:~~

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Probation and Parole

~~(If on probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence for one year prior to admissions to the HCV Program or port-in date. 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.)~~

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~~(This section applies to incoming ports also.)~~

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~~Even if a person has served time in jail and has now been released on probation or parole, they cannot be admitted into HCV program, 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.~~

~~A person who is released from jail with no probation or parole requirement would have to operate on the outside for one year with no further evidence of 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 applies to incoming ports also.~~

~~SNRHA may elect not to terminate or deny assistance to a family who is currently under the following types of court probations, commonly called: Bench Probation, Summary Probation, Conditional Probation, or Informal Probation; as long as the family member produces verifiable evidence that:~~

- ~~He/She has successfully completed all court-ordered obligations:~~

Other Felony Criminal Convictions

Applicants, incoming clients under portability (including prior SNRHA clients who ported out and leased with the receiving PHA) and/or members of their household who have felony 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 last date of their sentence.

For purposes of this section, the "last date 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 are barred from admission until the warrants have been satisfied by the issuing legal jurisdiction. Applicants or port-in client must provide documentation that the warrant has been satisfied within 30 calendar days of notification to prevent denial of assistance.

12-I.E. USE OF FBI AND LAW ENFORCEMENT RECORDS

SNRHA will check criminal history for all applicants and incoming ports who are 18 years or older to determine whether any member of the family has engaged in violent or drug related criminal activity or other criminal activity which is prohibit as an admission criterion.

Verification of any past activity will be done prior to final eligibility for admissions. For incoming ports, lease-up shall not be held up awaiting criminal screening results, but termination shall occur for participants porting in that cannot pass SNRHA's criminal screening requirements.

SNRHA has contracted with ~~the Nevada State Highway Patrol~~, an FBI approved channeling agent, to process and funnel requests in order to obtain National Crime Information Center (NCIC) data for the purpose of accessing FBI criminal records.

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SNRHA acknowledges a name check only may result in an inconclusive result without a positive fingerprint comparison. The results of an inconclusive name check will not be used to deny an applicant admission to the HCV program.

If the channeling agency indicates to SNRHA that there is a criminal history record indexed in the Interstate Identification Index which might belong to the applicant/participant, SNRHA must submit an applicant fingerprint card to the FBI through the appropriate channel in order to verify whether the criminal record is in fact the applicant's/participant's. Should the applicant instead elect to withdraw their application, no further action will be necessary.

To gain the full content of the NCIC data through the FBI approved channeling agent, SNRHA will submit ~~an applicant/participant fingerprint(s) card~~ to the channeling agent.

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~~Applicants and Incoming Port clients shall be required to have prints done when Metropolitan Police Department has indicated crimes may have been committed out of SNRHA's jurisdiction.~~

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Confidentiality of Criminal Records

SNRHA will ensure any criminal record received ~~in (is)~~ maintained confidentially, not misused or improperly disseminated, ~~(will be housed in a locked file cabinet with access restricted to individuals responsible for such screening)~~, and destroyed once the purpose for which it was requested is accomplished.

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~~All criminal reports, while needed by the Director of Housing Programs (DHP) or their designee for screening for criminal behavior, will be housed in a locked file cabinet with access restricted to individuals responsible for such screening.~~

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~~SNRHA shall shred these documents after three (3) years following termination.~~

~~INFORMAL REVIEW mention is in chapter 14.~~

PART II: GROUNDS FOR TERMINATION OF ASSISTANCE

12-II.A. FAMILY NO LONGER REQUIRES ASSISTANCE [24 CFR 982.45]

As a family's income increases, the amount of SNRHA subsidy goes down. If the amount of HCV assistance provided by the HAP drops to zero and remains at zero for 180 consecutive calendar days the family's assistance terminates automatically.

SNRHA Policy

If a participating family receiving zero assistance experiences a change in circumstances that would cause the HAP payment to rise above zero, the family must notify SNRHA of the changed circumstances and request an interim reexamination before the expiration of the 180 calendar day period (after last HAP payment to owner).

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12-II.B. FAMILY CHOOSES TO TERMINATE ASSISTANCE

The family may request SNRHA terminate the family's assistance at any time.

SNRHA Policy

The request to terminate assistance should be made in writing and signed by the head of household, ~~(and) spouse, or co head~~. SNRHA will provide proper notice by notifying the family of the cancellation of assistance in writing. Assistance shall be terminated per the participants' requested termination date. If no specific date is provided, SNRHA shall terminate the assistance at the end of the month of receipt of the request to self-terminate.

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12-II.C. MANDATORY TERMINATION OF ASSISTANCE

HUD requires SNRHA to terminate assistance in the following circumstances.

Eviction [24 CFR 982.552(b)(2), Pub.L. 109-162]

SNRHA must terminate assistance whenever a family is evicted from a unit assisted under the HCV program for a serious or repeated violation of the lease. Incidents of actual or threatened violence, dating violence, sexual assault, or stalking may not be construed as serious or repeated violations of the lease by the victim or threatened victim of such abuse.

SNRHA Policy



A family will be considered *evicted* if the family moves after a legal eviction order has been issued, whether or not physical enforcement of the order was necessary.

If a family moves after the owner has given the family an eviction notice, for serious or repeated lease violations, but before a legal eviction order has been issued, termination of assistance is not mandatory. However, SNRHA will determine whether the family has committed serious or repeated violations of the lease based on available evidence and may terminate assistance or take any of the alternative measures described in Section 12-II.C. SNRHA shall not issue a voucher to move if SNRHA has received a notice of proceeding for an eviction for ~~(cause) 30 calendar days from the date of the notice.~~ 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 given a written valid Vacate Notice ~~(or a copy of a 30-Day No Cause Eviction Notice to either the) other~~ property owner ~~(and SNRHA) or manager.~~

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/manager 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.~~

Serious and repeated lease violations will include, but not be limited to:

- Nonpayment of rent,
- Disturbance of neighbors,
- Destruction of property,
- Living or housekeeping habits that cause damage to the unit or premises,
- Subleasing the unit,
- Criminal activity on or near the premises
- Failure to repay judgments in a previously assisted HCV unit.
- ~~(Failure to maintain and pay utilities)~~

Generally, the ~~eriterion~~ (criteria) to be used is whether the reason for the eviction was through no fault of the ~~participant~~ participant (~~household members.~~) or guests.

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Failure to Provide Consent [24 CFR 982.552(b)(3)]

SNRHA must terminate assistance if any family member fails to sign and submit any consent form they are required to sign for a reexamination. See Chapter 6 for a complete discussion of consent requirements.

Failure to Document Citizenship [24 CFR 982.552(b)(4) and [24 CFR 5.514(c)]



SNRHA will consider all credible evidence, including but not limited to, any record of convictions of household members related to drug-related or violent criminal activity, and any eviction or notice to evict based on drug-related or violent criminal activity.

A record or records of arrest will not be used as the sole basis for the termination or proof that the participant engaged in disqualifying criminal activity.

Other Authorized Reasons for Termination of Assistance [24 CFR 982.552(c), 24 CFR 5.2005(c)]

HUD permits SNRHA to terminate assistance under a number of other circumstances. It is left to the discretion of SNRHA whether such circumstances in general warrant consideration for the termination of assistance. The Violence Against Women Act of 2013 explicitly prohibits SNRHA's from considering incidents or actual threatened domestic violence, dating violence, sexual assault, or stalking as reasons for terminating the assistance of a victim of such abuse

SNRHA Policy

SNRHA **will not** terminate a family's assistance because of the family's failure to meet its obligations under the Family Self-Sufficiency or Welfare to Work program.

SNRHA **will** terminate a family's assistance if:

- The family has failed to comply with any family obligations under the program. See Exhibit 12-1 for a listing of family obligations and related SNRHA policies.
- Any family member has been evicted from federally-assisted housing in the last three (3) years.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- The family owes past due rent or other past due amounts, including in connection with HCV or public housing assistance under the 1937 Act.
- Breach of repayment agreement, unless the family repays the full amount of the debt no later than 14 calendar days from notification from SNRHA. This does not apply if the family is current with payments under an approved repayment agreement.
- The family has breached the terms of a repayment agreement entered into with any PHA, or refuses to enter into a repayment agreement.
- The family does not provide information that SNRHA or HUD determines is necessary in determining program eligibility.
- The family does not provide complete and true information to SNRHA.
- 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 (continued) HCV 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.

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- The family failed to keep scheduled eligibility appointments with SNRHA staff
- Fails to appear to a scheduled briefing to issue a voucher
- A family member engages in or threatens violent or abusive behavior toward SNRHA personnel.

Abusive or violent behavior towards SNRHA personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate shall be considered abusive or violent behavior.

Threatening refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

SNRHA **shall** deny assistance or continued assistance to an applicant, participant, and/or port-in client that:

- Does not submit a RFTA prior to the voucher expiring
- Is over income –applicants only
- Refuses to cooperate with SNRHA during the initial certification process or with portability procedures
- Fails to take immediate possession of the unit. Immediate is defined as within 20 calendar days of the date the unit has passed the initial HQS inspection.
- Is fleeing a felony
- ~~Has an outstanding felony warrant~~
- ~~Persons with outstanding warrants are barred from admission until the warrants have been satisfied within 30 calendar days of notification or~~
- Other criminal activities that are listed within this document as reasons to deny admissions.

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Family Absence from the Unit [24 CFR 982.312]

The family may be absent from the unit for brief periods. SNRHA has established a policy on how long the family may be absent from the assisted unit (See Section 3-I.L.) However, the family may not be absent from the unit for a period of more than 180 consecutive calendar days for any reason. Absence in this context means that no member of the family is residing in the unit.

SNRHA Policy

If the assisted family is absent from the unit for more than 180 consecutive calendar days (for any reason), the family's assistance will be terminated. Families must notify SNRHA in ~~writing~~ writing (, in advance, mitigating circumstances will be considered) if they will be out of the unit for any reason for more than 30 consecutive calendar days.

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Other Reasons for Termination

- Failure or refuses to supply any information that SNRHA or HUD determines necessary for the administration of the Section 8 Program, including but not limited to, submissions of required evidence of citizenship or eligible immigration status;



- The family failed to keep scheduled eligibility appointments with SNRHA staff
- Fails to appear to a scheduled briefing to issue a voucher
- A family member engages in or threatens violent or abusive behavior toward SNRHA personnel.

Abusive or violent behavior towards SNRHA personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate shall be considered abusive or violent behavior.

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- ~~Has an outstanding felony warrant~~
- ~~Persons with outstanding warrants are barred from admission until the warrants have been satisfied within 30 calendar days of notification or~~
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SNRHA Policy

If the assisted family is absent from the unit for more than 180 consecutive calendar days (for any reason), the family’s assistance will be terminated. Families must notify SNRHA in writingwriting (, in advance, mitigating circumstances will be considered) if they will be out of the unit for any reason for more than 30 consecutive calendar days.

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Other Reasons for Termination

- Failure or refuses to supply any information that SNRHA or HUD determines necessary for the administration of the Section 8 Program, including but not limited to, submissions of required evidence of citizenship or eligible immigration status;



- Failure to supply information requested by SNRHA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition in accordance with HUD requirements.
- Failure to report or disclose income after signing a zero income verification form within 10 calendar days as noted in the zero income certification form.
- Failure to appear or re-schedule, prior to the appointment time and date, at a required re-examination appointment, unless due to documented hospitalization, ~~(or) travel or incarceration for reasons other than reasons which would result in termination of assistance.~~
- Failure or refuses to notify SNRHA of an eviction notice and/or that the family has moved from the assisted residence prior to receiving written approval from SNRHA;
- Failure or refuses to utilize the assisted residence as a primary residence;
- Failure or refuses to report changes in income or family composition in writing within 10 calendar days to SNRHA, including marriages.
- Failure or refuses to promptly notify SNRHA that a family member no longer resides in the unit;
- Failure to submit written valid Vacate Notice to owner and SNRHA ~~(and obtain SNRHA approval)~~ prior to moving.
- Fraud related to any Housing Program
- Failure to provide verifications within required timeframes
- Failure to enter into a repayment agreement within the required timeframes or ~~paid (pay) debt~~ in full and in compliance with the terms of the repayment agreement.
- Dual subsidy for any household member
- Permits persons, other than or in addition to members of the assisted family, to reside in the unit without prior approval from SNRHA;
- Fails or refuses to allow SNRHA to inspect the assisted unit at reasonable times and after 48 hours notice;
- Fails or refuses to pay any utilities that the owner is not required to pay for;
- Fails or refuses to maintain any appliances, in a safe condition, that the owner is not required to maintain;
- Fails or refuses to correct/repair life threatening caused damage to the leased premises for which the family is responsible within 24 hours of the occurrence, including reconnecting utilities.
- Fails or refuses to correct/repair family caused damages to the leased premises - beyond normal wear and tear that result in an HQS breach within 30 calendar days of the occurrence of said damage;

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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.



- 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 (may) 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;



- 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
- 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.
- (Real Estate Taxes)
- (Home Insurance)
- (\$50 monthly home repair)
- (\$50 maintenance allowance)

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.



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:



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;

(Real Estate Taxes)

(Home Insurance)

(\$50 monthly home repair)

(\$50 maintenance allowance)

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



- At least 50% of interim and annual reexaminations, ~~initial port-in files, and initial lease up's within SNRHA jurisdiction~~
- ~~(75% initial port-in files, and initial lease up's within SNRHA jurisdiction)~~
- At least ~~(75)~~50 % of new admissions

Independent Audits and HUD Monitoring

OMB Circular A-133 requires all PHAs that expend \$500,000 or more in federal awards annually to have an independent audit (IPA). In addition, HUD conducts periodic on-site and automated monitoring of PHA activities and notifies the PHA of errors and potential cases of program abuse.

SNRHA Policy

SNRHA will use the results reported in any IPA or HUD monitoring reports to identify potential program abuses and to assess the effectiveness of SNRHA's error detection and abuse prevention efforts.

Individual Reporting of Possible Errors and Program Abuse

SNRHA Policy

SNRHA will encourage staff, program participants, and the public to report possible program abuse.

16-I.C. INVESTIGATING ERRORS AND PROGRAM ABUSE

When SNRHA Will Investigate

SNRHA Policy

SNRHA will review all referrals, specific allegations, complaints, and tips from any source including other agencies, companies, and individuals, to determine if they warrant investigation. In order for SNRHA to investigate, the allegation (~~must be in writing~~) should include the address of the suspected violator and must contain at least one ~~(to two to)~~ independently-verifiable item of information, such as the name of an employer or the name of an unauthorized household member.

SNRHA ~~will~~ (~~may~~) investigate inconsistent information related to the family that is identified through file reviews and the verification process.

~~SNRHA may investigate using Non-HQS inspections form to document unauthorized person living in assisted units and participants that have skipped.~~ SNRHA may conduct a postal verification by sending a certified letter with a return receipt to the assisted address in the name of the unauthorized person as an investigation method.

Consent to Release of Information [24 CFR 982.516]



SNRHA may investigate possible instances of error or abuse using all available PHA and public records. If necessary, SNRHA will require HCV families to give consent to the release of additional information.

Analysis and Findings

SNRHA Policy

SNRHA will base its evaluation on a preponderance of the evidence collected during its investigation.

Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence that as a whole shows that the fact sought to be proved is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence

For each investigation SNRHA will determine (1) whether an error or program abuse has occurred, (2) whether any amount of money is owed to SNRHA, and (3) what corrective measures or penalties will be assessed.

Consideration of Remedies

All errors and instances of program abuse must be corrected prospectively. Whether SNRHA will enforce other corrective actions and penalties depends upon the nature of the error or program abuse.

SNRHA Policy

In the case of family-caused errors or program abuse, SNRHA will take into consideration (1) the seriousness of the offense and the extent of participation or culpability of individual family members, (2) any special circumstances surrounding the case, (3) any mitigating circumstances related to the disability of a family member, (4) the effects of a particular remedy on family members who were not involved in the offense.

In the case of owner-caused errors or program abuse, SNRHA will take into consideration (1) the seriousness of the offense, (2) the length of time since the violation has occurred, and (3) the effects of a particular remedy on family members who were not involved in the offense.

In the case of staff caused errors or program abuse, SNRHA will take into consideration (1) the seriousness of the offense, (2) the length of time since the violation has occurred, and (3) the effects it may have on the agency, program participant, or HUD.

Notice and Appeals

SNRHA Policy

If evidence of program abuse is found, SNRHA will inform the relevant party in writing of its findings and remedies within ~~10~~ (30) business days of the conclusion of the investigation. The notice will include (1) a description of the error or program abuse, (2) the basis on which SNRHA determined the error or program abuses, (3) the remedies to be employed, (4) the family's right to appeal the results through the informal ~~review or~~ hearing process, if applicable (see Chapter 14), and (5) the staff member rights per the Collective



An incorrect subsidy determination caused by a family generally would be the result of incorrect reporting of family composition, income, assets, or expenses, but also would include instances in which the family knowingly allows SNRHA to use incorrect information provided by a third party.

Family Reimbursement to SNRHA [HCV GB pp. 22-12 to 22-13]

SNRHA Policy

In the case of family-caused errors or program abuse, the family will be required to repay any excess subsidy received. SNRHA may, but is not required to, ~~offer (accept) the family~~ a repayment agreement in accordance with Chapter 14. If the family fails to repay the excess subsidy (~~within the SNRHA guidelines~~), the PHA will terminate the family's assistance in accordance with the policies in Chapter 12.

SNRHA Reimbursement to Family [HCV GB p. 22-12]

SNRHA Policy

SNRHA will not reimburse the family for any underpayment of assistance when the underpayment clearly is caused by the family.

Prohibited Actions

An applicant or participant in the HCV program must not knowingly:

- Make a false statement to SNRHA [Title 18 U.S.C. Section 1001].
- Commit fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program [24 CFR 982.552(c)(iv)].

SNRHA Policy

Any of the following will be considered evidence of family program abuse:

- Payment to the owner in excess of amounts authorized by SNRHA for rent, security deposit, and additional services
- Offering bribes or illegal gratuities to the PHA Board of Commissioners, employees, contractors, or other PHA representatives
- Offering payments or other incentives to the owner or a third party as an inducement for the third party to make false or misleading statements to the PHA on the family's behalf
- Use of a false name or the use of falsified, forged, or altered documents
- Intentional misreporting of family information or circumstances (e.g. income, family composition)
- Omitted facts that were obviously known by a family member (e.g., not reporting employment income)
- Admission of program abuse by an adult family member
- Any ownership interest in the assisted unit



Staff will receive disciplinary action if they enter SNRHA's YARDI system to access a file in which they have any affiliation.

~~The following is the criteria to be utilized for identifying confidential and high profile cases:~~

~~Confidential File:~~

~~"A Confidential File is defined as the file of a SNRHA staff member or the family member of a SNRHA staff member or any file where a perceived conflict of interest may exist including having an interest in an assisted property."~~

~~High Profile Case:~~

~~The participant has actively complained to HUD, the City Council, Fair Housing or local/state Representatives or has had a negative news media article. The file will be pulled for review and maintained by HP management until the incident is resolved.~~

~~The participant has filed a law suit against SNRHA.~~



If the families are currently enrolled in PH Family Self-Sufficiency (FSS) after the RAD conversion, SNRHA shall enroll them in its HCV FSS program. Resident under RAD not enrolled in PH FSS at the time of conversion will not be eligible to participate in the program.

Residents shall have the right to establish and operate a resident organization and be eligible for participation funding.

Resident Procedural Rights [PIH-2012-32 (HA), REV-2]:

The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

Termination Notification:

HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
- b. ~~14~~(30) days in the case of nonpayment of rent; and
- c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

Grievance Process:

Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.



When needed as a reasonable accommodation, SNRHA may make an exception to the payment standard without HUD approval if the exception amount does not exceed 120 percent of the applicable FMR for the unit size [24 CFR 982.503(b)]. SNRHA may request HUD approval for an exception to the payment standard for a particular family if the required amount exceeds 120 percent of the FMR.

SNRHA Policy

A family that requires a reasonable accommodation may request a higher payment standard at the time the Request for Tenancy Approval (RFTA) is submitted. The family must document the need for the exception which shall be verified via third party verification. In order to approve an exception, or request an exception from HUD, the PHA must determine that:

~~There is a shortage of affordable units that would be appropriate for the family;~~

The family's TTP would otherwise exceed 40 percent of adjusted monthly income; and

The rent for the unit is reasonable.

"Success Rate" Payment Standard Amounts [24 CFR 982.503(e)]

If a substantial percentage of families have difficulty finding a suitable unit, SNRHA may request a "success rate payment standard" that applies to the entire jurisdiction. If approved by HUD, a success rate payment standard allows SNRHA to set its payment standards at 90-110 percent of a higher FMR (the 50th, rather than the 40th percentile FMR). To support the request, SNRHA must demonstrate that during the most recent 6-month period for which information is available:

- Fewer than 75 percent of families who were issued vouchers became participants;
- SNRHA had established payment standards for all unit sizes, and for the entire jurisdiction, at 110 percent of the published FMR; and
- SNRHA had a policy of allowing voucher holders who made sustained efforts to locate units at least **120 90** calendar days to search for a unit.

Although HUD approves the success rate payment standard for all unit sizes in the FMR area, SNRHA may choose to adjust the payment standard for only some unit sizes in all, or a designated part, of the PHA's jurisdiction within the FMR area.

Decreases in the Payment Standard below the Basic Range [24 CFR 982.503(d)]

SNRHA must request HUD approval to establish a payment standard amount that is lower than the basic range. At HUD's sole discretion, HUD may approve establishment of a payment standard lower than the basic range. HUD will not approve a lower payment standard if the family share for more than 40 percent of program participants exceeds 30 percent of adjusted monthly income.

14-II.C. UTILITY ALLOWANCES [24 CFR 982.517]



A SNRHA-established utility allowance schedule is used in determining family share and SNRHA subsidy. SNRHA must maintain a utility allowance schedule for (1) all tenant-paid utilities, (2) the cost of tenant-supplied refrigerators and ranges, and (3) other tenant-paid housing services such as trash collection.

The utility allowance schedule must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, SNRHA must use normal patterns of consumption for the community as a whole, and current utility rates.

The utility allowance must include the utilities and services that are necessary in the locality to provide housing that complies with housing quality standards. Costs for telephone, cable/satellite television, and internet services are not included in the utility allowance schedule.

In the utility allowance schedule, SNRHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection; other electric; cost of tenant-supplied refrigerator; cost of tenant-supplied range; and other specified housing services.

The cost of each utility and housing service must be stated separately by unit size and type. Chapter 18 of the *HCV Guidebook* provides detailed guidance to SNRHA about establishing utility allowance schedules.

Air Conditioning

An allowance for air-conditioning must be provided when the majority of housing units in the market have central air-conditioning or are wired for tenant-installed air conditioners.

SNRHA Policy

SNRHA has included an allowance for air-conditioning in its utility allowance schedule. Central air-conditioning or a portable air conditioner must be present in a unit before SNRHA will apply this allowance to a family's rent and subsidy calculations.

Reasonable Accommodation

HCV program regulations require SNRHA to approve a utility allowance amount higher than shown on SNRHA's schedule if a higher allowance is needed as a reasonable accommodation for a family member with a disability. For example, if a family member with a disability requires such an accommodation, SNRHA will approve an allowance for air-conditioning, even if SNRHA has determined that an allowance for air-conditioning generally is not needed (See Chapter 2 for policies regarding the request and approval of reasonable accommodations).

Utility Allowance Revisions

SNRHA must review its schedule of utility allowances each year, and must revise the schedule if there has been a change of 10 percent or more in any utility rate since the last time the allowance for that utility was revised.

SNRHA must maintain information supporting its annual review of utility allowance and any revisions made in its utility allowance schedule.

PART III: INFORMAL REVIEWS AND HEARINGS GRIEVANCE POLICY AND PROCEDURE



Insert Actual Grievance Policy and Procedure here

~~14-III.A. OVERVIEW~~

~~When SNRHA makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing.~~

~~SNRHA is required to include in their administrative plans, informal review procedures for applicants, and informal hearing procedures for participants [24 CFR 982.54(d)(12) and (13)].~~

~~14-III.B. INFORMAL REVIEWS~~

~~Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program. Informal reviews are intended to provide a “minimum hearing requirement” [24 CFR 982.554], and need not be as elaborate as the informal hearing requirements. (Federal Register Volume 60, No. 127, p 36490).~~

~~Decisions Subject to Informal Review [24 CFR 982.554(a) and (e)]~~

~~SNRHA must give an applicant the opportunity for an informal review of a decision denying assistance [24 CFR 982.554(a)]. Denial of assistance may include any or all of the following [24 CFR 982.552(a)(2)]:~~

- ~~• Denying listing on the SNRHA waiting list~~
- ~~• Denying or withdrawing a voucher~~
- ~~• Refusing to enter into a HAP contract or approve a lease~~
- ~~• Refusing to process or provide assistance under portability procedures~~
- ~~• Denial of assistance based on an unfavorable history that may be the result of domestic violence, dating violence, sexual assault, or stalking. (See Section 3-III.G.)~~

~~Informal reviews are *not* required for the following reasons [24 CFR 982.554(e)]:~~

- ~~• Discretionary administrative determinations by SNRHA~~
- ~~• General policy issues or class grievances~~
- ~~• A determination of the family unit size under the SNRHA subsidy standards~~
- ~~• A SNRHA determination not to approve an extension of a voucher term~~
- ~~• A SNRHA determination not to grant approval of the tenancy~~
- ~~• A SNRHA determination that the unit is not in compliance with the HQS~~
- ~~• A SNRHA determination that the unit is not in accordance with the HQS due to family size or composition~~

SNRHA Policy

~~SNRHA will only offer an informal review to applicants for whom assistance is being denied. Denial of assistance includes: denying listing or removal from on the SNRHA~~



~~waiting list; denying or withdrawing a voucher; refusing to enter into a HAP contract or approve a lease; refusing to process or provide assistance under portability procedures.~~

Notice to the Applicant [24 CFR 982.554(a)]

~~SNRHA must give an applicant prompt notice of a decision denying assistance. The notice must contain a brief statement of the reasons for the SNRHA's decision, and must also state that the applicant may request an informal review of the decision within 10 calendar days from the date of SNRHA's notification of denial of assistance letter. The notice must describe how to obtain the informal review.~~

~~The informal review will be scheduled within 10 business days from the date the request is received.~~

Scheduling an Informal Review

SNRHA Policy

~~A request for an informal review must be made in writing and delivered to SNRHA either in person or by first class mail, by the close of the business day, no later than 10 calendar days from the date of SNRHA's denial of assistance notice.~~

~~Except as provided in Section 3-III.G, SNRHA must schedule and send written notice of the informal review within 10 business days of the family's request.~~

~~A written notice of the appointment will be mailed to the address the client indicated on the informal review request form or the last known address, if no address is provided. The appointment letter must include the following:~~

- ~~• Client name~~
- ~~• Client number~~
- ~~• Appointment date and time~~
- ~~• Appointment location~~
- ~~• Grievant Rights and Responsibilities~~

Remote Informal Reviews

~~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.~~

PHA Policy

~~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.~~

~~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.~~

Conducting Remote Informal Reviews

~~The PHA must ensure that the applicant has the right to hear and be heard.~~

PHA Policy

~~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.~~

~~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.~~

Informal Review Procedures [24 CFR 982.554(b)]

SNRHA Policy

~~The person conducting the review is responsible for making the final decision as to whether assistance should be granted or denied.~~

~~The Informal Review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person.~~

~~The Informal Review may be conducted by an employee other than the person who made the decision or a subordinate of that person or the Hearing Officer for SNRHA.~~

~~The applicant will be given the option of presenting oral or written objections to the decision. Both SNRHA and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense.~~

~~The applicant and/or his/her authorized representative shall be in attendance together with the SNRHA official responsible for making the ineligibility determination at issue or a department designee who has been apprised of the determination and the reasons for the determination. The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.~~

Informal Review Decision [24 CFR 982.554(b)]

~~SNRHA must notify the applicant of SNRHA's final decision, including a brief statement of the reasons for the final decision.~~

SNRHA Policy



~~In rendering a decision, SNRHA will evaluate the following matters:~~

- ~~• Whether or not the grounds for denial were stated factually in the Notice.~~
- ~~• The validity of grounds for denial of assistance. If the grounds for denial are not specified in the regulations, then the decision to deny assistance will be overturned.~~
- ~~• The validity of the evidence. SNRHA will evaluate whether the facts presented prove the grounds for denial of assistance. If the facts prove that there are grounds for denial, and the denial is required by HUD, SNRHA will uphold the decision to deny assistance.~~
- ~~• If the facts prove the grounds for denial, and the denial is discretionary, SNRHA will follow the decision of the person conducting the informal review.~~

~~SNRHA will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed within 10 business days of the informal review, to the applicant and his or her representative, if any.~~

~~If the decision to deny is overturned as a result of the informal review, processing for admission will resume.~~

~~If the family fails to appear for their informal review, the denial of admission will stand and the family will be so notified. Failure to appear for in-person Informal Review appointments within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointments will be considered failure to appear.~~

~~All requests for a review, supporting documentation, and a copy of the final decision will be retained in the family's file.~~

~~14-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555, Pub.L. 109-162]~~

~~SNRHA must offer an Informal Hearing for certain SNRHA determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the SNRHA HCV program and is currently assisted in the program. The purpose of the informal hearing is to consider whether SNRHA's decisions related to the family's circumstances were in accordance with the law, HUD regulations and SNRHA policies.~~

~~SNRHA is not permitted to terminate a family's assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed. SNRHA will provide a 30-day notice or more prior to termination unless the family has been confirmed as a skip or a deceased person. This shall provide adequate time for the participant to request a hearing and a hearing to be scheduled. Deceased clients with no eligible remaining family member shall have the contract terminated the last day of the month in which the death occurred. Termination of assistance for a participant may include any or all of the following:~~

- ~~• Refusing to enter into a HAP contract or approve a lease~~



- ~~Terminating housing assistance payments under an outstanding HAP contract~~
- ~~Refusing to process or provide assistance under portability procedures~~
- ~~Skipping— defined as a family who moves from the assisted unit without prior appropriate notice to the owner and the approval of SNRHA. This must be a written approval or proof of certified mailing if the owner cannot be reach or refusing to sign and the lease is now a month to month lease. SNRHA must also receive this notice and approve by issuances of a voucher prior to the move~~
- ~~Participant is currently Zero to HAP.~~
- ~~Decisions Subject to I Skipping— defined as a family who moves from the assisted unit without prior appropriate notice to the owner and the approval of SNRHA. This must be a written approval or proof of certified mailing if the owner cannot be reach or refusing to sign and the lease is now a month to month lease. SNRHA must also receive this notice and approve by issuances of a voucher prior to the move~~

Informal Hearing

Circumstances for which SNRHA must give a participant family an opportunity for an informal hearing are as follows:

- ~~A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment~~
- ~~A determination of the appropriate utility allowance (if any) for tenant-paid utilities from the SNRHA utility allowance schedule~~
- ~~A determination of the family unit size under SNRHA's subsidy standards~~
- ~~A determination to terminate assistance for a participant family because of the family's actions or failure to act~~
- ~~A determination to terminate assistance because the participant has been absent from the assisted unit for longer than the maximum period permitted under SNRHA policy and HUD rules~~
- ~~A determination to terminate a family's Family Self Sufficiency contract, withhold supportive services, or propose forfeiture of the family's escrow account [24 CFR 984.303(i)]~~
- ~~A determination to deny admission based on an unfavorable history that may be the result of domestic violence, dating violence, sexual assault, or stalking.~~
- ~~A determination that the family is an ineligible student under the student rule provisions~~
- ~~A determination that the family is not protected under the VAWA requirements.~~

Circumstances for which an informal hearing is not required are as follows:

- ~~Discretionary administrative determinations by the PHA~~
- ~~General policy issues or class grievances~~
- ~~Establishment of the SNRHA schedule of utility allowances for families in the program~~



- ~~A SNRHA determination not to approve an extension or suspension of a voucher term~~
- ~~A SNRHA determination not to approve a unit or tenancy~~



- ~~• A SNRHA determination that a unit selected by the applicant is not in compliance with the HQS~~
- ~~• A SNRHA determination that the unit is not in accordance with HQS because of family size~~
- ~~• A determination by SNRHA to exercise or not to exercise any right or remedy against an owner under a HAP contract~~

SNRHA Policy

~~SNRHA will only offer participants the opportunity for an informal hearing when required to by the regulations.~~

Remote Informal Hearings

~~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.~~

PHA Policy

~~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.~~

~~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.~~

Conducting Remote Informal Hearings

~~The PHA must ensure that the applicant has the right to hear and be heard.~~

PHA Policy

~~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.~~

~~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.~~



Informal Hearing Procedures

Notice to the Family [24 CFR 982.555(e)]

When SNRHA makes a decision that is subject to informal hearing procedures, SNRHA must inform the family of its right to an informal hearing at the same time that it informs the family of the decision to terminate or take other adverse actions for which hearings are allowed.

For decisions related to the family's annual or adjusted income, the determination of the appropriate utility allowance, and the determination of the family unit size, SNRHA must notify the family that they may ask for an explanation of the basis of the determination, and that if they do not agree with the decision, they may request an informal hearing on the decision.

For decisions related to the termination of the family's assistance, or the denial of a family's request for an exception to SNRHA's subsidy standards, the notice must contain a brief statement of the reasons for the decision, a statement that if the family does not agree with the decision, the family may request an informal hearing on the decision, and a statement of the deadline for the family to request an informal hearing.

SNRHA Policy

In cases where SNRHA makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following:

- The proposed action or decision of SNRHA.
- A brief statement of the reasons for the decision including the regulatory reference.
- The date the proposed action will take place.
- A statement of the family's right to an explanation of the basis for SNRHA's decision.
- A statement that if the family does not agree with the decision the family may request an informal hearing of the decision.
- A deadline for the family to request the informal hearing.
- To whom the hearing request should be addressed.
- A copy of SNRHA's hearing procedures.
- That disabled clients have the right to request a reasonable accommodation.
- That the family may request a remote informal hearing

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.

Scheduling an Informal Hearing [24 CFR 982.555(d)]

When an informal hearing is required, SNRHA must proceed with the hearing in a reasonably expeditious manner upon the request of the family.

SNRHA Policy



~~A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 calendar days from the date of SNRHA's decision or notice to terminate assistance.~~

~~SNRHA must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.~~

~~If a family does not appear at a scheduled hearing and has not rescheduled the hearing in advance, SNRHA's prior decision will stand and no further hearings will be scheduled. The decision to terminate shall stand.~~

~~The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule a hearing must be made in writing prior to the hearing date. At its discretion, SNRHA may request documentation of the "good cause" prior to rescheduling the hearing.~~

~~If the family does not appear at the scheduled time, and was unable to reschedule the hearing in advance due to unforeseen circumstances, the family must contact SNRHA within two (2) business days of the scheduled hearing date. SNRHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed 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.~~

~~The Hearing Officer may ask the family for additional information and/or might adjourn the Hearing in order to reconvene at a later date, before reaching a decision. However, the delay cannot exceed seven (7) calendar days from the date of the hearing.~~

~~If the family misses an appointment or deadline ordered by the Hearing Officer, the action of SNRHA shall take effect and another hearing will not be granted.~~

Pre-Hearing Right to Discovery [24 CFR 982.555(e)]

~~Participants and SNRHA are permitted pre-hearing discovery rights. The family must be given the opportunity to examine before the hearing any SNRHA documents that are directly relevant to the hearing, if requested. The family must be allowed to copy any such documents at their own expense. If SNRHA does not make the document available for examination upon request of the family, SNRHA may not rely on the document at the hearing.~~

~~For the purpose of informal hearings, *documents* include records and regulations:~~

~~SNRHA Policy~~

~~The family will be allowed to copy any documents related to the hearing at a cost of \$1.00 per page after the first 25 pages. The family must request discovery of SNRHA documents no later than 12:00 p.m. two (2) business days prior to the scheduled hearing date.~~

Participant's Right to Bring Counsel [24 CFR 982.555(e)(3)]



~~At its own expense, the family may be represented by a lawyer or other representative at the informal hearing.~~

~~***Informal Hearing Officer [24 CFR 982.555(e)(4)]***~~

~~Informal hearings will be conducted by a person or persons approved by SNRHA, other than the person who made or approved the decision or a subordinate of the person who made or approved the decision.~~

~~SNRHA Policy~~

~~SNRHA may use staff or contract out for hearing officers.~~

~~***Attendance at the Informal Hearing***~~

~~SNRHA Policy~~

~~Hearings may be attended by a hearing officer and the following applicable persons:~~

~~A SNRHA representative(s) and any witnesses for SNRHA~~

~~The participant and any witnesses for the participant~~

~~The participant's counsel or other representative~~

~~Any other person approved by SNRHA as a reasonable accommodation for a person with a disability~~

~~When deemed appropriate, the Hearing Officer may include an observer, such as a hearing officer trainee, an attorney or a representative of an appointing jurisdiction to observe the proceedings.~~

~~***Conduct at Hearings***~~

~~The person who conducts the hearing may regulate the conduct of the hearing in accordance with SNRHA's hearing procedures [24 CFR 982.555(4)(ii)].~~

~~SNRHA Policy~~

~~The hearing officer is responsible to manage the order of business and to ensure that hearings are conducted in a professional and businesslike manner. Attendees are expected to comply with all hearing procedures established by the hearing officer and guidelines for conduct. Any person demonstrating disruptive, abusive or otherwise inappropriate behavior will be excused from the hearing at the discretion of the hearing officer.~~

~~***Evidence [24 CFR 982.555(e)(5)]***~~

~~SNRHA and the family must be given the opportunity to present evidence and question any witnesses. In general, all evidence is admissible at an informal hearing. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.~~

~~SNRHA Policy~~

~~Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.~~



Oral evidence: the testimony of witnesses

Documentary evidence: a writing which is relevant to the case, for example, a letter written to SNRHA. Writings include all forms of recorded communication or representation, including letters, words, pictures, sounds, videotapes or symbols or combinations thereof.

Demonstrative evidence: Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.

Real evidence: A tangible item relating directly to the case.

Hearsay Evidence is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.

If either SNRHA or the family fail to comply with the discovery requirements described above, the hearing officer will refuse to admit such evidence.

Other than the failure of a party to comply with discovery, the hearing officer has the authority to overrule any objections to evidence.

Hearing Officer's Decision [24 CFR 982.555(e)(6)]

The person who conducts the hearing must issue a written decision, stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the family must be based on a preponderance of evidence presented at the hearing.

SNRHA Policy

In rendering a decision, the hearing officer will consider the following matters:

SNRHA Notice to the Family: The hearing officer will determine if the reasons for SNRHA's decision are factually stated in the Notice.

Discovery: The hearing officer will determine if SNRHA and the family were given the opportunity to examine any relevant documents in accordance with SNRHA policy.

SNRHA Evidence to Support the PHA Decision: The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support SNRHA's conclusion.

Validity of Grounds for Termination of Assistance (when applicable): The hearing officer will determine if the termination of assistance is for one of the grounds specified in the HUD regulations and SNRHA policies. If the grounds for termination are not specified in the regulations or in compliance with SNRHA policies, then the decision of SNRHA will be overturned.

The hearing officer will issue a written decision to the family and SNRHA no later than 10 business days after the hearing. The written decision will contain the following information:



Hearing information:

- Name of the participant;
- Date, time and place of the hearing;
- Name of the hearing officer;
- Name of the SNRHA representative; and
- Name of family representative (if any).

Background: A brief, impartial statement of the reason for the hearing.

Summary of the Evidence: The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.

Findings of Fact: The hearing officer will include all findings of fact, based on a preponderance of the evidence. *Preponderance of the evidence* is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Conclusions: The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold SNRHA's decision.

Order: The hearing report will include a statement of whether SNRHA's decision is upheld or overturned. If it is overturned, the hearing officer will instruct SNRHA to change the decision in accordance with the hearing officer's determination. In the case of termination of assistance, the hearing officer will instruct SNRHA to restore the participant's program status.

Procedures for Continuance of Hearing or Appeal

SNRHA Policy

The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of SNRHA will take effect and another hearing will not be granted.

An appeal may be requested for the purpose of rectifying any obvious mistake of law made during the hearing.

It shall be within the sole discretion of SNRHA to grant or deny the request for an appeal. An appeal may be limited to written submissions by the parties, in the manner specified by the hearing officer.

SNRHA Notice of Final Decision [24 CFR 982.555(f)]



~~SNRHA is not bound by the decision of the hearing officer for matters in which SNRHA is not required to provide an opportunity for a hearing, decisions that exceed the authority of the hearing officer, decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State or local laws.~~

~~HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," states the Hearing Officer's decision will be binding on the PHA unless SNRHA's Board of Commissioners determines that:~~

- ~~(1) The grievance does not concern PHA actions or failure to act in accordance with or involving the complainant's rights, duties, welfare, or status; or~~
- ~~(2) The decision of the hearing officer is contrary to applicable Federal, State, local laws, HUD regulations, or requirement of the annual contribution contract between HUD and the PHA.~~

~~A decision by the hearing officer or a member of the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part will not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a judicial review in any judicial proceeding, which may thereafter be brought in the matter.~~

~~If SNRHA determines it is not bound by the hearing officer's decision in accordance with HUD regulations, SNRHA must promptly notify the family of the determination and the reason for the determination.~~

SNRHA Policy

~~SNRHA will mail a "Notice of Final Decision" including the hearing officer's decision letter, to the participant and their representative. This Notice will be sent by first-class mail, postage pre-paid with an affidavit of mailing enclosed. The participant will be mailed the original "Notice of Final Decision" and a copy of the proof of mailing. A copy of the "Notice of Final Decision" along with the original proof mailing will be maintained in SNRHA's file and a copy of the "Notice of Final Decision" will be forwarded to the hearing officer.~~

~~14 III.D. HEARING AND APPEAL PROVISIONS FOR NON-CITIZENS [24 CFR 5.514]~~

~~Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. Applicants who are denied assistance due to immigration status are entitled to an informal hearing, not an informal review.~~

~~Assistance to a family may not be delayed, denied, or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the PHA hearing is pending, but assistance to an applicant may be delayed pending the completion of the informal hearing.~~

~~A decision against a family member, issued in accordance with the USCIS appeal process or the SNRHA informal hearing process, does not preclude the family from exercising the right, that may otherwise be available, to seek redress directly through judicial procedures.~~



~~Notice of Denial or Termination of Assistance [24 CFR 5.514(d)]~~

~~As discussed in Chapters 3 and 12, the notice of denial or termination of assistance for noncitizens must advise the family:~~

- ~~• That financial assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination of assistance.~~
- ~~• The family may be eligible for proration of assistance.~~
- ~~• In the case of a participant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518].~~
- ~~• That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.~~
- ~~• That the family has a right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.~~
- ~~• For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process.~~

~~USCIS Appeal Process [24 CFR 5.514(e)]~~

~~When SNRHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, the PHA must notify the family of the results of the USCIS verification. The family will have 30 calendar days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide SNRHA with a copy of the written request for appeal and the proof of mailing.~~

~~SNRHA Policy~~

~~SNRHA will notify the family in writing of the results of the USCIS secondary verification within 10 calendar days of receiving the results.~~

~~The family must provide SNRHA with a copy of the written request for appeal and proof of mailing within 10 calendar days of sending the request to the USCIS.~~

~~The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form~~

~~specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.~~

~~The USCIS will notify the family, with a copy to SNRHA, of its decision. When the USCIS notifies SNRHA of the decision, SNRHA must notify the family of its right to request an informal hearing.~~

~~SNRHA Policy~~



~~SNRHA will send written notice to the family of its right to request an informal hearing in writing within 10 calendar days of the date of the notice of the USCIS decision regarding the family's immigration status.~~

~~Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]~~

~~After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing. The request for a hearing must be made either within 30 calendar days of receipt of the SNRHA notice of denial, or within 30 calendar days of receipt of the USCIS appeal decision.~~

~~The informal hearing procedures for applicant families are described below.~~

~~Informal Hearing Officer~~

~~SNRHA must provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision. See Section 14 III.C. for a listing of positions that serve as informal hearing officers.~~

~~Evidence~~

~~The family must be provided the opportunity to examine and copy at the family's expense, and at a reasonable time in advance of the hearing, any documents in the possession of SNRHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.~~

~~SNRHA Policy~~

~~The family will be allowed to obtain a copy of any family documents related to the hearing at a cost of \$1.00 per page after the first 25 pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the participant. The family must request discovery of SNRHA documents no later than 12:00 p.m. the two (2) business days prior to the hearing.~~

~~The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.~~

~~The family must also be provided the opportunity to refute evidence relied upon by SNRHA, and to confront and cross-examine all witnesses on whose testimony or information the SNRHA relies.~~

~~Representation and Interpretive Services~~

~~The family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.~~

~~The family is entitled to request an interpreter. Upon request, SNRHA will provide competent interpretation services, free of charge.~~

~~Recording of the Hearing~~



~~The family is entitled to have the hearing recorded by audiotape at their expense.~~

~~HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," states the hearing officer must maintain a log of all hearings. HUD shall provide the details of that log at a future date and SNRHA shall ensure compliance. HUD has also clarified that any party may obtain a copy of the hearing transcript *at their own expense*. Therefore, SNRHA shall ensure all hearings are taped. The Hearing Officer's decision will be binding on the PHA unless SNRHA's Board of Commissioners determines that:~~

- ~~(1) The grievance does not concern PHA actions or failure to act in accordance with or involving the complainant's rights, duties, welfare, or status; or~~
- ~~(2) The decision of the hearing officer is contrary to applicable Federal, State, local laws, HUD regulations, or requirement of the annual contribution contract between HUD and the PHA.~~

~~A decision by the hearing officer or a member of the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part will not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a or judicial review in any judicial proceeding, which may thereafter be brought in the matter.~~

~~Per HUD's Final Rule, hearings may not be postponed more than (5) five business days and all parties must be advised.~~

Hearing Decision

~~SNRHA must provide the family with a written final decision, based solely on the facts presented at the hearing, within 10 business days of the date of the informal hearing. The decision must state the basis for the decision.~~

Informal Hearing Procedures for Residents [24 CFR 5.514(f)]

~~After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing. The request for a hearing must be made either within 30 calendar days of receipt of the PHA notice of termination, or within 30 calendar days of receipt of the USCIS appeal decision.~~

~~For the informal hearing procedures that apply to participant families whose assistance is being terminated based on immigration status, see Section 14 III.C.~~

Retention of Documents [24 CFR 5.514(h)]

~~SNRHA must retain for a minimum of 5 years the following documents that may have been submitted to SNRHA by the family, or provided to the PHA as part of the USCIS appeal or the SNRHA informal hearing process:~~

- ~~• The application for assistance~~
- ~~• The form completed by the family for income reexamination~~
- ~~• Photocopies of any original documents, including original USCIS documents~~



- ~~The signed verification consent form~~
- ~~The USCIS verification results~~
- ~~The request for a USCIS appeal~~
- ~~The final USCIS determination~~
- ~~The request for an informal hearing~~
- ~~The final informal hearing decision~~

I. OVERVIEW

When SNRHA makes a decision that has a negative impact on a family, the family is often entitled to dispute the decision. For applicants, the dispute takes the form of an informal review; for participants, or for applicants denied admissions because of citizenship issues, the dispute takes the form of an informal hearing. For public housing and Rental Assistance Demonstration (RAD) residents the dispute can be a multi-step process involving an informal settlement meeting and if needed a formal hearing.

II. SNRHA GRIEVANCE PROCEDURE SUMMARY:

The Southern Nevada Regional Housing Authority (SNRHA) Grievance Policy and Procedure is available to all applicants, participants and residents of the following SNRHA Housing Program:

- Conventional Public Housing Program
- Section 8 Housing Choice Voucher Program
- Rental Assistance Demonstration (RAD) Program
- Project Based Voucher Program

The purpose of the SNRHA Grievance Procedure is to provide applicants, participants and residents an opportunity for a hearing and/or due process review of SNRHA decisions that adversely affect their housing assistance.

III. DEFINITIONS:

For the purpose of the SNRHA Grievance Policy and Procedure, the following definitions shall be applicable:

Adverse Action means a decision made by SNRHA to terminate or deny housing assistance to a family.

Applicant means a family who requests SNRHA housing assistance by submitting an application for housing to the following housing program(s) but is not yet a participant or resident:

- Conventional Public Housing
- Section 8 Housing Choice Voucher Program
- Rental Assistance Demonstration (RAD) Program



- Project Based Voucher Program

Asset Manager means the SNRHA employee who is responsible for the day to day operations of the public housing community that the Grievant resides in.

Business Days means days that SNRHA is open for business. This does not include weekends or holidays.

Calendar Days means consecutive days on the calendar including weekends and holidays.

Conventional Public Housing Program means federally subsidized housing owned and managed by SNRHA.

Decision means a written determination of a Grievance prepared by the SNRHA Hearing Officer.

Denial means a refusal affecting a person's eligibility status.

Dispute means to question the validity or truth of an administrative action taken by SNRHA.

Family means the individual who is listed as the head of household on a SNRHA housing application and/or all persons listed as residents on a Public Housing Lease Agreement, or Section 8 Housing Choice Voucher Program participant.

Formal Hearing means an impartial review of a grievance and all related oral and documentary evidence, conducted by an impartial third party designated by SNRHA.

Grievance means a dispute submitted by a SNRHA applicant, participant or resident about a SNRHA decision that adversely affects the family's housing assistance or eligibility thereof.

Grievant means an applicant, public housing resident, Section 8 Housing Choice Voucher participant or Rental Assistance Demonstration tenant who submits the dispute referenced in the paragraph above.

Hearing means an impartial review of a grievance and all related oral and documentary evidence, conducted by an impartial third party designated by SNRHA.

HUD means the Department of Housing and Urban Development.

Informal Hearing means an informal process conducted by the Hearing Officer or designated person to review oral and documentary evidence pertinent to the facts and issues raised when a Section 8 Housing Choice Voucher participant disputes an adverse action which has been taken or is proposed to be taken by SNRHA.

Informal Review means a review of a grievance and all related oral and documentary evidence, of the decision that gave rise to the grievance, conducted by the SNRHA official, a designee, or Hearing Officer, in consultation with the grievant.

Informal Settlement means a written agreement between a SNRHA Asset Manager and a Public



Housing Resident or a Property Manager and a Rental Assistance Demonstration (RAD) tenant that resolves a grievance without a formal hearing.

Involuntarily Displaced means having to move from a residence through no fault of your own.

Live-In Aide means a person who resides with a disabled household member, who's sole purpose is to provide 24 hour/7 day a week care for the disabled household member and who would not otherwise be living in the assisted unit. A Live-In Aide is not considered a member of the resident family even if the person is a relative of the family, and has no right to retain the assistance of the disabled household member.

Participant means a family in the Section 8 Housing Choice Voucher Program that holds a valid voucher issued by SNRHA; or Currently occupies a unit assisted under the Section 8 Program; or Continues to occupy an assisted unit after the SNRHA suspends housing assistance payments due to landlord default, but does not have a transfer voucher; or Vacates an assisted unit before requesting a transfer voucher for reasons beyond their control; or Has made a timely request for a transfer voucher; or Has made a timely request for an informal Hearing.

Preponderance of Evidence means evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole, shows that the fact sought to be proven is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Resident means adult persons listed on a SNRHA public housing lease who live in a SNRHA public housing apartment or scattered site home; or Resides in the unit, and who is the remaining family member of the resident family. This definition does not include those adults designated as Live-In Aides.

Section 8 Housing Choice Voucher (HCV) Program means federally assisted housing program administered through the SNRHA and where landlords own the units in the private sector.

SNRHA means the Southern Nevada Regional Housing Authority.

Substandard Housing means a unit that is not livable according to HUD definition.

Tenant means adult persons listed on a lease who live in a SNRHA Rental Assistance Demonstration (RAD) housing unit; or Resides in the unit, and who is the remaining family member of the resident family. This definition does not include those adults designated as Live-In Aides.

Unit means a residential space for the private use of a family.

IV. GRIEVANCE PROCEDURES

A. INFORMAL REVIEWS

Informal Reviews are provided for program applicants. The Informal Review is intended to provide a "minimum hearing requirement" and need not be as elaborate as Informal or



Formal Hearings. The Informal Review will be conducted by the Hearing Officer or designated person selected by SNRHA, depending on the program.

Decisions Subject to Informal Review

SNRHA must give an applicant the opportunity for an informal review of a decision denying assistance. Denial of assistance may include any of all of the following:

- Denying listing on a SNRHA waiting list
- Withdrawal from a SNRHA waiting list
- Denying a claim for a federal preference
- Denial of assistance based on an unfavorable history that may be the result of domestic violence dating violence, sexual assault or stalking
- Denying or withdrawing a voucher
- Refusing to enter into a HAP contract or approve a lease
- Refusing to process or provide assistance under portability procedures

Informal Reviews are *not* required for the following reasons:

- Discretionary administrative determinations by SNRHA
- General Policy issues or class grievances
- A determination of the family unit size under the SNRHA occupancy or subsidy standards
- A determination not to grant approval of tenancy
- A determination that the unit is not in compliance with HQS or UPCS standards
- A determination that the unit is not in accordance with the HQS due to family size or composition.

1. Notification to the Applicant

SNRHA must give an applicant prompt notice of a decision denying assistance. The notification must be provided to the applicant in writing, detailing the following:

- a. The basis for the determination.
- b. The procedures to request an informal review of the determination. An informal review request form shall be included with the notification.

2. Informal Review Request Procedures

An applicant may request an informal review if they are determined ineligible for the following reasons:

- Undeliverable mail
 - Unsuitability as a tenant
 - Unfavorable criminal history report
 - Unfavorable management report
 - Non-responsive to SNRHA requests, notices or appointments
- a. The applicant must submit a written request for an informal review of the determination within ten (10) calendar days of the date of the notification. The request for the informal



review shall be submitted to the department that issued the notice. In the case of waiting list ineligibility, the request would be submitted to:

SNRHA Admissions Department
5390 East Flamingo Road
Las Vegas, Nevada 89122

- b. Upon receipt of the request, the Department Head or his/her designee shall review the request and the applicant's file to determine if the notification is in accordance with HUD regulations and SNRHA Policy.
- If the Department Head or his/her designee determines that the notification of ineligibility was in error, the file will be reinstated and no informal review will be required.
 - If the Department Head or his/her designee determines that no errors have been made, a hearing packet will be forwarded to the hearing office for processing. The hearing packet must include the following:
 1. The notice of ineligibility
 2. The application for assistance
 3. Any documentary evidence to be presented at the informal review appointment.
 4. A cover sheet with the client name, client number, the program, a description of the determination.

3. The Informal Review Meeting Notification

Upon receipt of the hearing packet, the Hearing Officer shall review the packet and determine whether the determination of ineligibility and the request for an informal review has been made in accordance with HUD regulations and SNRHA Policy.

- If the Hearing Officer determines that the determination of ineligibility was not in accordance with HUD regulations or SNRHA Policy, the Department will be notified that an error has been made with instructions to reinstate the applicant's file.
- If the Hearing Officer determines that the request for an informal review has not been made in accordance with SNRHA Policy, the Hearing Officer will send a notice of denial of the informal review request with an explanation of why the request has been denied.
- If the Hearing Officer determines that the notification of ineligibility and the request for an informal review comply with regulations and policies, an appointment for the informal review will be scheduled within ten (10) business days of receipt of the hearing packet.
- A written notice of the appointment will be mailed to the address the client indicated on the informal review request form or the last known address, if no address is provided. The appointment letter must include the following:

- Client name
- Client number
- Appointment date and time
- Appointment location



▪ Grievant Rights and Responsibilities

- A copy of the appointment letter will be forwarded to the referring department.

4. Informal Review Meeting

The Hearing Officer shall conduct the Informal Review meeting. The applicant and/or his/her authorized representative shall be in attendance together with the SNRHA official responsible for making the ineligibility determination at issue or a department designee who has been apprised of the determination and the reasons for the determination. The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.

5. Presentation of Evidence

During the Informal Review:

- The SNRHA official responsible for making the ineligibility determination or his/her designee shall be required to provide the regulatory and/or policy basis for the determination at issue together with any related documentary evidence,
- The applicant and/or his/her authorized representative shall be afforded the opportunity to present related documentary and/or oral evidence which discounts, disproves, disputes or otherwise mitigates the basis for the ineligibility determination.

6. The Informal Review Decision Notification

Within ~~ten (10)~~ eight (8) business days of the date of the Informal Review Meeting, the Hearing Officer or his/her designee shall notify the applicant and/or his/her authorized representative, in writing, of the Informal Review Decision.

7. The Informal Review Decision

The person conducting the review is responsible for making the final decision as to whether assistance should be granted or denied. In rendering a decision, the Hearing Officer will evaluate whether or not the grounds for denial were stated factually in the notice, the validity of the grounds for the denial, the validity of the evidence and whether the facts prove the grounds for the denial. The Informal Review Decision shall be prepared by the Hearing Officer or his/her designee and shall clearly state the following:

- The date of the Informal Review Meeting
- The names of person in attendance
- The decision
- The applicable policy and/or regulatory provisions
- A statement that the Informal Review Decision is final and if the applicant believes that SNRHA practice/decision is discriminatory he/she has the right to submit a complaint to:

The United States Department of Housing and Urban Development



Office of Fair Housing and Equal Opportunity
One Sansome St.
San Francisco, CA 94104
(800) 424-8590
(800) 424-8529 (TDD)

If the family fails to appear for their informal review, the denial of admissions will stand and the family will be so notified. Failure to appear for in person Informal Review appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered failure to appear.

B. INFORMAL SETTLEMENT MEETING

Residents/Tenants of the Conventional Public Housing or Rental Assistance Demonstration (RAD) Programs who are notified of a decision that adversely affects the resident's rights, duties, welfare or status as a Resident/Tenant may submit a Grievance in writing to the Manager's office to determine whether the Grievance can be settled informally.

1- Informal Settlement Meeting

After receiving notice of the adverse action from the Management Office, the written grievance request must be personally presented to the management office with jurisdiction for the unit in which the grievant resides within ten (10) calendar days. Upon written receipt from a resident/tenant, the Manager shall schedule a meeting with the grievant to discuss the issues presented by the Notice of Adverse Action. The purpose of the meeting is to determine whether the Grievance can be resolved without a Formal hearing.

The Manager will review the request, schedule and conduct the meeting within ten (10) calendar days.

The grievant will be given written notice of the appointment. The appointment letter must include the following:

- Client name
- Client number
- Appointment date and time
- Appointment location
- Grievant rights and responsibilities

The meeting may be held in person at a location specified in the appointment letter or may be held telephonically or via a secure internet platform.

The Manager and resident/tenant will discuss the grievance informally; an attempt will be made to settle the grievance informally, by discussion, without a hearing.

If the grievant does not request a Grievance within ten (10) calendar days of the Notice of Adverse Action, the disposition of the action shall become final. Failure to request a hearing shall not constitute a waiver by the grievant of his/her right to contest the action in disposing of the grievance in an appropriate judicial proceeding.



The grievant may not skip the Informal Settlement Meeting in order to request a Formal Hearing.

2- Informal Settlement Meeting Summary

The Manager shall prepare a written summary of the meeting discussion setting forth the following:

- The date of the Settlement Meeting
- The nature of the grievance
- The persons in attendance
- The nature of the proposed disposition and the specific reasons therefore
- The Formal Hearing request procedures (including the request form)

The written summary shall be prepared and provided to the Grievant within five (5) business days of the date of the meeting. A copy of the letter must be mailed to the grievant with proof of mailing via certificate of mail.

If the Grievant is not satisfied with the results of the Informal Settlement of Grievance meeting, the grievant may request a Formal Hearing, in writing, within ten (10) calendar days.

C. FORMAL HEARING

If no informal settlement agreement is reached during the informal settlement meeting, the Grievant has the right to request a Formal Hearing. A Formal Hearing is a formal process conducted by the Hearing Officer to review oral and documentary evidence pertinent to the facts and issues raised when a resident/tenant disputes an adverse action, which has been taken or is proposed to be taken by the SNRHA or the Manager.

1 - Hearing Request

The grievant may request a hearing by submitting a written hearing request to the Manager or SNRHA Central Office at SNRHA Hearing Office 340 N. 11th Street Las Vegas, NV 89101, within ten (10) calendar days of the date of the written Informal Settlement Meeting Summary.

If the grievant does not request a formal hearing within ten (10) calendar days of the Informal Settlement Summary, the disposition of the grievance shall become final. Failure to request a formal hearing shall not constitute a waiver by the grievant of his/her right to contest action in disposing of the grievance in an appropriate judicial proceeding.

The written hearing request must specify:

- The reason for the grievance
- The action or relief sought
- How the adverse action violates the resident/tenant's lease or other rule or regulation, as well as the resident/tenant's rights, duties, welfare or status.



Notwithstanding scheduling conflicts, the formal hearing shall be scheduled and conducted within ten (10) business days of the date the Hearing Officer receives the hearing request.

The grievant shall be given written notice of the appointment. The appointment letter must include the following:

- Client name
- Client number
- Appointment date and time
- Appointment location
- Grievant Rights and Responsibilities

The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.

2 - Hearing Procedure

The Formal Hearing shall be conducted by an impartial, third-party, Hearing Officer, designated by SNRHA. The Formal Hearing shall be governed by the following due process considerations:

- A description of the issues and evidence presented
- Prior to the hearing, the grievant shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable. Evidence not made available to the Grievant, upon request, may not be used by management at the time of the hearing.
- The grievant shall be afforded the right to be represented by counsel and/or to designate a representative.
- The grievant shall be afforded the right to confront and cross-examine all Management's witnesses on whose testimony or information management will rely and to present testimony and/or documentary evidence to support his/her position.
- *A prior determination on the same issue involving the same grievant shall be binding on the grievant and management.*
- Failure to appear at the Formal Hearing, without prior notification and approval may result in dismissal of the Grievance. Failure to appear for in person Formal Hearing appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet



platform appointment will be considered failure to appear.

3 Formal Hearing Decision

The Formal Hearing decision shall be based solely on the evidence and testimony presented during the hearing. No documents may be presented which have not been provided to the other party before the hearing if requested by the other party. "Documents" includes records and regulations.

The Hearing Officer may ask the family for additional information or documentation and/or might adjourn the hearing to reconvene at a later date, before reaching a decision, but must render a decision within ~~ten (10)~~ eight (8) business days of the initial hearing regardless of the request for additional information.

Within ~~ten (10)~~ eight (8) business days of the date of the hearing, the Hearing Officer shall prepare a written decision that sets forth the following:

- *Hearing Information*
 - The date, time and location of the hearing
 - The names of the parties and their representatives in attendance at the hearing
 - The name of the Hearing Officer
- *Background*
 - A brief, impartial statement of the reason for the hearing
- *Summary of the Evidence*
 - The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.
- *Finding of Facts*
 - The hearing officer will include all findings of fact, based on a preponderance of evidence.
- *Conclusion*
 - The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of evidence. This conclusion will result in a determination of whether these facts uphold the Proposed action.
- *Order*
 - The hearing officers written decision letter will include a statement of whether the proposed action is upheld or overturned. If it is overturned, the hearing officer will instruct management to restore the grievant's program status.



The decision of the Hearing Officer is binding on management unless:

- The grievance does not concern SNRHA/management actions or failure to act, or that it did not concern a decision that adversely affected the Grievant's lease, rights, rules, duties, welfare or status; or
- A determination is made that the Hearing Officer's decision violates the requirements of the Annual contributions Contract between SNRHA and HUD; or
- For matters in which SNRHA is not required to provide an opportunity for a hearing; or
- Decisions that exceed the authority of the hearing officer; or
- Decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State, or Local laws, requirements of the annual contribution contract between SNRHA and HUD.

The decision of the Hearing Officer or a member of the Board of Commissioners in favor of SNRHA or which denies the relief requested by the grievant shall not constitute a waiver of, nor affect in any manner, the Grievant's right to institute legal action against SNRHA in a court of competent jurisdiction regarding the subject matter of the Grievance. The Grievant may utilize due process through the Court.

4 – Hearing Decisions Regarding Eviction

A decision of the Hearing Officer in favor of the grievant must specify which provision of the resident's lease, other rule, SNRHA policy, procedure, or regulation has been violated. The remedy granted by the Hearing Officer may not violate:

- Local, State or Federal law;
- Resident's lease;
- SNRHA rules of regulations;
- SNRHA Annual Contribution Contract with the Federal Government; or
- Federal regulations applicable to SNRHA

When the Hearing Officer affirms the SNRHA decision to terminate the Grievant's tenancy, SNRHA/management must follow applicable State law to implement the eviction including, but not limited to:

- Providing all requisite notices
- Abiding by all applicable judicial determinations, including those that overrule the Hearing Officer's Decision.

In no event shall the notice to vacate be issued prior to the decision of the Hearing Officer having been mailed or delivered to the grievant.

D. EXPEDITED GRIEVANCE PROCEDURE

An expedited hearing may be requested and/or conducted to address a Grievance involving:

- Proposed Termination of tenancy due to criminal activity that threatens the



- health, safety or right to peaceful enjoyment of the housing community; or
- Proposed termination of tenancy due to drug-related criminal activity on or off the housing premises.

The expedited hearing procedure shall be listed on all Notices involving allegations of the foregoing criminal activity. The manager of the development in which the resident resides may elect to expedite a hearing due to the gravity of alleged activity. The manager in doing so, must contact the Hearing Officer within twenty-four (24) hours after service of the notice to request that the procedure be expedited.

- Upon notification by the manager, the Hearing Officer will schedule the Expedited Hearing to take place within three (3) business days.
- The Hearing Officer will create an appointment letter, which the manager will hand deliver to the resident or post on the resident's door. The Hearing Officer will also send a copy by regular mail via the United States Postal Service.
- After completion of the Expedited Hearing, the Hearing Officer will render a decision within three (3) business days.
- A copy of the decision letter will be forwarded to the manager and the original will be mailed to the resident by regular mail via the United States Postal Service.
- The manager may hand deliver a copy of the letter to the resident in order to expedite the notice to the resident.

E. INFORMAL HEARINGS FOR PARTICIPANTS

SNRHA must offer an Informal Hearing for certain SMNRHA determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the HCV program and is currently assisted in the program. The purpose of the Informal Hearing is to consider whether SNRHA's determination related to the family's circumstances were in accordance with the law, HUD regulations and SNRHA policies.

SNRHA is not permitted to terminate a family's assistance until the time allowed for the family to request an Informal Hearing has elapsed and any requested hearing has been completed. SNRHA will provide a thirty (30) day notice or more prior to termination unless the family has been confirmed as a skip or a deceased person. This shall provide adequate time for the participant to request a hearing and a hearing to be scheduled. Deceased clients with no eligible remaining family member shall have the contract terminated the last day of the month in which the death occurred.

1- Informal Hearing Request

The grievant may request a hearing by submitting a written hearing request to the HCV Department at 380 N. Maryland Pkwy Las Vegas, NV 89101 or SRHA Central Office at SNRHA Hearing Office 340 N. 11th Street Las Vegas, NV 89101, within ten (10) calendar days of the date of notice of adverse action.



If the grievant does not request an informal hearing within ten (10) calendar days of the notice of adverse action, the notice of adverse action shall become final. Failure to request an informal hearing shall not constitute a waiver by the grievant of his/her right to contest action in disposing of the grievance in an appropriate judicial proceeding.

The written hearing request must specify:

- The reason for the grievance
- The action or relief sought
- How the adverse action violates the participant's rights, duties, welfare or status.

Notwithstanding scheduling conflicts, the informal hearing shall be scheduled and conducted within ten (10) business days of the date the Hearing Officer receives the hearing request.

The grievant shall be given written notice of the appointment. The appointment letter must include the following:

- Client name
- Client number
- Appointment date and time
- Appointment location
- Grievant Rights and Responsibilities

The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.

2- Informal Hearing Procedure

The Informal Hearing shall be conducted by an impartial, third-party, Hearing Officer, designated by SNRHA. The Informal Hearing shall be governed by the following due process considerations:

- A description of the issues and evidence presented
- Prior to the hearing, the grievant shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable. Evidence not made available to the Grievant, upon request, may not be used by management at the time of the hearing.
- The grievant shall be afforded the right to be represented by counsel and/or to



designate a representative.

- The grievant shall be afforded the right to confront and cross-examine all SNRHA's witnesses on whose testimony or information SNRHA will rely and to present testimony and/or documentary evidence to support his/her position.
- *A prior determination on the same issue involving the same grievant shall be binding on the grievant and SNRHA.*
- Failure to appear at the Informal Hearing, without prior notification and approval may result in dismissal of the Grievance. Failure to appear for in person Informal Hearing appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered failure to appear.

3- Informal Hearing Decision

The Informal Hearing decision shall be based solely on the evidence and testimony presented during the hearing. No documents may be presented which have not been provided to the other party before the hearing if requested by the other party.

The Hearing Officer may ask the family for additional information or documentation and/or might adjourn the hearing to reconvene at a later date, before reaching a decision, but must render a decision within ten (10) business days of the initial hearing regardless of the request for additional information.

Within ~~ten (10)~~ eight (8) business days of the date of the hearing, the Hearing Officer shall prepare a written decision that sets forth the following:

- *Hearing Information*
 - The date, time and location of the hearing
 - The names of the parties and their representatives in attendance at the hearing
 - The name of the Hearing Officer
- *Background*
 - A brief, impartial statement of the reason for the hearing
- *Summary of the Evidence*
 - The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.
- *Finding of Facts*
 - The hearing officer will include all findings of fact, based on a preponderance of evidence.



- *Conclusion*
 - The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of evidence. This conclusion will result in a determination of whether these facts uphold the Proposed action.

- *Order*
 - The hearing officers written decision letter will include a statement of whether the proposed action is upheld or overturned. If it is overturned, the hearing officer will instruct management to restore the grievant's program status.

The decision of the Hearing Officer is binding on SNRHA unless:

- The grievance does not concern SNRHA actions or failure to act, or that it did not concern a decision that adversely affected the Grievant's lease, rights, rules, duties, welfare or status; or
- A determination is made that the Hearing Officer's decision violates the requirements of the Annual contributions Contract between SNRHA and HUD; or
- For matters in which SNRHA is not required to provide an opportunity for a hearing; or
- Decisions that exceed the authority of the hearing officer; or
- Decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State, or Local laws, requirements of the annual contribution contract between SNRHA and HUD.

The decision of the Hearing Officer ~~or a member of the Board of Commissioners~~ in favor of SNRHA or which denies the relief requested by the grievant shall not constitute a waiver of, nor affect in any manner, the Grievant's right to institute legal action against SNRHA in a court of competent jurisdiction regarding the subject matter of the Grievance. The Grievant may utilize due process through the Court.

F. HEARING AND APPEAL PROVISIONS FOR NON-CITIZENS

Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. Applicants who are denied assistance due to immigration status are entitled to an Informal Hearing, not an Informal Review.

Assistance to a family may not be delayed, denied or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the SNRHA hearing is pending, but assistance to an applicant may be delayed pending completion of the informal hearing.

A decision against a family member, issued in accordance with the USCIS appeal process or the



SNRHA informal hearing process, does not preclude the family from exercising the right, that may be otherwise available, to seek redress directly through judicial procedures.

The notice of denial or termination of assistance for noncitizens must advise the family:

- That assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination.
- The family may be eligible for proration of assistance.
- In the case of an HCV participant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518]
- That the family has the right to request an appeal to the USCIS of the results of the secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.
- That the family has a right to request an Informal Hearing with SNRHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.
- For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the Informal Hearing process.

1- USCIS Appeal Process [24 CFR 5.514(e)]

When SNRHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, SNRHA must notify the family of the results of the USCIS verification within ten (10) calendar days.

The family will have thirty (30) calendar days from the date of the notification to request an appeal of the USCIS results.

The request for appeal must be made by the family in writing directly to the USCIS.

The family must provide SNRHA with a copy of the written request for appeal and the proof of mailing.

2- Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing.

The request for a hearing must be made either within thirty (30) calendar days of the date of the SNRHA notice of denial, or within thirty (30) calendar days of the USCIS appeal decision.

3- Informal Hearing Officer

SNRHA must provide an informal hearing before an impartial individual, other than the person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision. SNRHA has a designated Hearing Officer who will conduct such hearings.



4- Evidence

The family must be provided the opportunity to examine and copy at the family's expense, and at a reasonable time in advance of the hearing, any documents in the possession of SNRHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.

- The family shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable.

The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The family must also be provided the opportunity to refute evidence relied upon by SNRHA, and to confront and cross-examine all witnesses on whose testimony or information SNRHA relies.

5- Representation and Interpreter Services

Family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.

The family is entitled to request an interpreter. Upon request, SNRHA will provide competent interpretation services, free of charge.

6- Recording of the Hearing

The family is entitled to have the hearing recorded by audiotape at their expense.

- HUD's Final Rules dated March 8, 2-16, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule", states the hearing officer must maintain a log of all hearings. HUD shall provide the details of that log at a future date and SNRHA shall ensure compliance. HUD has also clarified that any party may obtain a copy of the hearing transcript *at their own expense*. Therefore, SNRHA shall ensure all hearings are recorded.



7- Hearing Decisions

SNRHA must provide the family with a written final decision, based solely on the facts presented at the hearing, within ~~ten (10)~~ eight (8) business days of the date of the informal hearing. The decision must state the basis for the decision.

The Hearing Officer's decision will be binding on SNRHA unless SNRHA's Board of Commissioners determines that:

- The grievance does not concern PHA actions or failure to act in accordance with or involving the grievant's rights, duties, welfare or status; or
- The decision of the Hearing Officer is contrary to applicable Federal, State, Local laws, HUD regulations or requirements of the Annual Contribution contract between HUD and SNRHA.

A decision by the hearing officer ~~or a member of the Board of Commissioners~~ in favor of SNRHA or which denies the relief requested by the Grievant in whole or in part will not constitute a waiver of, nor affect in any manner, any rights the grievant may have to a judicial review in any judicial proceeding, which may thereafter be brought in this matter,

Per HUD's Final Rule, hearings may not be postponed more than five (5) business days and all parties must be advised.

8- Informal Hearing Procedures for Residents [24 CFR 5.514(f)]

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request SNRHA provide a hearing. The request must be made wither within thirty (30) calendar days of the notice of termination, or within thirty (30) calendar days of the USCIS appeal decision.

For the Informal Hearing procedures that apply to resident families whose assistance is being terminated based on immigration status, see Sections E3 through E8 above.

9- Retention of Documents [24 CFR 5.514(h)]

SNRHA must retain the for a minimum of five (4) years the following documents that may have been submitted to SNRHA by the family, or provided to SNRHA as part of the USCIS appeal or the SNRHA Informal Hearing process:

- The application of assistance
- The form completed by the family for income reexamination
- Photocopies of any original documents including original USCIS documents
- The signed verification consent form
- The USCIS verification results
- The request for a USCIS appeal
- The final USCIS determination



- The request for an Informal Hearing
- The final Informal Hearing decision

PART IV: OWNER OR FAMILY DEBTS TO SNRHA

14-IV.A. OVERVIEW

SNRHA is required to include in the administrative plan policies concerning repayment by a family of amounts owed to the PHA [24 CFR 982.54]. This part describes SNRHA's policies for recovery of monies that have been overpaid on behalf of families, or to owners.

SNRHA Policy

When an action or inaction of an owner or participant results in the overpayment of housing assistance, SNRHA holds the owner or participant liable to return any overpayments to SNRHA.

SNRHA will enter into repayment agreements in accordance with the policies contained in this part as a means to recover overpayments. A repayment agreement may be executed depending on the cause for the overpayment and the amount of monies owed to SNRHA.

When an owner or participant refuses to repay monies owed to SNRHA, SNRHA will utilize other available collection alternatives. ~~including, but not limited to, the following:~~

- ~~Owner—collect from future payments for other clients to same vendor~~
- ~~Collection agencies~~
- ~~Small claims court~~
- ~~Civil law suit~~
- ~~State income tax set-off program~~
- ~~Abatements~~
- ~~Office of the Inspector General~~
- ~~Office of the Attorney General~~
- 14-IV.B. REPAYMENT POLIC ~~Office of the Inspector General~~

Y

Introduction

This chapter describes the SNRHA's policies for the recovery of monies which have been overpaid for families, and to owners. It describes the methods that will be utilized for collection of monies and the guidelines for different types of debts. It is the PHA's policy to meet the informational needs of owners and families, and to communicate the program rules in order to



avoid owner and family debts. Before a debt is assessed against a family or owner, the file must contain documentation to support the PHA's claim that the debt is owed. The file must contain written documentation of the method of calculation, in a clear format for review by the owner, the family or other interested parties.

The SNRHA will sometimes take other or additional actions than debt recovery when program fraud and abuse occurs.

Collection Methods

When families or owners owe money to the SNRHA, the SNRHA will make every effort to collect it. The SNRHA may use a variety of collection tools to recover debts including, but not limited to:

- Requests for lump sum payments
- Reductions in HAP to owner
- Civil suits
- Repayment Agreements
- Collection agencies
- Credit bureaus
- Income tax set-off programs
- Owner – collect from future payments for other clients to same vendor
- Small Claims Court
- Abatements
- Office of the Inspector General
- Office of the Attorney General
- Termination of Assistance
- Barr from Program Participation

~~Repayment Agreement 24 CFR 982.552 (b) (6)~~

~~The term *repayment agreement* refers to a formal document entered into between the PHA and a person who owes a debt to the PHA. It is similar to a promissory note, but contains more details regarding the nature of the debt, the terms of payment, any special provisions of the agreement, and the remedies available to the PHA upon default of the agreement.~~

~~The PHA will prescribe the terms of the payment agreement, including determining whether to enter into a repayment agreement with the family based upon the circumstances surrounding the debt to the PHA.~~

~~At SNRHA's discretion, the PHA will not enter into a Repayment Agreement in the following circumstances:~~

- ~~• If the family already has a Repayment Agreement in place.~~
- ~~• If the PHA determines that the family deliberately committed program fraud.~~
- ~~• If the PHA determines that the debt amount is larger than can be paid back by the family in a reasonable amount of time.~~

Owner Debts to SNRHA



SNRHA Policy

Any amount due to SNRHA by an owner must be repaid by the owner within 30 calendar days of the SNRHA determination of the debt.

If the owner fails to repay the debt within the required time frame and is entitled to future HAP payments, SNRHA will reduce the future HAP payments by the amount owed until the debt is paid in full.

If the owner is not entitled to future HAP payments SNRHA will offer to enter into a repayment agreement in accordance with the policies below.

If the owner refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, SNRHA will ban the owner from future participation in the program and pursue other modes of collection.

Family Debts to SNRHA

SNRHA Policy

Any amount due to SNRHA by an HCV participant must be repaid by the family. If the family is unable to repay the debt within 30 calendar days, **if the family qualifies**, SNRHA will offer to enter into a repayment agreement in accordance with the policies below.

If the family refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, SNRHA will terminate the assistance upon notification to the family and pursue other modes of collection.

At SNRHA's discretion, the PHA will not enter into a Repayment Agreement in the following circumstances:

- **If the family already has a Repayment Agreement in place.**
- **If the PHA determines that the family deliberately committed program fraud.**
- **If the PHA determines that the debt amount is larger than can be paid back by the family in a reasonable amount of time.**
- **If the family has had two prior Repayment Agreements during their participation in the program.**

Repayment Agreement [24 CFR 792.103] (Notice PIH 2017-12 (HA))

The term *repayment agreement* refers to a formal document signed by a tenant or owner and provided to SNRHA in which a tenant or owner acknowledges a debt in a specific amount and agrees to repay the amount due at specific time periods.

Change of Head of Household (HoH)

If there is a change in Head of Household (HoH) or co-head, and there is a remaining adult family member in the unit who, in SNRHA's determination, is approved to be promoted to HoH; SNRHA may terminate the Repayment Agreement with the former HoH and offer a new Repayment Agreement to the new HoH. The only exception is if the head of household becomes deceased.

Repayment Agreement Guidelines



- At the determination of the monies owed by the family, if the families TTP exceeds 40% of monthly adjusted income, no repayment agreement request would be accepted or approved. The client's only option would be to pay the balance in full or their assistance would be terminated. (PIH notice 2017-12 HA states, "The monthly retroactive rent payment plus the amount of rent the tenant pays at the time the repayment agreement is executed should be affordable and not exceed 40 percent of the family's monthly adjusted income.")
- Payment Agreements will be executed between SNRHA and the head of household, co-head, and spouse.
- The Repayment Agreement must be executed by SNRHA's Fraud Investigator or his/her designee.
- Payments may only be made by money order or cashier's check.
- The agreement will be in default when one payment is delinquent after the 10th of the month, and the family's assistance will be terminated unless SNRHA receives the balance of the Repayment Agreement in full within 14 30 calendar days of the date on the notice of default. Partial payments shall be accepted to pay off debt but will not prevent termination.
- Payment Agreements must be in writing.
- Length of Payment Agreements not to exceed twenty- four (24) months.
- Only two Repayment Agreements may be executed during the term of the family's participation. The second cannot be entered into unless the first was paid in full in compliance with the terms of the Agreement.
- ~~Monthly payments may be changed with approval from the Director of Housing Program or designee in cases of income changes and if requested with reasonable notice from the family, or they do not exceed 40% of the family's monthly adjusted inform.~~
- No move will be approved until the debt is current, unless the move is the result of the following cases, and the Repayment Agreement is current:
 - Family size exceeds the HQS maximum occupancy standards
 - The HAP contract is terminated due to owner non-compliance or opt-out
 - A natural disaster
 - Due to issues regarding VAWA
 - Reasonable Accommodation
- HUD does not authorize any PHA-sponsored amnesty or debt forgiveness programs.

Down Payment Requirement

SNRHA Policy

Prior to the execution of a repayment agreement, the owner or family must pay 25 percent of the balance owed to SNRHA with balance due within 23 additional months. Minimum payments as outlined below and are due each month no later than the 10th.

The minimum monthly amount of monthly payment for any payment agreement is \$25.



BALANCE DUE	PAYMENT DUE
\$25-\$100	\$25 down with minimum \$25 monthly payments
\$101+	25% down and remaining balance within 23 months

Execution of the Agreement

SNRHA Policy

The head of household ~~and spouse/co-head (if applicable)~~ must sign the repayment agreement.

Due Dates

SNRHA Policy

All payments are due on the 1st of each month, and considered late after the close of business on the 10th day of the month. If the 10th does not fall on a business day, the due date is the close of business on the first business day after the 10th.

Non-Payment

SNRHA Policy

The agreement will be in default when one payment is delinquent after the 10th of the month, and the family’s assistance will be terminated unless SNRHA receives the balance of the Repayment Agreement in full within 14 calendar days of the date on the notice of default. Partial payments shall be accepted to pay off debt but shall not prevent termination.

If the payment is not received by the due date of the delinquency notice, it will be considered a breach of the agreement and SNRHA will terminate assistance upon written notification to the family.

No Offer of Repayment Agreement

SNRHA Policy

~~SNRHA will not enter into a repayment agreement if there is already a repayment agreement in place with the family or owner OR if the family has had two previous repayment agreements.~~

WRITING OFF DEBTS

~~Debts will be written off if:~~

- ~~• The debtor's whereabouts are unknown and the debt is more than one year old.~~
- ~~• A determination is made that the debtor is judgment proof.~~
- ~~• The debtor is deceased.~~
- ~~• The debtor is confined to an institution indefinitely or for more than one year.~~



- ~~• The amount is \$10.00 or less~~
- ~~• The debtor cannot be located~~
- ~~• The debt is more than six years old and is not a judgment.~~

PART V: MANAGEMENT ASSESSMENT (SEMAP)

14-V.A. OVERVIEW

The Section 8 Management Assessment Program (SEMAP) is a tool that allows HUD to measure SNRHA performance in key areas to ensure program integrity and accountability. SEMAP scores translate into a rating for each PHA as high performing, standard, or troubled. Scores on individual SEMAP indicators, as well as overall SEMAP ratings, can affect the PHA in several ways.

- High-performing PHAs can be given a competitive advantage under notices of funding availability [24 CFR 985.103].
- PHAs with deficiencies on one or more indicators are required to correct the deficiencies and report to HUD [24 CFR 985.106].
- PHAs with an overall rating of “troubled” are subject to additional HUD oversight, including on-site reviews by HUD staff, a requirement to develop a corrective action plan, and monitoring to ensure the successful implementation of the corrective action plan. In addition, PHAs that are designated “troubled” may not use any part of the administrative fee reserve for other housing purposes [24 CFR 985.107].
- HUD may determine that a PHA's failure to correct identified SEMAP deficiencies or to prepare and implement a corrective action plan required by HUD constitutes a default under the ACC [24 CFR 985.109].

14-V.B. SEMAP CERTIFICATION [24 CFR 985.101]

SNRHA must submit the HUD-required SEMAP certification form within 60 calendar days after the end of its fiscal year. The certification must be approved by a SNRHA board resolution and signed by the SNRHA executive director. If SNRHA is a unit of local government or a state, a resolution approving the certification is not required, and the certification must be executed by the Section 8 program director.

PHAs with less than 250 voucher units are only required to be assessed every other PHA fiscal year. HUD will assess such PHAs annually if the PHA elects to have its performance assessed on an annual basis; or is designated as “troubled” [24 CFR 985.105].

Failure of SNRHA to submit its SEMAP certification within the required time frame will result in an overall performance rating of “troubled.”

SNRHA's SEMAP certification is subject to HUD verification by an on-site confirmatory review at any time.

Upon receipt of SNRHA's SEMAP certification, HUD will rate SNRHA's performance under each SEMAP indicator in accordance with program requirements.



electronic, paper). These requirements are contained in the HUD issued document, *Enterprise Income Verification (EIV) System, Security Procedures for Upfront Income Verification data*.

SNRHA Policy

SNRHA has adopted and implemented EIV security procedures as required by HUD.

Criminal Records

SNRHA may only disclose the criminal conviction records which SNRHA receives from a law enforcement agency to ~~officers or employees of the PHA, or to~~ authorized representatives of SNRHA who have a job-related need to have access to the information [24 CFR 5.903(e)].

SNRHA must establish and implement a system of records management that ensures that any criminal record received by SNRHA from a law enforcement agency is maintained confidentially, not misused or improperly disseminated, and destroyed, once the purpose for which the record was requested has been accomplished, including expiration of the period for filing a challenge to the SNRHA action without institution of a challenge or final disposition of any such litigation [24 CFR 5.903(g)].

SNRHA must establish and implement a system of records management that ensures that any sex offender registration information received by SNRHA from a State or local agency is maintained confidentially, not misused or improperly disseminated, and destroyed, once the purpose for which the record was requested has been accomplished, including expiration of the period for filing a challenge to the SNRHA action without institution of a challenge or final disposition of any such litigation. This requirement does not apply to information that is public information, or is obtained by a SNRHA other than under 24 CFR 5.905.

Medical/Disability Records

SNRHA is not permitted to inquire about the nature or extent of a person's disability. SNRHA may not inquire about a person's diagnosis or details of treatment for a disability or medical condition. If SNRHA receives a verification document that provides such information, SNRHA should not place this information in the participant file. The PHA should destroy the document **immediately**.

Copies of Documents Cost:

The family shall be allowed to obtain a copy of any family documents in their file at a cost of \$1.00 per page after the first 25 pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the participant. Requests for copies of documents must be submitted in writing and SNRHA will have four (4) business days to process the request **once payment is received**. Documents must be picked up within three days of the date they are completed ~~and shall not be given out prior to payment~~. Payments must be made via a money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable.

PART VII: REPORTING AND RECORD KEEPING FOR CHILDREN WITH ELEVATED BLOOD LEAD LEVEL

14-VII.A. OVERVIEW

SNRHA has certain responsibilities relative to children with elevated blood lead levels that are receiving HCV assistance. The notification, verification, and hazard reduction requirements are

GLOSSARY

ACRONYMS USED IN SUBSIDIZED HOUSING

AAF	Annual Adjustment Factor (published by HUD in the Federal Register and used to compute annual rent adjustments)
ACC	Annual Contributions Contract
ADA	Americans with Disabilities Act of 1990
BR	Bedroom
CDBG	Community Development Block Grant (Program)
CFR	Code of Federal Regulations (published federal rules that define and implement laws; commonly referred to as “the regulations”)
CPI	Consumer Price Index (published monthly by the Department of Labor as an inflation indicator)
EBLL	Elevated Blood Lead Level
EHV	<u>Emergency Housing Voucher</u>
EID	Earned Income disallowance
EIV	Enterprise Income Verification
FDIC	Federal Deposit Insurance Corporation
FHA	Federal Housing Administration
FICA	Federal Insurance Contributions Act (established Social Security taxes)
FMR	Fair Market Rent
FR	Federal Register
FSS	Family Self-Sufficiency (Program)
FY	Fiscal Year
FYE	Fiscal Year End
GAO	Government Accountability Office
GR	Gross Rent
HAP	Housing Assistance Payment
HCV	Housing Choice Voucher
HQS	Housing Quality Standards.
HUD	Department of Housing and Urban Development
HUDCLIPS	HUD Client Information and Policy System
IPA	Independent Public Accountant
IRA	Individual Retirement Account
IRS	Internal Revenue Service
JTPA	Job Training Partnership Act

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FY2022 ANNUAL PLAN ACOP REVISIONS

<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
1	20	<i>Updating the Policy</i>	<i>Add</i>	1. F. SNRHA will review and update the ACOP to comply with changes in regulation, SNRHA Operations, or when needed to ensure staff consistency in operation. On an ongoing basis, SNRHA may make minor, non-substantive modifications to the ACOP in order to clarify existing policies and procedures and/or to correct editing errors. During times of federal, state, and/or local emergency, the Executive Director or designee shall have discretion.
2	18	<i>Five Year Admission Bar</i>	<i>Add</i>	If any household member 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;
2	18-19	<i>Five Year Admission Bar</i>	<i>Remove</i>	Exception: Applicants, including incoming families under portability and/or household members, who have been convicted of possession of a controlled substance that was due to the applicant and/or household member's addiction rather than sale or distribution, "may" be eligible for admission to the SNRHA program, if the applicant and/or household members 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 SNRHA program AND there has been no other offenses that would bar admission for 2 years or more.
2	20	<i>Three Year Admission Bar</i>	<i>Remove</i>	Prostitution (third and further offenses)
2	20	<i>Three Year Admission Bar</i>	<i>Add</i>	Child
2	20	<i>Three Year Admission Bar</i>	<i>Add</i>	Elder
2	21	<i>Three Year Admission Bar</i>	<i>Add</i>	Aiming a firearm at a human being
2	21	<i>Two Year Prohibition</i>	<i>Add</i>	and/or
2	21	<i>Two Year Prohibition</i>	<i>Remove</i>	Other criminal activity which, if repeated after admission
2	21-22	<i>One Year Admission Bar</i>	<i>Remove</i>	Aiming firearm at a human being; Prostitution (first and second offense); (first and second offense); Disorderly house
2	22	<i>One Year Admission Bar</i>	<i>Add</i>	Child
2	22	<i>One Year Admission Bar</i>	<i>Remove</i>	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.
2	22	<i>One Year Admission Bar</i>	<i>Add</i>	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)
6	9	<i>Regular Contributions</i>	<i>Add</i>	Regular deposits from Zelle, Cashapp, Venmo or any other virtual financial sources, or from court ordered sources such as child support, alimony, etc will be included as income.
6	4	<i>Allowable Deductions</i>	<i>Add</i>	This includes benefits and/or wages being reduced for court ordered child support payments.

FY2022 ANNUAL PLAN ACOP REVISIONS

<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
6	4	<i>Adjustments for Prior Overpayments</i>	<i>Add</i>	If an agency is reducing a family’s benefits to adjust for a prior overpayment (i.e.,social security, SSI, TANF, or unemployment benefits), count the amount that is actually provided after the adjustment. Example – Lee Park’s social security payment of \$250 per month is being reduced by \$25 per month for a period of six months to make up for a prior overpayment. Count his social security income as \$225 per month for the next six months and as \$250 per month for the remaining six months. For SS and/or SSI, if the resident isn’t notified timely of the reduction of benefits due to the overpayment, then at the approval and discretion of the Director or designee, the rent can be reduced with an interim action effective the month the benefits changed instead of the following month.
6	5	<i>Income Exclusion for Foster Children</i>	<i>Add</i>	Payments for the care of foster children (including foster adults) are exempt from income. Thus, during annual and/or interim reexamination of family income for public housing, kinship, KIN-GAP and similar state guardianship care payments are to be excluded from a household’s income.
9	3	<i>Additions to the lease</i>	<i>Change</i>	Exceptions will be made by the approval of the Director of Operations or designee. However, if a spousal relationship existed, SNRHA may, at the discretion of the Director or designee, allow the adult member back onto the lease upon written request by the head of household. The head of household will initiate the process of the removal. Both the head of household and the adult family member requested to be removed must make the request in writing.
11	7	<i>Definition of Over Income</i>	<i>Remove</i>	As previously stated, HUD will provide additional information and guidelines for SNRHA to set alternative rents for over income families that the SNRHA has allowed to remain in public housing, and any other guidance regarding this provision in a forthcoming notice.
11	7	<i>Definition of Over Income</i>	<i>Add</i>	SNRHA may terminate such families under the Admission and Continued Occupancy Policy formulated in accordance with the 2018 notice but currently may not charge such families an alternative rent while they remain in the public housing unit. Instead, the families will continue to be considered public housing families and must be offered the option of paying an income based rent or flat rent at their next annual recertification. SNRHA may elect not to terminate over income families who exceed the over-income limit for two consecutive years, then SNRHA must continue to treat such families as public housing families and offer the families the option of paying an income based rent or flat rent at their next annual reexamination.
12	4	<i>Timing Of the Notice</i>	<i>Change</i>	14 30
12	4	<i>Timing Of the Notice</i>	<i>Add</i>	and/or five
13	1	<i>Collecting Rent</i>	<i>Change</i>	14 30
13	2	<i>Returned Payment Fee</i>	<i>Change</i>	\$40.00 \$25.00
13	3	<i>Cash Payments by WIPS</i>	<i>Change</i>	14 30
13	4	<i>Deliquent Accounts</i>	<i>Change</i>	14 30
13	4	<i>Rent Collection Efforts</i>	<i>Change</i>	14 30
13	8	<i>Evictions for Non-Payment</i>	<i>Change</i>	14 30
13	8	<i>Evictions for Non-Payment</i>	<i>Add</i>	non-payment; lease violation
15	1	<i>Benefits of Operating a Voluntary FSS Program</i>	<i>Remove</i>	*the number of working families receiving housing assistance

FY2022 ANNUAL PLAN ACOP REVISIONS

CHAPTER	PAGE	SECTION	ADD / DELETE / CHANGE	PROPOSED LANGUAGE
15	2	Program Coordinating Committee (PCC)	Remove	area
15	2	Goals & Objectives	Add	▪ Housing counseling
15	3	Program Measurements	Add	▪ Debt reduction Increase in saving
15	3	Estimate of Potential Participating Families	Change	12,009 12,586
15	3	Estimate of Potential Participating Families	Add	when the Head of Household sign a contract
15	4	Incentives to Encourage Participation	Add	▪ Access to housing counseling
15	5	Method for Identification of Supportive Service Needs	Change	strongly encouraged scheduled
15	6	Contract of Participation	Add	hybrid paper/electronic
15	7	Interim Escrow Withdrawals	Add	tuition assistance
15	7	Interim Escrow Withdrawals	Change	Director of Supportive Services Manager Services
15	9	Program Extensions	Add	and received an escrow check
15	10	Program Termination	Change	DSS SSM
15	10	Port Outs	Add	Participants who port to another housing authority will not be allowed to continue in the SNRHA FSS program. All escrow funds will be forfeited except under the following conditions <ul style="list-style-type: none"> • The receiving Housing Authority absorbs the Housing Choice Voucher • The participant signs an FSS Contract of Participation within 6 months of the port out date Under the above circumstance the FSS escrow funds will be transferred to the receiving Housing Authority
15	11	Changes to the ACOP	Add	with same
16	24	Organization of the Waitlist	Add	Wardell Street Townhouses
16	34	Use of FMR's	Remove	both the tenant-based and-
16	40	Termination Notification	Change	14 30
PH Lease	13	Tenant Obligations	Change	(u) To prepare the unit for fumigation or other pest control remedies in the manner prescribed by SNRHA upon notice. SNRHA provides a free mandatory pest service. The tenant is required to provide access to their unit when notified of scheduled services. If it is found that additional treatments are required, the tenant will accommodate SNRHA and the technician by providing access when needed.
PH Lease	18	Termination of Lease	Change	Fourteen (14) Thirty (30)
PH Lease	18	Termination of Lease	Add	or Five (5)
PH Lease	19	Lawsuits	Add	Validity of Lease If a clause or provision of this Lease is legally invalid, the rest of this lease remains in effect.
PH House Rules	3	Outside Storage	Add	Oversized trampolines are not permitted to be stored on property.
PH House Rules	4	General Requirements	Remove	Curfew. All children under the age of 18 must adhere to curfew hours of 10:00 pm to 6:00 am.
Add. 1 AFFM	1	Affirmative Furthering Fair Marketing Policy	Add	Housing Counseling
Add. 1 AFFM	3	Affirmative Furthering Fair Marketing Policy	Change	HAGVL's SNRHA's
Add. 1 AFFM	4	Affirmative Furthering Fair Marketing Policy	Change	come, ;first come, first serve



(e.g. an employee helping decide on a new telephone system owns 100 shares of stock in a telephone company), provided the employee shall fully and specifically describe his or her interest, in writing, and the underlying basis of it, whether it be ownership, investment, contract, claim; employment or family relationship, to his or her immediate supervisor prior to the employee's participation. If, in the opinion of the supervisor, there is any question as to whether the interest is minimal, the matter shall be referred to the Executive Director for a binding decision on the question.

No employee shall have the authority (stated, implied, or apparent) to obligate, or impose any legally binding obligations, contracts, or agreements upon SNRHA, without SNRHA's express permission and consent. Any matter decided on, contracted, adjudicated, or in any way acted upon by an employee, who does not disclose a personal interest either in the matter, or in any person or organization having an interest in the matter, may be rescinded and rejected by SNRHA. Such a matter may be referred to the Executive Director to render judgment and assess any penalties as necessary and appropriate.

If the Executive Director renders judgment that a matter was performed, a contract entered into, or any matter was conducted, decided or acted upon in a manner prohibited by the Code of Ethics, he/she may then propose, among other things, that the Board of Commissioners seek an injunction against the proscribed action.

1.E. ENFORCEMENT OF ETHICS STANDARDS

Matters covered here or related shall be enforced. Any violation of this policy may be cause for discipline up to and including termination.

1.F. UPDATING THE POLICY

SNRHA will review and update the ACOP to comply with changes in regulation, SNRHA Operations, or when needed to ensure staff consistency in operation. On an ongoing basis, SNRHA may make minor, non-substantive modifications to the ACOP in order to clarify existing policies and procedures and/or to correct editing errors. During times of federal, state, and/or local emergency, the Executive Director or designee shall have discretion.



Applicants commit fraud by: (1) failing to disclose to SNRHA that the Applicants are subject to a sex offender registration requirement, or (2) misleading SNRHA in any way regarding the Applicants' status relating to a sex offender registration requirement.

Applicants convicted of the manufacture or production of methamphetamines on any federally assisted property. 24 CFR 960.204(3)

b. TEN YEAR ADMISSION BAR PERIOD

Persons with convictions of one of the following offenses will be barred from admission to and continued occupancy in the public housing program for a period of 10 years.

Murder or attempted murder

Rape (not resulting in offender being a registered as a sex offender)

Child Molestation (not resulting in offender being registered as a sex offender)

Kidnapping, attempted kidnapping

Sexual assault, attempted sexual assault

Child pornography

c. FIVE YEAR ADMISSION BAR PERIOD

If any household member 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;

Persons with convictions of one of the following offenses will be barred from admission to and continued occupancy in the public housing program for a period of five years.

If any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past five years, the family will be denied assistance (Five Years from the date of conviction):

Persons convicted of Drug-Related criminal activity, defined by HUD as the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sale, distribute or use the drug (24CFR 5.100), including:

Trafficking in controlled substances; and

Sale of controlled substances

Exception: Applicants, including incoming families under portability and/or household members, who have been convicted of possession of a controlled substance that was due to the applicant and/or household member's addiction rather than sale or distribution, "may" be eligible for admission to the SNRHA program, if the applicant and/or household members 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 SNRHA program AND there has been no other offenses that would bar admission for 2 years or more.~~

(Five year from the date of conviction): Persons convicted of Violent Criminal activities, defined by HUD as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause or be reasonable likely to cause, serious bodily injury or property damage including:

- Driving under the influence causing personal injury
- Voluntary manslaughter
- Involuntary manslaughter
- Robbery
- Attempted robbery with a deadly weapon
- Mayhem or attempted mayhem
- Battery with substantial bodily harm (with a deadly weapon)
- Trafficking of controlled substance
- Sale of controlled substance
- Felony Hit and Run
- DUI 3rd Offense
- Grand Larceny
- Arson, attempted arson
- Illegal Mfg of Controlled Substance
- Assault with a deadly weapon
- Prohibited Person in Possession of a Firearm (2nd offense or more)
- Possession of controlled substance with intent to sell

If convicted of a sexual crime in any court of law and subject to any sex offender registration requirement admission and/or continued occupancy shall be permanently barred.

Criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; or Criminal activity that may threaten the health or safety of property owners and management staff, and persons performing contract administration functions or other responsibilities on behalf of SNRHA (including a SNRHA employee or a SNRHA contractor, subcontractor, or agent).



Immediate vicinity means within a three-block radius of the premises. Evidence of such criminal activity includes, but is not limited to:

Any conviction for drug-related or violent criminal activity within the past 5 years

Any record of eviction from public or privately-owned housing as a result of criminal activity within the past 5 years.

Previously Assisted Families –Five Year Bar

If the family's assistance was terminated for the following reasons the family will be denied assistance for five years:

- Any family member has been evicted from federally assisted housing within the last five years.
- Any PHA has ever terminated assistance under the program for any member of the family for violation of family obligations.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the last five years.
- A family member has engaged in or threatened violent or abusive behavior toward SNRHA personnel within the last five years.

Abusive or violent behavior towards SNRHA personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate shall be considered abusive or violent behavior. Threatening refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

In making its decision to deny assistance for all the above noted time-fames, the SNRHA will consider factors discussed in Section 12-II-B. Upon consideration of such factors, the SNRHA may, on a case-by-case basis, decided to reduce the period of ineligibility.

d. THREE YEAR ADMISSION BAR PERIOD

Persons with convictions of one of the following offenses will be barred from admission to and continued occupancy in the public housing program for a period of three (3) years:

Assault or Battery

~~Prostitution (third and further offenses)~~

Domestic Violence (third and further offense)

Child Abuse and neglect of children (2nd offense)

Open and gross lewdness (2nd offense) - if a registered sex offender, the three year bar does not apply. Registered Sex offenders are forever barred.

Elder Abuse and exploitation of older persons

Harassment and stalking (2nd offense)



Discharging a firearm out of a motor vehicle

Home Invasion

Burglary

Aiming a firearm at a human being

e. TWO YEAR PROHIBITION

Any family allowing an ineligible person (relating to citizenship) living in the assisted unit without informing the SNRHA must be terminated for 24 months.

Possession of controlled substance

Any other criminal activity which, if repeated after admission, may threaten the health, safety, or right to peaceful enjoyment of the premises of other residents, neighbors, or persons living in the immediate vicinity. and/or

~~Other criminal activity which, if repeated after admission,~~ may threaten the health or safety of the property's owner, property management staff, SNRHA staff, or other individuals working in the immediate vicinity

f. ONE YEAR ADMISSION BAR PERIOD

Gross Misdemeanor Convictions

Persons with gross misdemeanor convictions for the offenses listed below shall be barred from program admission for a period of one (1) year from the date of completion of sentence, and must demonstrate an absence of criminal activity for a minimum period of one year preceding the date of the application for admission.

Gross Misdemeanor Convictions

Persons with gross misdemeanor convictions for the offense listed below shall be barred for the program admissions and continued occupancy for a period on one (1) year from the date of the conviction and must demonstrate an absence of criminal activity for a minimum period of one (1) year preceding the date of the application or port in date:

Open or gross lewdness (1st offense)

Aiming firearm at a human being

Discharging a weapon where a person might be endangered

Discharging a firearm in or upon a public street

Carrying a concealed weapon

Prohibited Person in Possession of a Firearm -1st Offense

Misdemeanor Convictions

Persons with misdemeanor convictions, for the offenses listed below, shall be barred from



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

~~Child Abuse and neglect of children (first offense, if no physical injury resulted to child)~~

Harassment/stalking

Trespassing

DUI – 1st or 2nd 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.



spouse are 62 or over or disabled.

3. For any family that is a disabled family, or has a member (other than the head or spouse) who is a person with a disability. A disability assistance expenses for unreimbursed amounts paid for attendant care or auxiliary apparatus expenses for family members with disabilities, including the disabled member, where such expenses are necessary to permit an adult family member to be employed. The allowable expenses must be in excess of 3% of annual income. This allowance may not exceed the employment income received by the family members that is freed to go to work, who is at least 18 years of age.
4. For any elderly or disabled family:
 - a. That has no disability assistance expenses, an allowance for medical expenses equal to the amount by which the medical expenses exceed 3% of annual income;
 - b. That has disability expenses greater than or equal to 3% of annual income, an allowance for disability assistance expenses computed in accordance with paragraph C, plus an allowance for medical expenses that equal the family's medical expenses;
 - c. That has disability assistance expenses that are less than 3% of annual income, an allowance for combined disability assistance expenses and medical expenses that are equal to the total of these expenses less 3% of annual income.
5. Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which Annual Income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for childcare. In the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income. (24 CFR 5.603(d)).
6. The SNRHA does not provide for any optional deductions or allowances in the public housing program. **This includes benefits and/or wages being reduced for court ordered child support payments.**

Adjustments for Prior Overpayment of Benefits

If an agency is reducing a family's benefits to adjust for a prior overpayment (i.e., social security, SSI, TANF, or unemployment benefits), count the amount that is actually provided after the adjustment.

Example – Lee Park's social security payment of \$250 per month is being reduced by \$25 per month for a period of six months to make up for a prior overpayment. Count his social security income as \$225 per month for the next six months and as \$250 per month for the remaining six months.

For SS and/or SSI, if the resident isn't notified timely of the reduction of benefits due to



the overpayment, then at the approval and discretion of the Director or designee, the rent can be reduced with an interim action effective the month the benefits changed instead of the following month.

Income Exclusion of Kinship, Kin-GAP and Other Guardianship Care Payments

Payments for the care of foster children (including foster adults) are exempt from income. Thus, during annual and/or interim reexamination of family income for public housing, kinship, KIN-GAP and similar state guardianship care payments are to be excluded from a household's income.

C. DISALLOWANCE OF EARNED INCOME FROM RENT DETERMINATIONS 24 CFR 962.255, 24 CFR 5.617, 24 CFR 960.255

The annual income for qualified families may not be increased as a result of increases in earned income of a family member. The family member will be eligible to receive EID for 24 consecutive calendar months to be effective the date of the earned income increase. For calculation purposes, the disallowance shall begin the first of the month after the employment begins. After the family receives 12 consecutive months of the full exclusion, annual income will include a phase-in of half the allowable earned income exclusion from annual income for the remaining 12 consecutive calendar months.

A family eligible for the earned income exclusion is a family that occupies a dwelling unit in a public housing community; and

Whose annual income increases as a result of employment of an adult member of the family who was previously unemployed for one or more years;

Whose earned annual income increases during the participation of a family member in any family self-sufficiency or other job training program; or

Whose annual income increases, as a result of new employment or increased earnings of an adult family member during or within six months after receiving assistance, benefits or services under any State program for TANF provided that the total amount over a six-month period is at least \$500. The qualifying TANF assistance may consist of any amount of monthly income maintenance, and/or at least \$500 in such TANF benefits and services as one-time payments, wage subsidies and transportation assistance.

The HUD definition of "previously unemployed" includes a person who has earned in the previous 12 months no more than the equivalent earnings for working 10 hours per week for 50 weeks at the minimum wage. Minimum wage is the prevailing minimum wage in the State or locality if it is higher than the federal minimum wage.

The HUD definition of economic self-sufficiency program is any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families. Such programs may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare,



will require further investigation as to whether there is an unauthorized member of the household.

Where credit reports show credit accounts open and payments current, SNRHA will take action to investigate the possibility of unreported or underreported income, fraud or program abuse.

The SNRHA will terminate the lease of families for fraud or offer a repayment agreement when documented evidence indicates the family has unreported or underreported income, which includes receiving funds from other parties or individuals that has not been reported. Failure to enter into a repayment agreement and pay the required 25% down payment within the established guidelines shall result in the termination of the lease. Repeating this action will result in termination of the lease.

H. INCOME OF PERSON PERMANENTLY/TEMPORARILY CONFINED TO NURSING HOME

If a family member is permanently confined to a hospital or nursing home and there is a family member left in the household, the SNRHA will calculate the income by using the following methodology and use the income figure which would result in a lower payment by the family:

Exclude the income of the person permanently confined to the nursing home and give the family no deductions for medical expenses of the confined family member after 180 days or when doctor certification of length of absence is received, whichever comes first.

If the family member is temporarily confined in a hospital or nursing home, SNRHA will calculate the TTP by:

Including the income of the person temporarily confined to the nursing home and giving the family the medical deductions allowable on behalf of the person in the nursing home, if they are an elderly or disabled family. For the purpose of this section, "temporarily" is defined as no more than 180 days.

I. REGULAR CONTRIBUTIONS AND GIFTS [24 CFR 5.609(a)(7)]

Regular contributions and gifts received from persons outside the household are counted as income for calculation of the tenant share of the rent.

Any contribution or gift received two consecutive months or more frequently will be considered a "regular" contribution or gift, unless the amount is less than \$100 per year. This includes rent and utility payments made on behalf of the family and other cash or non-cash contributions provided on a regular basis. It does not include casual contributions or sporadic gifts. (See Chapter 7, Verification Procedures, for further definition.) **Regular deposits from Zelle, Cashapp, Venmo or any other virtual financial sources, or from court ordered sources such as child support, alimony, etc will be included as income.**

If the family's expenses exceed its known income, the SNRHA will question the family about contributions and gifts.



has found to be a fugitive. A fugitive is a person who is fleeing to avoid prosecution and/or incarceration for a felony crime or is fleeing to avoid prosecution or incarceration for violating a condition of probation or parole, imposed by State or Federal law.

Violation(s) of the SNRHA Firearms Policy. See ACOP Addendum FP

Other good cause. "Other good cause" means other lease violations and/or conduct not specifically referenced herein that has a serious impact upon the safety, health and/or peaceful enjoyment of the residents of a SNRHA public housing community. Where there is a finding of good cause for termination, such action will not be taken unless there is evidence that the tenant has received prior written notice that continued action or inaction of the nature stated in the warning notice would be considered as other good cause for termination of tenancy, excepting terminations due to drug-related criminal activity.

D. NOTIFICATION REQUIREMENTS

The SNRHA's written Notice of Lease Termination will state the specific reason for the proposed termination, the date that the termination will take place, and it will offer the resident all of the rights and protections afforded by the regulations and this policy. (See Grievance Procedure.)

Notices of lease termination shall be in writing and delivered to tenant or adult member of the household and sent by first class mail properly addressed to tenant with certificate of mailing or delivered by a licensed process server.

The notice shall contain a statement describing the resident's right to meet with the manager to determine whether a reasonable accommodation would eliminate the need for a lease termination.

Timing of the Notice

If the SNRHA terminates the lease, written notice will be given as follows:

At least **14 30** calendar days prior to termination in the case of failure to pay rent;

A reasonable time, defined in the lease as three **and/or five** calendar days, considering the seriousness of the situation when the health or safety of other residents or SNRHA employees, vendors or contractors are threatened;

At least 30 days prior to termination in all other cases.

In any instance where the SNRHA is aware that the head of a tenant family is visually-impaired the SNRHA will tender all such notices in a visually-accessible format. This may consist of a termination notice in Braille or in large typeface of 18 points of greater. Alternatively, the Authority may provide a "reader" and a witness that applicable notices have been read to a visually-impaired person.

In any instance where the SNRHA is aware that the head of a tenant family does not speak and/or read English and/or otherwise faces a language barrier, an attempt will be made to



- Households that include a live-in aide are required to execute a live in aide agreement authorizing the arrangement and describing the status of the aide.
- Households that include a live-in aide will contain file documentation that the live-in aide is not a party to the lease and is not entitled to SNRHA assistance, with the exception of occupancy while serving as the aide for the participant family member.

The SNRHA may modify its form of lease from time to time, giving tenants an opportunity to comment on proposed changes and advance notice of the implementation of any changes. A tenant's refusal to accept permissible and reasonable lease modifications, or those modifications required by HUD, is grounds for termination of tenancy.

D. ADDITIONS TO THE LEASE

Only those persons listed on the most recent certification form and lease shall be permitted to occupy a dwelling unit.

All persons listed on the most recent certification form and the lease must use the dwelling unit as their sole residence.

Requests for the addition of a new member of the household must be approved by the SNRHA, prior to the actual move-in by the proposed new member.

Following receipt of a family's request for approval, the SNRHA will conduct a pre-admission screening, including the Criminal History Report, of the proposed new adult member. Only new members approved by the SNRHA will be added to the household.

Family members over the age of 18 who move from the dwelling unit to establish new households shall be removed from the lease. These individuals may not be readmitted to the unit and must apply as a new applicant for placement on the waiting list. ~~Exceptions will be made by the approval of the Director of Operations or designee.~~ However, if a spousal relationship existed, SNRHA may, at the discretion of the Director or designee, allow the adult member back onto the lease upon written request by the head of household. The head of household will initiate the process of the removal. Both the head of household and the adult family member requested to be removed must make the request in writing.

Minors being added to the household by other than birth or legal adoption or court – awarded custody must be verified by court action. Temporary guardianship will be considered as a court action. All temporary guardianship will be renewed and verified every six months.



SNRHA must ensure that all notices and communications are provided in a manner that is effective for persons with hearing, visual, and other disabilities.

Terminations and Higher Rent Payments. Twelve months after the second consecutive over-income finding, if the family is still over-income, the family is subject to termination or higher rental payments. ~~As previously stated, HUD will provide additional information and guidelines for SNRHA to set alternative rents for over-income families that the SNRHA has allowed to remain in public housing, and any other guidance regarding this provision in a forthcoming notice.~~

Families not permitted to stay must have their tenancy terminated no later than six months after the second over-income finding.

SNRHA may terminate such families under the Admission and Continued Occupancy Policy formulated in accordance with the 2018 notice but currently may not charge such families an alternative rent while they remain in the public housing unit. Instead, the families will continue to be considered public housing families and must be offered the option of paying an income based rent or flat rent at their next annual recertification. SNRHA may elect not to terminate over income families who exceed the over-income limit for two consecutive years, then SNRHA must continue to treat such families as public housing families and offer the families the option of paying an income based rent or flat rent at their next annual reexamination.

Since SNRHA elects not to terminate over-income families, the families cannot charge the family Fair Market Rent or any other alternative rent.

Because HUD has not yet published a final rule effectuating the alternative rent options of section 16(a)(5)(A)(1), HUD is exercising its discretion to not enforce any 2018 notice and sections 16(a)(5)(A)(11) requirement to terminate over-income families who exceed the over-income limit for two consecutive years. HUD will not enforce the termination requirements until such time that HUD publishes the final rule and it takes legal effect, so that SNRHA and its families can make an informal choice related to alternative rent options.

Technical Assistance

Additional questions should be directed to the local Public Housing Field Office Director. Contact information and locations of these offices are available on HUD's website at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/about/focontacts.

Paperwork Reduction Act

The information collection requirements contained in this notice have been approved by the Office of Management and Budget (OMB) under Paperwork Reduction Act of 1995 (44 U.S.C.



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. 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. 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 5th 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 30 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 1st 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.

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 Payment Fee - A returned payment fee of ~~\$40.00~~ \$25.00 will be posted to the resident's account for returned 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. 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.

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 money order.

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 30-day notice was issued for nonpayment, residents will be required to pay in cash from the 20th 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

Acceptance of Delinquent Rent and Charges

Delinquent rent and/or charges may be accepted 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

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 30-Day Notice for Nonpayment of Rent" and/or the "30-Day 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.

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 30-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 outlined below.



Use of Outside Collection Sources

If after thirty (30) days the Accounting Department's attempts to collect from the vacated resident have been unsuccessful, the account may be turned over to the Collection Agency designated by the SNRHA to collect vacated accounts.

Write-Offs of Uncollected Vacated Accounts

After the above collection efforts have been taken to collect vacated accounts have been taken, they shall be written off in accordance with the SNRHA's Write-Off Policy.

E. EVICTIONS FOR NON-PAYMENT

Applicability

All residents that have not paid their rents/charges in full by the expiration of the 14 30-day non-payment and/or 30-day lease violation notice shall be processed for eviction. The only exceptions are those residents that have valid, up-to-date repayment agreements in force.

Preparation of Documents

On the day after the expiration of the applicable 14 30-day non payment or 30-day lease violation 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 appropriate documentation per the Justice Court jurisdiction for the eviction of each delinquent resident:

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.



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Reasonable Accommodation Cover Sheet

Date: 6/9/22

From: Nidia Apodaca

Program: ADM

Phone: 477-3512

Head of Household Name: Marion Scott Client #: 0127135

Accommodation for (if not for head of household): _____

Current bedroom size: _____ Bedroom size requested: _____

Resident is requesting the following accommodations:

An additional bedroom for Live-In Aide

Comments: _____

Attachments: Resident Request for RA

Provider certification for RA

RA#516

Cc: 504 Reasonable Accommodation file
Resident file



Chapter 15

FAMILY SELF-SUFFICIENCY STATEMENT OF POLICES

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
- **Housing counseling**

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
- Debt reduction
- Increase in saving

PROGRAM SIZE:

SNRHA will operate a minimum program size of 450 voluntary slots.

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

SNRHA owns 2,149 Public Housing units, has 785 Rental Assistance Demonstration (RAD) units and administers ~~12,009~~ 12,586 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 450.

The FSS Program is open to adults, ages 18 and over, **when the Head of Household sign a contract**, 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 to encourage FSS Program participation, including the following services:

- Individual case management
- Links to community resources
- Escrow account credits
- Homeownership opportunities
- **Access to housing counseling**

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 applicant



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 scheduled** 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 **hybrid paper/electronic** 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 **tuition assistance**, professional testing, professional license, homeownership, and transportation (only to maintain employment) purposes¹ 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 Manager Services**, after the FSS Coordinator and the Resident Program Coordinator

¹ 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



- 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 **and received an escrow check** 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.

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 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 **DSS SSM**.

If the participant does not agree with the decision of the **DSS 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.

Port-Outs

Participants who port to another housing authority will not be allowed to continue in the SNRHA FSS program.

All escrow funds will be forfeited except under the following conditions

- The receiving Housing Authority absorbs the Housing Choice Voucher
- The participant signs an FSS Contract of Participation within 6 months of the port out



date

Under the above circumstance the FSS escrow funds will be transferred to the receiving 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 **with same**. Any necessary changes will be made to SNRHA policy as appropriate.



SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. SNRHA currently has waiting lists for the following PBV projects:

Juan Garcia Gardens
Coronado Drive Senior Housing
Patriot Place Apartments
Allegiance Apartments
Wardell Street Townhouses

SNRHA will also establish and manage separate waiting lists for the following Rental Assistance Demonstration (RAD) Program conversion to PBV assistance properties:

Biegger Estates (Rental Assistance Demonstration [RAD] Program)
Rose Gardens (Rental Assistance Demonstration [RAD] Program)
Espinoza Terrace (Rental Assistance Demonstration [RAD] Program)
Landsman (Rental Assistance Demonstration [RAD] Program)
Vera Johnson "B" (Rental Assistance Demonstration [RAD] Program)
Lubertha Johnson Estates (Rental Assistance Demons [RAD] Program)
Marion D. Bennett Sr. Plaza (Rental Assistance Demon [RAD] Program)
Archie Grant (Rental Assistance Demonstration [RAD] Program)

16-VI.D. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from SNRHA's waiting list. SNRHA may establish selection criteria or preferences for occupancy of particular PBV units. SNRHA may place families referred by the PBV owner on its PBV waiting list.

Income Targeting [24 CFR 983.251(c)(6)]

At least 75 percent of the families admitted to the SNRHA's tenant-based and project-based voucher programs during SNRHA fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.

Units with Accessibility Features [24 CFR 983.251(c)(7)]

When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, the SNRHA must first refer families who require such features to the owner.

Preferences [24 CFR 983.251(d)]

SNRHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for



Likewise, SNRHA may not establish or apply different utility allowance amounts for the PBV program. The same utility allowance schedule applies to both the ~~tenant-based and~~ project-based voucher programs.

SNRHA Policy

Upon written request by the owner, the SNRHA will consider using the FMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent. The owner must explain the need to use the previous FMRs or utility allowances and include documentation in support of the request. The SNRHA will review and make a decision based on the circumstances and merit of each request.

In addition to considering a written request from an owner, the SNRHA may decide to use the FMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent, if the SNRHA determines it is necessary due to SNRHA budgetary constraints.

Redetermination of Rent [24 CFR 983.302]

SNRHA must redetermine the rent to owner upon the owner's request or when there is a five percent or greater decrease in the published FMR.

Rent Increase

If an owner wishes to request an increase in the rent to owner from the SNRHA, it must be requested at the annual anniversary of the HAP contract (see Section 17-V.D.). The request must be in writing and in the form and manner required by SNRHA. Rental increases must be submitted 60 calendar days prior to the anniversary date of the HAP contract for the participant.

SNRHA may only make rent increases in accordance with the rent limits described previously. There are no provisions in the PBV program for special adjustments (e.g., adjustments that reflect increases in the actual and necessary expenses of owning and maintaining the units which have resulted from substantial general increases in real property taxes, utility rates, or similar costs).

SNRHA Policy

An owner's request for a rent increase must be submitted to the SNRHA 60 calendar days prior to the anniversary date of the HAP contract, and must include the new rent amount the owner is proposing.

SNRHA may not approve and the owner may not receive any increase of rent to owner until and unless the owner has complied with requirements of the HAP contract, including compliance with HQS. The owner may not receive any retroactive increase of rent for any period of noncompliance.

Rent Decrease

If there is a decrease in the rent to owner, as established in accordance with program requirements such as a change in the FMR or exception payment standard, or reasonable rent amount, the rent to owner must be decreased regardless of whether the owner requested a rent adjustment.

Notice of Rent Change

The rent to owner is redetermined by written notice by SNRHA to the owner specifying the amount of the redetermined rent. SNRHA notice of rent adjustment constitutes an amendment of



Existing residents are not subject to re-screening, income eligibility or income targeting provisions in order to return to the designated property.

Existing residents who have been temporarily transferred, whose accounts reflect a security deposit will have the security deposit transferred at RAD closing, except in the case of the deposit being applied for unpaid rent or tenant caused damage. Tenant is responsible for payment of any remaining security deposit due.

Resident monthly rent increases of greater than 10% or \$25 purely as a result of conversion will be phased in over 3 years or extended up to 5 years by the PHA. Increases will automatically be applied on the first day of the month of the effective date of recertification.

Renewal of Lease: Under current regulations at 24 CFR 982.257 (b)(c), upon lease expiration, SNRHA shall renew all leases unless cause exist.

Residents occupying the RAD, Project Based Conversion property may be eligible to receive a Section 8 voucher after 1 year of occupancy if regular tenant based vouchers are available and appropriate 60 day written notice is provided to management. Tenant and tenant's household must be in good standing and meet eligibility requirements for the PHA's, HCV (Section 8) program prior to being issued a voucher.

If the families are currently enrolled in PH Family Self-Sufficiency (FSS) after the RAD conversion, SNRHA shall enroll them in its HCV FSS program. Resident under RAD not enrolled in PH FSS at the time of conversion will not be eligible to participate in the program. Residents shall have the right to establish and operate a resident organization and be eligible for participation funding.

Resident Procedural Rights [PIH-2012-32 (HA), REV-2]:

The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

Termination Notification:

HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
- b. 14 30 days in the case of nonpayment of rent; and
- c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

Grievance Process:

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

383 damage, theft, or fire involving the vehicle.

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

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

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

398 (u) ~~To prepare the unit for fumigation or other pest control remedies in the manner~~
399 ~~prescribed by SNRHA upon notice. SNRHA provides a free mandatory pest service. The~~
400 ~~tenant is required to provide access to their unit when notified of scheduled services. If it is~~
401 ~~found that additional treatments are required, the tenant will accommodate SNRHA and the~~
402 ~~technician by providing access when needed.~~

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

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

407 (x) To refrain from, and to cause any household member, guests, or any other person under
408 tenant's control, to refrain from, any type of harassment; including without limitation,
409 harassment that is based upon race, color, or national origin. Immediate action will be taken
410 against any resident who verbally or otherwise threatens or abuses, or permits a household
411 member or a guest to threaten or abuse another resident, employee or vendor, including
412 immediate action to terminate the Lease and, when appropriate, the referral of the incident
413 to the appropriate law enforcement agencies for prosecution under state or federal law.
414 Tenant understands and agrees that violation of this or any other Section may result in

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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543 and a new Lease is to be executed by Tenant for the dwelling unit into which the family is
544 to move.

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

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

551 (i) ~~Fourteen (14)~~ **Thirty (30)** days for failure to pay rent.

552 (ii) Three (3) ~~or Five (5)~~ day notice in the case of the tenant, household members
553 and/or guests (including any individuals on the premises due to the tenant's residency)

554 a. Has created or maintained a threat to the health or safety of other tenants, SNRHA
555 employees, or any other people on or about the premises;

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

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

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

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

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

572 **21. ABANDONMENT OF PROPERTY:**

573 If the dwelling unit is deemed abandoned by the tenant SNRHA shall take possession of
574 the unit and any of the tenant's possessions remaining in the unit after the 10 day

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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575 abandonment notice has expired and the tenant has failed to contact the appropriate
576 Management Office. Property abandoned by the Tenant may be disposed of by SNRHA
577 in accordance with Nevada State Law, NRS 118A.460 and SNRHA procedures.

578 **22. LAWSUITS:**

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

586 **Validity of Lease**

587 **If a clause or provision of this Lease is legally invalid, the rest of this lease remains in**
588 **effect.**

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

590 Failure of SNRHA to insist upon the strict performance by the Tenant of the terms,
591 covenants, obligations, agreements, and conditions contained in this Lease, or any of
592 them, shall not constitute or be construed as a waiver or relinquishment of SNRHA's right
593 thereafter, at any time or in any manner, to enforce any such terms, covenants, obligations,
594 agreements, or conditions, but the same shall continue in full force and effect. The receipt
595 by SNRHA of rent with the knowledge of the breach of any covenant, obligation, or
596 condition of this Lease, or after the serving of any notice of eviction, or the
597 commencement of any eviction action, shall not be deemed a waiver of such breach, other
598 than the failure of Tenant to pay the particular rental so accepted. It is specifically
599 understood and agreed that no waiver by SNRHA of any of said terms, covenants,
600 obligations, agreements, and conditions contained in the Lease shall be deemed to have
601 been made unless such waiver is expressed in writing and signed by SNRHA, its
602 representative or agent. It is further specifically understood and agreed that in the event
603 the Tenant has breached Tenant's obligation and agreement to pay rent as provided in this
604 Lease, and SNRHA has given notice of said breach and commenced an eviction therefore,
605 the said breach can only be cured by payment in full of the delinquent rent and eviction
606 costs, unless other arrangements are made in writing with SNRHA. The rights and

PUBLIC HOUSING HOUSE RULES

RESIDENT RESPONSIBILITIES FOR GROUNDS MAINTENANCE, SANITATION, AND PARKING

- a. Lawns. Residents are requested to assist by not riding bicycles, walking, or running through plantings or flowerbeds; use sidewalks. Residents are held responsible for their children. Children are not to dig holes, scatter rocks, or otherwise disturb lawns, shrubbery, trees or sprinkler systems. In addition, it is the responsibility of residents to report to the office any destruction by other residents and their families or guests that they witness.

- b. Sprinkler Heads. Please do not place storage boxes, toys, barbecues, etc. over sprinkler heads. This keeps the sprinkler from covering the lawn area it is designed to serve.

- c. Outside Storage. Residents may **NOT** store items such as old furniture, car or truck parts or tires, used appliances, or items that constitute a fire hazard or threat to health and/or safety in or near patios, entry doors or yard areas. This does not prohibit the keeping of bicycles, tricycles, toys, patio furniture, etc. Any prohibited items, as listed above, not removed within a reasonable time after notice is given to the resident, will be removed and charges for the removal will be assessed to the resident. Kiddy pools will be removed if not emptied and properly stored after use; they may not be left outside overnight. **Oversized trampolines are not permitted to be stored on property.**

- d. Handling Garbage, Trash, Old Furniture, Etc. Each resident shall use the refuse containers provided by SNRHA. No refuse, trash, or garbage shall be disposed of in any manner other than by placing it in the container provided. No rocks, dirt, large pieces of wood, scrap metal or similar objects shall be placed in the containers.
 1. Regular refuse collection service is provided twice weekly by the appropriate refuse company at no cost to the resident. It is your responsibility to take care of your own rubbish and garbage as stated in your lease. Please follow these guidelines concerning your garbage and trash:
 - a. Place only garbage and trash in the container.
 - b. Wrap all wet garbage or place it in a sack.
 - c. All trash must be disposed of inside a trash bag. No loose trash inside dumpsters.
 - d. Do not allow your children to play inside the dumpsters, as this could result in serious injuries.
 - e. Any mattresses or sofas need to be cut-up and destroyed prior to putting inside or near the trash receptacle.
 - f. Days of pick-up are _____ and _____.
 2. Any persons found guilty of starting a fire in or near a container will be charged the cost of repair or replacement of the container, and will be subject to eviction.



PUBLIC HOUSING HOUSE RULES

e. Removal of Large Items. The disposal company will not pick up large items such as old furniture, appliances, large rugs, mattresses, etc. Please call maintenance department will remove of these items at no charge.

f. Automobiles, Parking, Etc.

1. Inoperable, Unregistered, Unlicensed, Dismantled Vehicles, Etc. Residents may not keep vehicles on the development unless they are properly licensed, registered and in an operable condition. Vehicles which do not display current licenses and/or which are in an inoperable condition (such as flat tires, broken windows, leaking fluids, etc.) will be towed at the vehicle owner's expense. No repairs, oil changes, or any other work may be done to vehicles on SNRHA property.
2. Prohibited Parking Areas. No vehicles are to be parked in the following areas:
 - a. Fire hydrants: Spaces are marked off with red paint and signs. Vehicles parked in these areas are subject to removal, with no further notice, at the cost of the resident.
 - b. Handicapped Parking: Spaces are marked off and lined, generally in blue, with signage indicating the space is reserved for handicapped parking only. Any vehicle parked in Handicapped Parking must clearly display registered/licensed handicap sticker/plates/signage as issued by the Department of Motor Vehicles.
 - c. Refuse/Trash Containers: Spaces are marked with red paint. Do not park in front of containers. Garbage cannot be collected if the truck cannot get to the containers.
 - d. Powered Cycles (Motorcycles, Scooters, Mopeds): All powered cycles of any type, size, style or model must be parked in a designated parking area only. No parking on lawns or on sidewalks.

3. Recreational Vehicles (RV's) and Motor Homes

SNRHA prohibits these types of vehicles to be parked and/or stored within SNRHA parking lots. These vehicles must be parked on city or county designated streets.

GENERAL REQUIREMENTS

- a. Noise. In consideration of others, residents and their guests should not make any unnecessary loud or disturbing noises, particularly in the evening and during the night. Singing, playing on a musical instrument, loud operation of a radio, television, stereo, carpet shampoo machines, etc. should not be disturbing to others. Shouting, yelling, fighting, boisterous conduct of any kind is prohibited when disturbing to other residents.
- ~~b. Curfew. All children under the age of 18 must adhere to curfew hours of 10:00 pm to 6:00 am.~~
- c. Flammable Materials and Space Heaters. The storage or use of gasoline or solvents or other flammable materials in or around apartments is prohibited. Residents must exercise caution with respect to children playing with matches or lighters. Space heaters are only permitted with management's approval.
- d. Doors. Apartment doors must be locked during your absence. Management will not be responsible for articles missing from the apartment. Always carry your key when going out. Residents locking themselves out after regular working hours will be charged a fee according to the Sales and Service Schedule of Charges. **Residents are not permitted to have their own locks on any doors (inside or outside).** SNRHA must be able to gain access for routine maintenance, inspection purposes, and in the event of any emergency. Use of personal locks is grounds for lease termination.





The Southern Nevada Regional Housing Authority's (SNRHA) Affirmative Furthering Fair Marketing Policy

It is the responsibility of the 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 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 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 the 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 service.
 - 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 the 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 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.



- 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 **HACVL's 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 and familial status and disability status of program participants.

These marketing activities shall be conducted at least quarterly and shall include direct marketing activities to the population who is Limited English Proficient. Advertisement shall be printed in Las Vegas major publications, our one African American, two Spanish newspapers and other minority newspapers within Las Vegas. Additionally, we shall distribute information via facsimile to over 40 government and non-profit organizations that work directly with low-income families including those who are LEP. Radio and Television appearance shall be scheduled, to the extent possible to also promote all housing programs including scattered-site homeownership and Housing Choice Voucher 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 HCV waiting list in order of first ~~come~~, ~~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 ~~100~~ 800-669--9777.



SNRHA GRIEVANCE POLICY AND PROCEDURE



- If the Department Head or his/her designee determines that no errors have been made, a hearing packet will be forwarded to the hearing office for processing. The hearing packet must include the following:
 1. The notice of ineligibility
 2. The application for assistance
 3. Any documentary evidence to be presented at the informal review appointment.
 4. A cover sheet with the client name, client number, the program, a description of the determination.

3. The Informal Review Meeting Notification

Upon receipt of the hearing packet, the Hearing Officer shall review the packet and determine whether the determination of ineligibility and the request for an informal review has been made in accordance with HUD regulations and SNRHA Policy.

- If the Hearing Officer determines that the determination of ineligibility was not in accordance with HUD regulations or SNRHA Policy, the Department will be notified that an error has been made with instructions to reinstate the applicant's file.
- If the Hearing Officer determines that the request for an informal review has not been made in accordance with SNRHA Policy, the Hearing Officer will send a notice of denial of the informal review request with an explanation of why the request has been denied.
- If the Hearing Officer determines that the notification of ineligibility and the request for an informal review comply with regulations and policies, an appointment for the informal review will be scheduled within ten (10) business days of receipt of the hearing packet.
- A written notice of the appointment will be mailed to the address the client indicated on the informal review request form or the last known address, if no address is provided. The appointment letter must include the following:
 - Client name
 - Client number
 - Appointment date and time
 - Appointment location
 - Grievant Rights and Responsibilities
- A copy of the appointment letter will be forwarded to the referring department.

4. Informal Review Meeting

The Hearing Officer shall conduct the Informal Review meeting. The applicant and/or his/her authorized representative shall be in attendance together with the SNRHA official responsible for making the ineligibility determination at issue or a department designee who has been apprised of the determination and the reasons for the determination. The meeting may be held in person at a location designated by the Hearing Officer or may be held telephonically or via a secure internet platform.



SNRHA GRIEVANCE POLICY AND PROCEDURE



5. Presentation of Evidence

During the Informal Review:

- The SNRHA official responsible for making the ineligibility determination or his/her designee shall be required to provide the regulatory and/or policy basis for the determination at issue together with any related documentary evidence,
- The applicant and/or his/her authorized representative shall be afforded the opportunity to present related documentary and/or oral evidence which discounts, disproves, disputes or otherwise mitigates the basis for the ineligibility determination.

6. The Informal Review Decision Notification

Within ~~ten (10)~~ **eight (8)** business days of the date of the Informal Review Meeting, the Hearing Officer or his/her designee shall notify the applicant and/or his/her authorized representative, in writing, of the Informal Review Decision.

7. The Informal Review Decision

The person conducting the review is responsible for making the final decision as to whether assistance should be granted or denied. In rendering a decision, the Hearing Officer will evaluate whether or not the grounds for denial were stated factually in the notice, the validity of the grounds for the denial, the validity of the evidence and whether the facts prove the grounds for the denial. The Informal Review Decision shall be prepared by the Hearing Officer or his/her designee and shall clearly state the following:

- The date of the Informal Review Meeting
- The names of person in attendance
- The decision
- The applicable policy and/or regulatory provisions
- A statement that the Informal Review Decision is final and if the applicant believes that SNRHA practice/decision is discriminatory he/she has the right to submit a complaint to:

The United States Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

One Sansome St.
San Francisco, CA 94104
(800) 424-8590
(800) 424-8529 (TDD)

If the family fails to appear for their informal review, the denial of admissions will stand and the family will be so notified. Failure to appear for in person Informal Review appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered **failure to appear**.

B. INFORMAL SETTLEMENT MEETING

Residents/Tenants of the Conventional Public Housing or Rental Assistance Demonstration (RAD) Programs who are notified of a decision that adversely affects the



SNRHA GRIEVANCE POLICY AND PROCEDURE



2 - Hearing Procedure

The Formal Hearing shall be conducted by an impartial, third-party, Hearing Officer, designated by SNRHA. The Formal Hearing shall be governed by the following due process considerations:

- A description of the issues and evidence presented
- Prior to the hearing, the grievant shall be afforded the opportunity to review all related documentary evidence maintained by management and allowed to copy any documents in their file at a cost of \$1.00 per page after the first twenty-five (25) pages. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/tenant. Requests for copies of documents must be submitted in writing and SNRHA will have four days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payment must be by money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable. Evidence not made available to the Grievant, upon request, may not be used by management at the time of the hearing.
- The grievant shall be afforded the right to be represented by counsel and/or to designate a representative.
- The grievant shall be afforded the right to confront and cross-examine all Management's witnesses on whose testimony or information management will rely and to present testimony and/or documentary evidence to support his/her position.
- ***A prior determination on the same issue involving the same grievant shall be binding on the grievant and management.***
- Failure to appear at the Formal Hearing, without prior notification and approval may result in dismissal of the Grievance. Failure to appear for in person Formal Hearing appointment within fifteen (15) minutes of the scheduled appointment time OR ten (10) minutes for telephonic/internet platform appointment will be considered ***failure to appear.***

3 Formal Hearing Decision

The Formal Hearing decision shall be based **solely** on the evidence and testimony presented during the hearing. No documents may be presented which have not been provided to the other party before the hearing if requested by the other party. "Documents" includes records and regulations.

The Hearing Officer may ask the family for additional information or documentation and/or might adjourn the hearing to reconvene at a later date, before reaching a decision, but must render a decision within ~~ten (10)~~ **eight (8)** business days of the initial hearing regardless of the request for additional information.

Within ~~ten (10)~~ **eight (8)** business days of the date of the hearing, the Hearing Officer shall prepare a written decision that sets forth the following:



SNRHA GRIEVANCE POLICY AND PROCEDURE



and/or might adjourn the hearing to reconvene at a later date, before reaching a decision, but must render a decision within ten (10) business days of the initial hearing regardless of the request for additional information.

Within ~~ten (10)~~ **eight (8)** business days of the date of the hearing, the Hearing Officer shall prepare a written decision that sets forth the following:

- ***Hearing Information***
 - The date, time and location of the hearing
 - The names of the parties and their representatives in attendance at the hearing
 - The name of the Hearing Officer
- ***Background***
 - A brief, impartial statement of the reason for the hearing
- ***Summary of the Evidence***
 - The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.
- ***Finding of Facts***
 - The hearing officer will include all findings of fact, based on a preponderance of evidence.
- ***Conclusion***
 - The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of evidence. This conclusion will result in a determination of whether these facts uphold the Proposed action.
- ***Order***
 - The hearing officers written decision letter will include a statement of whether the proposed action is upheld or overturned. If it is overturned, the hearing officer will instruct management to restore the grievant's program status.

The decision of the Hearing Officer is binding on SNRHA unless:

- The grievance does not concern SNRHA actions or failure to act, or that it did not concern a decision that adversely affected the Grievant's lease, rights, rules, duties, welfare or status; or
- A determination is made that the Hearing Officer's decision violates the requirements of the Annual contributions Contract between SNRHA and HUD; or
- For matters in which SNRHA is not required to provide an opportunity for a hearing; or



SNRHA GRIEVANCE POLICY AND PROCEDURE



- Decisions that exceed the authority of the hearing officer; or
- Decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State, or Local laws, requirements of the annual contribution contract between SNRHA and HUD.

The decision of the Hearing Officer ~~or a member of the Board of Commissioners~~ in favor of SNRHA or which denies the relief requested by the grievant shall not constitute a waiver of, nor affect in any manner, the Grievant's right to institute legal action against SNRHA in a court of competent jurisdiction regarding the subject matter of the Grievance.

The Grievant may utilize due process through the Court.

F. HEARING AND APPEAL PROVISIONS FOR NON-CITIZENS

Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. Applicants who are denied assistance due to immigration status are entitled to an Informal Hearing, not an Informal Review.

Assistance to a family may not be delayed, denied or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the SNRHA hearing is pending, but assistance to an applicant may be delayed pending completion of the informal hearing.

A decision against a family member, issued in accordance with the USCIS appeal process or the SNRHA informal hearing process, does not preclude the family from exercising the right, that may be otherwise available, to seek redress directly through judicial procedures.

The notice of denial or termination of assistance for noncitizens must advise the family:

- That assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination.
- The family may be eligible for proration of assistance.
- In the case of an HCV participant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518]
- That the family has the right to request an appeal to the USCIS of the results of the secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.
- That the family has a right to request an Informal Hearing with SNRHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.
- For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the Informal Hearing process.

1- USCIS Appeal Process [24 CFR 5.514(e)]

When SNRHA receives notification that the USCIS secondary verification failed to confirm



SNRHA GRIEVANCE POLICY AND PROCEDURE



evidence applicable to judicial proceedings.

The family must also be provided the opportunity to refute evidence relied upon by SNRHA, and to confront and cross-examine all witnesses on whose testimony or information SNRHA relies.

5- Representation and Interpreter Services

Family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.

The family is entitled to request an interpreter. Upon request, SNRHA will provide competent interpretation services, free of charge.

6- Recording of the Hearing

The family is entitled to have the hearing recorded by audiotape at their expense.

- HUD's Final Rules dated March 8, 2-16, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule", states the hearing officer must maintain a log of all hearings. HUD shall provide the details of that log at a future date and SNRHA shall ensure compliance. HUD has also clarified that any party may obtain a copy of the hearing transcript *at their own expense*. Therefore, SNRHA shall ensure all hearings are recorded.

7- Hearing Decisions

SNRHA must provide the family with a written final decision, based solely on the facts presented at the hearing, within ~~ten (10)~~ **eight (8)** business days of the date of the informal hearing. The decision must state the basis for the decision.

The Hearing Officer's decision will be binding on SNRHA unless SNRHA's Board of Commissioners determines that:

- The grievance does not concern PHA actions or failure to act in accordance with or involving the grievant's rights, duties, welfare or status; or
- The decision of the Hearing Officer is contrary to applicable Federal, State, Local laws, HUD regulations or requirements of the Annual Contribution contract between HUD and SNRHA.

A decision by the hearing officer ~~or a member of the Board of Commissioners~~ in favor of SNRHA or which denies the relief requested by the Grievant in whole or in part will not constitute a waiver of, nor affect in any manner, any rights the grievant may have to a judicial review in any judicial proceeding, which may thereafter be brought in this matter,

Per HUD's Final Rule, hearings may not be postponed more than five (5) business days and all parties must be advised.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
MAY 2022**

**AIDA BRENTS RESIDENT COUNCIL
2120 VEGAS DRIVE, LAS VEGAS, NV 89108
PHONE: 702-477-3220
MEETINGS: 1ST WEDNESDAY @2:00 PM
INTEREST LETTER FLYERS TO BE SENT OUT MID-SUMMER 2022**

**ARTHUR SARTINI RESIDENT COUNCIL
900 S. BRUSH, LAS VEGAS, NV 89107
PHONE: 922-6410 FAX: 922-6413
MEETING 2ND MONDAY @ 4:00 P.M.
ELECTIONS TO BE HELD MARCH 09 2022**

President	Vacant	900 S Brush St #	Phone:
1 st Vice President	Vacant	900 S. Brush St.#	Phone:
2 nd Vice President	Phyllis Carpenter	900 S. Brush St. #05	Phone: 702-583-2541
Secretary	Alexis Patterson	900 S. Brush St. #315	Phone: 702-510-3266
Treasurer	Donna McKinnon	900 S. Brush St. # 357	Phone: 702-917-4720

**HARRY LEVY GARDENS RESIDENT COUNCIL
2525 WASHINGTON, APT 126 LAS VEGAS, NV 89106
PHONE: 922-6166 FAX 922-6109
MEETING: 2ND WEDNESDAY @ 1:00 P.M.**

President	Jeanette Jones Francois	2525 Washington, Apt 219	Phone: 702-272-6415
1 st Vice	Donald Stiek	2525 Washington, Apt 309	Phone: 702-287-2337
2 nd	Leo Sutherland	2525 Washington, Apt 134	Phone: 702-581-7564
Treasurer	Theresa O'dell	2525 Washington, Apt 242	Phone: 702-496-5560
Secretary	Mary Thompson	2525 Washington, Apt 350	Phone: 702-517-3392
Sgt. @ Arms		2525 Washington, Apt 134	Phone:

**HULLUM HOMES/JONES GARDENS
1750 MARION DRIVE, LAS VEGAS, NV 89115
702-477-3255
Meetings: 3rd Friday @ 12:00pm**

President	Debra Williams	1750 Marion Dr. #26C	Phone: 702-665-9662
1 st Vice	Tammie Daniels	4980 E. Owens Ave. #1D	Phone: 702-769-9669
2 nd	June Jackson	1750 Marion Dr. # 268	Phone: 702-531-8077
Secretary	Genette Jones	1750 Marion Dr. #26D	Phone: 702-812-6820
Treasurer	Erika Samuel	1750 Marion Dr #12B	Phone: 702-665-3659

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
MAY 2022**

**JAMES DOWN TOWERS
5000 Alta Drive LAS VEGAS, NV 89107
702-477-3245**

INACTIVE

President
Vice President
Secretary
Treasurer
Sgt.@ Arms

**MARBLE MANOR
916 MC WILLIAMS, LAS VEGAS, NV 89106
Phone: 477-3275
Meeting: 2nd Saturday
912 Gerson (Marble Community Center)**

President	Madelyn Rhodes	914 Mc Williams	Phone: 702 472-1941
1 st Vice President	Mya McMillon	806 McWilliams	Phone: 702-913-2557
2 nd Vice President	Sandra Meeks	1325 Washington	Phone: 702 -245-2419
Secretary	Vacant		Phone
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: 2ND THURSDAY @ 2:00 P.M.
INTEREST LETTER FLYERS TO BE SENT OUT MID-SUMMER 2022**

**SHERMAN GARDENS RESIDENT COUNCIL
1708 CURRAN WAY LAS VEGAS, NV 89106
PHONE: 631-9155 FAX: 631-9347
MEETING: 3RD THURSDAY @ 1:30 P.M.
NOMINATION WILL BE HELD ON MAY 16TH**

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
MAY 2022**

**ROSE GARDENS TENANT ORGANIZATIONS
1731 YALE STREET, N. LAS VEGAS, NV89030
702-410-1292**

Meetings: 2nd Wednesday @ 11:00am

President	Vacant		Phone:
1 st Vice	Jonette Franklin	1731 Yale St.# 123	Phone: 702-675-1055
Secretary	Evonne Hampton	1731 Yale St.# 108	Phone: 702-595-5289
Treasurer	Bernice Gay	1731 Yale St. #122	Phone: 725-300-5484
Sgt. @ Arms	CJ Sanders	1731 Yale St.# 214	Phone: 702 409-3264

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
MAY 2022**

Resident Advisory Board

Member	Fred Bousley	945 Allure Drive, LV, NV 89128	702-372-2923
Member	Jeanette J. Francois	2525 W. Washington #219, LV, NV 89106	702-272-64
Member	LuChana Turner	3309 Vista Springs Way, NLV, NV 89031	702-577-6607
Member	Madelyn Rhodes	914 McWilliams LV, NV 89106	702-472-1941
Member	Natassia Bousley	5973 Sandra Field Ct, LV, NV 89110	702-624-7273
Member	Sharon Davis	171 W Van Wagenen St. #4D Hend. 89015	702-542-7556
Member	Debra Williams	1750 Marion Dr. #26C, LV NV 89115	702-665-9662
Member	Valerie Craig	5000 W Alta Dr. #248, LV, NV 89107	317-657-2131
Member	Vasiliki Daniels	2151 Citrus Hills Ave #1143, LV, NV 89106	404-937-7152
Member	Michael Dismond	5950 Pecos Road, #2046 LV, NV 89120	702-624-3535

RAB members e-mail addresses:

Debra Williams- odell1572r@outlook.com
Fred Bousley - Federick65Bousley65@gmail.com
Jeanette Jones Francois – jeanettejfrancois@gmail.com
Tena Bullock tenabullock@yahoo.com
LuChana Turner- luchanaturner@gmail.com
Madelyn Rhodes – madelync.rhodes@gmail.com
Natassia Bousley – natassia.bousley@gmail.com
Sharon Davis – gmasharon25@gmail.com
Valarie Craig – valarie25craig@gmail.com
Vasiliki Daniels – jesusandvasiliki2017@gmail.com
Michael Dismond- nevadadismond@yahoo.com

Community Service and Self Sufficiency Programs.

A. PHA Coordination with the Welfare (TANF) Agency

(i) Cooperative agreements:

SNRHA may be entering into a cooperative agreement with the TANF Agency, to share information and/or target supportive services.

(ii) SNRHA has coordinated the following efforts with the TANF agency:

- a. Information sharing regarding mutual clients (for rent determinations and otherwise)
- b. Community Work Experience Program (CWEP) which allows NEON participants the opportunity to gain onsite training and practical work experience

B. Services and programs offered to residents and participants

(i). Self-Sufficiency Policies

SNRHA employs the following policies, to enhance the economic and social self-sufficiency of assisted families:

- a. Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- b. reference/eligibility for public housing homeownership option participation
- c. Preference in requesting transfer to Otto Merida Desert Villas (also known as Honolulu Street Family) Development

(ii) Economic and Social self-sufficiency programs

SNRHA coordinates, promotes and provides the following programs to enhance the economic and social self-sufficiency of residents:

Services and Programs				
Program Name & Description (including location, if appropriate)	Est. Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (PH or HCV participants or both)
Transportation	762	As requested	Individual developments	PH
Dress for Success– to provide clothes for participants scheduled for job interviews	60 80	As requested	FSS & ROSS Coordinators and Supportive Service Coordinators	BOTH
Continuing Education	30 200	As requested	FSS & ROSS Program referral and Supportive Services Coordinators	BOTH

Debt Management	350 450	As requested	FSS & ROSS Programs and Supportive Services Coordinator referral	BOTH
Utility/Rental Assistance	200 500	As requested	FSS, ROSS, Senior Programs referral and Supportive Services Coordinator	Local Residents
Pro Bono Legal Services	100 300	As requested	Senior Law/Nevada Legal Services/Clark County Pro Bono/State Bar of NV Lawyers	BOTH
Health Services	450 700	As requested	Behavioral Health; Optometry, General Medicine	Residents

(iii) Family Self Sufficiency program/s

~~a-~~ Participation Description

Family Self Sufficiency (FSS) & Resident Opportunity & Self-Sufficiency (ROSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants As of 2021 2022
Public Housing and HCV FSS	0	478 526
Public Housing ROSS	0	12 22

SNRHA has outlined in the most recent FSS Action Plan steps to achieve at least the minimum program size.

C. Welfare Benefit Reductions

- (i) SNRHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.

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~~ several sites. 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.

SNRHA has secured the services of security to visit vacant lots and remove trespassers. Additional signage has been placed on vacant lots identifying the NRS provision for trespassing.

Asset managers will be encouraged to enroll in the Crime-Free Multi-Housing Program with the Las Vegas Metro Police Department.



FAMILY SELF SUFFICIENCY

ACTION PLAN

Approved by the SNRHA Board of Commissioners September 17, 2020

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Supportive Services Department
5390 E. Flamingo Road · Las Vegas, NV 89122
www.snrha.org

FAMILY SELF-SUFFICIENCY PROGRAM ACTION PLAN

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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
- **Housing counseling**

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
- **Debt reduction**
- **Increase in saving**

PROGRAM SIZE:

SNRHA will operate a minimum program size of 450 voluntary slots.

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

SNRHA owns ~~2,149~~ **2,148** Public Housing units, has 785 Rental Assistance Demonstration (RAD) units and administers ~~12,009~~ **12,586** 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 450.

The FSS Program is open to adults, ages 18 and over, **when the Head of Household sign a contract**, 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 to encourage FSS Program participation, including the following services:

- Individual case management
- Links to community resources
- Escrow account credits
- Homeownership opportunities
- **Access to housing counseling**

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 applicant

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

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

- The FSS department my 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 scheduled** 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 **hybrid paper/electronic** 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 **tuition assistance**, professional testing, professional license, homeownership, and transportation (only to maintain employment) purposes¹ 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 Manager 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

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.

¹ 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

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 High School 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 **and received an escrow check** 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 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 **DSS SSM**.

If the participant does not agree with the decision of the **DSS 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.

Port-Outs

Participants who port to another housing authority will not be allowed to continue in the SNRHA FSS program.

All escrow funds will be forfeited except under the following conditions

The receiving Housing Authority absorbs the Housing Choice Voucher

The participant signs an FSS Contract of Participation within 6 months of the port out date

Under the above circumstance the FSS escrow funds will be transferred to the receiving 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 **with same**. Any necessary changes will be made to SNRHA policy as appropriate.



- 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
 - \$50 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.



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;

- Real Estate Taxes

- Home Insurance

- \$50 monthly home repair

- \$50 maintenance allowance

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

Occupancy by Over-Income Families

SNRHA may terminate such families under the Admission and Continued Occupancy Policy formulated in accordance with the 2018 notice but currently may not charge such families an alternative rent while they remain in the public housing unit. Instead, the families will continue to be considered public housing families and must be offered the option of paying an income based rent or flat rent at their next annual recertification. SNRHA may elect not to terminate over income families who exceed the over-income limit for two consecutive years, then SNRHA must continue to treat such families as public housing families and offer the families the option of paying an income based rent or flat rent at their next annual reexamination.

Since SNRHA elects not to terminate over-income families, the families cannot charge the family Fair Market Rent or any other alternative rent.

Because HUD has not yet published a final rule effectuating the alternative rent options of section 16(a)(5)(A)(1), HUD is exercising its discretion to not enforce any 2018 notice and sections 16(a)(5)(A)(11) requirement to terminate over-income families who exceed the over-income limit for two consecutive years. HUD will not enforce the termination requirements until such time that HUD publishes the final rule and it takes legal effect, so that SNRHA and its families can make an informed choice related to alternative rent options.

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 James Down Tower Development was approved for conversion under the RAD Program. The Project will be converted under a RAD/Section 18 Blend. Portion of the project will be partially disposed with 60% (120) of the units converted as Tenant Protection Voucher (TPV) units and the remaining 40% (80) to transfer out of public housing through RAD. RAD units will consist of seventy-eight (78) one-bedroom units and two (2) two-bedroom units. The remaining one hundred twenty (120) TPV units are all one-bedroom units. The development will undergo a Comprehensive Rehabilitation of the 200 dwelling units, common areas, offices, maintenance shop and mechanical rooms. The units will be completely stripped replacing all electrical and plumbing infrastructure, roofing, windows, all appliances and fixtures and interior & exterior painting. New water and sewer piping will be installed, landscaping, street and sidewalks will be repaired or replaced as needed. The units will have individual unit control of the HVAC system. Construction is scheduled to start October 2022.

To facilitate the uniform treatment of residents, households living in either RAD PBV units or "Section 18" non-RAD PBV units at James Down Towers will be entitled to the same residents rights, participation, waiting list and grievance procedures listed within per Notice H-2019-09, PIH 2019-23 (the RAD Notice), and Joint Housing Notice H 2016-17/PIH 2016-17. Southern Nevada Regional Housing Authority maintains the certification that the proposed RAD/Section 18 Conversion will comply with all applicable site and neighborhood standards, and the site will be in full compliance with applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations. Review will be completed for accessibility for persons with disabilities and the design of any proposed improvements will be consistent with applicable accessibility standards under the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the regulations in the American with Disabilities Act.

The Wardelle Street Townhouses Project consisting of (57) family units, and a Clubhouse/Management Office/Maintenance Building was completed and occupied April 2021. The City of Las Vegas developed the Strong Start Academy on the remaining 1.3 acres which is an Early Childhood Education and Health which serve our residents and residents within the community. The property is scheduled for permanent conversion May 2022.

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.

Archie Grant Park underwent a Comprehensive Rehabilitation of the 66 units on the northern parcel of the development. 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 property permanently converted March 2022.

An agreement was signed with Brinshore Development to develop the 35 acres of the Marble Manor project under a mixed-finance, mixed-used development. The SNRHA was approved in November 2021 for a 2021 HUD CNI Planning Grant for this project as well. The Transformation Plan is due by November 2023 at which time the SNRHA will compete for an Implementation Grant.

Mixed Finance Modernization or Development

Ernie Cragin Terrace 28th & 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.

The agency is preparing to submit a 9% Low Income Housing Tax Credit Application to convert the Hulum Homes Development under the RAD Program. The 59 units and common buildings will under a Complete Comprehensive Modernization.

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 was demolished. Espinoza Terrace NV018007404 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 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:

Demolition/Disposition Activity Description
1a. Development name: Sherman Annex /Marble Annex/Sherman Gardens/ Villa Capri
1b. Development (project) number: AMP 408 (NV39P002006a/203b/214/215)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Planned application
4. Date application planned for submission: TBD
5. Number of units affected: 314 (154+20+82+60)
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBD- Projected end date: TBD

Demolition/Disposition Activity Description
1a. Development name: Archie Grant
1b. Development (project) number: AMP 401 (NV39P002005)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 1st Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015

Demolition and/or Disposition

5. Number of units affected: 125 [RAD Application affects 59 units]
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date October 2020 Projected end date: March 2021

Demolition/Disposition Activity Description
1a. Development name: Marion Bennett Plaza
1b. Development (project) number: AMP 413 (NV39P018316)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 1st Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 65
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: Rad Conversion Commitment Received March 2019 Projected end date: November 2019

Demolition/Disposition Activity Description
1a. Development name: Lubertha Johnson
1b. Development (project) number: AMP 401 (NV39P0181321)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 1st Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 112
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: Rad Conversion Commitment Received April 2019 Projected end date: November 2019

Demolition/Disposition Activity Description
1a. Development name: James Down Towers
1b. Development (project) number: AMP 402 (NV39P002012)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) / Section 18 Program or Mixed Finance process
3. Application status: Part of 2nd Group Portfolio RAD Application submitted 2015 RFP solicited for General Contractor
4. Date application planned for submission: 2021
5. Number of units affected: 200
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: October 2022 Projected end date: December 2023

Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: Otto Merida Desert Villas
1b. Development (project) number: AMP 405 (NV39P002048)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 1st Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 60
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBA Projected end date: TBA

Demolition/Disposition Activity Description
1a. Development name: Marble Manor
1b. Development (project) number: AMP 407 (NV39P002001/02/03a/04a)
2. Activity type: Demolition and/or Disposition or Mixed Finance/Mixed Income development process. Choice Neighborhood Initiative Transformation Plan issued November 2021. Transformation Plan submittal November 2023.
3. Application status: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 235
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBA Projected end date: TBA

Demolition/Disposition Activity Description
1a. Development name: Former Ernie Cragin Terrace
1b. Development (project) number: Former AMP 305 (NV39P002009/010/013)
2. Activity type: Demolition and/or Disposition through a Mixed Finance process
3. Application status: #DDA0003322 Approved 05/18/2009. Demolition completed 2010. Disposition of vacant land: TBD
4. Date application planned for submission: 08/2008; Amended 03/2016
5. Number of units affected: 251
6. Coverage of action: Demolition: Total AMP - demolition completed 2010 Disposition Vacant Land: Partial or Total <ul style="list-style-type: none"> • NV39P002009 [Vacant Land: APN139-36-3002-005. Acreage 6.05] • NV39P002010 [Vacant Land: APN 139-36-210-004. Acreage 9.01]
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: Disposition of Vacant Land through Mixed Finance process Projected start date: Est TBD Projected end date: Est. TBD

Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: Hullum Homes 1b. Development (project) number: AMP 407 (NV39P013007)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 1st Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2022
5. Number of units affected: 59
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: May 2023 Projected end date: April 2024



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

April 5, 2022

Lewis Jordan
 Executive Director
 Southern Nevada Regional Housing Authority
 340 N 11th Street
 Las Vegas, NV 89101

Dear Mr. Jordan:

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 subsequent 2-year extensions beginning on May 19, 2018 and April 10, 2020. The San Francisco Field Office received a request to further extend the Plan on February 24, 2022.

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
Sartini Plaza	NV018002403	0	218	2	220	220
Total		46	320	4	370	370

The Plan will be in effect for 2 years from the day following the expiration of the current Plan, April 10, 2024. 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.

Sincerely,

Marisa Chay

Gerard Windt
 Director
 Office of Public Housing

Conversion of Public Housing (RAD)

ATTACHMENT

FY2023 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).

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 and/or Capital Funds towards these new conversions AS NEEDED FOR GAP financing. 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.

Project Based Voucher (PBV) Requirements (Section 1.6 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH2016-17	Project Based Rental Assistance (PBRA) Requirements (Section 1.7 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH2016-17
Tenant Protections Under Notice H 2016-17; PIH 2016-17	
1. Right to Return and Relocation Assistance	1. Right to Return and Relocation Assistance

Conversion of Public Housing (RAD)

ATTACHMENT

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

PBV Resident Rights and Participation

1. **No re-screening of Tenants upon Conversion.** Pursuant to the RAD statute at conversion, current households are not subject to rescreening, income eligibility, or income targeting. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.
2. **Right to Return Residents. James Down Towers and Hullum Homes residents** have the full right to stay at the property with relocation within the building(s) in phases.
3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 3, the regulations under 24 CFR § 983.257(b)(3) have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists.
4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3(definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion. The method described below explains the set percentage-based phase-in the owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the UP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from public housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the

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phase-in amount for Year 1, as illustrated below.

Three Year Phase In

Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion - 33% of difference between most recently paid TTP or flat rent and the standard TTP.

Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3

AR -66% of difference between most recently paid TTP and the standard TTP

Year 3: Year 3 AR and all subsequent re-certifications -Full standard TTP

Five Year Phase In

Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion -20% of difference between most recently paid TTP or flat rent and the standard TTP

Year 2: Year 2 AR and any IR prior to Year 3 AR -40% of difference between most recently paid TTP and the standard TTP

Year 3: Year 3 AR and any IR prior to Year 4 AR -60% of difference between most recently paid TTP and the standard TTP

Year 4: Year 4 AR and any IR prior to Year 5 AR -80% of difference between most recently paid TTP and the standard TTP

Year 5 AR and all subsequent re-certifications -Full standard TTP

Please Note: In either the three-year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies may not alter this requirement.

Southern Nevada Regional Housing Authority has elected to follow the Three Year Phase-in Plan.

Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.

Public housing residents that are current FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any remaining PH FSS funds, to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g. escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100. Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TERA funds, thus reverting to the HAP account if forfeited by the FSS participant.

Southern Nevada Regional Housing Authority has no FSS participants in the current Public Housing program and all units are Senior/Disabled. Eligible participants may enroll in FSS following entry into the PBV program.

Resident Participation and Funding. In accordance with Attachment 1B, residents of Covered Projects with converted PBV assistance will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

Termination Notification. HUD 1s incorporating additional termination notification requirements

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to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 982.257 related to Project Owner termination of tenancy and eviction the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
- b. 14 days in the case of nonpayment of rent; and
- c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

Grievance Process Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR 982.555. RAD will specify alternative requirements for 24 CFR 982.555 {b} in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR 982.555 {a}(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR 982.555 {a}(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR 982.555 {e} {4}(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction. Current PBV program rules require that hearing procedures must be outlined in the PHA's HCV

Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time. Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion e.g., due to loss of employment; tenants that move into the property following conversion, etc.) is covered by this waiver.

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Jobs Plus. Not applicable to SNRHA.

When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may only select an occupied unit to be included under the PBV HAP contract if the unit's occupants are eligible for housing assistance payments (24 CFR 983.53(d)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TIP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR 983.258). Since the rent limitation under this Section of the Notice may often result in a family's TIP equaling or exceeding the gross rent for the unit, for current residents (i.e. residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TIP equals or exceeds than the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family's TIP until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6.B.5 of this Notice.²⁷ In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance. The PHA is required to process these individuals through the Form- 50058 submodule in PIC.

Following conversion, 24 CFR 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TIP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TIP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property; and, 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 "floating" units have been permitted, Section 1.6.B.10 of this Notice.

Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR 983.259 is waived. MTW agencies may not modify this requirement.

PBV: Other Miscellaneous Provisions

1. **Access to Records Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support Program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
2. **Additional Monitoring Requirement.** The PHA's Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.
3. **Bacon Act and Section 3 of the Housing and Urban Development Act of 1968** (Section 3).

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4. Establishment of Waiting List. 24 CFR 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

i. Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the waitlist of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

ii. Informing applicants on the site-based waiting list on how to apply for a PBV program-wide or HCV program-wide waiting list.

Informing applicants on a public housing community-wide waiting list on how to apply for a voucherwide, PBV program-wide, or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's public housing community-wide waiting list who wish to be placed onto the newly established site-based waiting list must be done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP). A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

To implement this provision, HUD is specifying alternative requirements for 24 CFR 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR 983.251(c).

SNRHA currently maintains site based Public Housing wait lists and will convert from Public Housing Site Based to PBV Site Based waiting list. There will be no change to placement, a straight conversion. All those currently on the wait list will be notified of the transition within the requirements for effective communication.

James Down Towers and Hullum Homes currently maintain individual site-based waiting list for their respective properties.

5. Mandatory Insurance Coverage The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

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6. Agreement Waiver. This section has been moved to **1.6.(8)(7)**.

7. Future Refinancing Project Owners must receive HUD approval for any refinancing or restructuring of permanent debt during the HAP contract term, to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

Administrative Fees for Public Housing Conversions during Transition Period. For the remainder of the Calendar Year in which the HAP Contract is effective (i.e. "transition period"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2015, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

For fiscal years 2014 and 2015, PHAs operating HCV program received administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937) and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units. After this transition period, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD. The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan. To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) and 24 CFR part 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

Reserve for Replacement. The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA

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Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account covered under a General Depository Agreement (HUD-51999) or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines and as directed by HUD.

Definition of Substantial Deviation

As part of the Rental Assistance Demonstration (RAD), SNRHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. 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;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

SNRHA RAD Conversion Status is as follows:

Project Description

Vera Johnson Manor "B" (former AMP 410) #2
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 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.

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Project Description

Landsman Gardens (former AMP 317) #1
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 multi-purpose 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.

Project Description

Biegger Estates (former AMP 406) #3
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.

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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

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)

Project Description

Rose Gardens (AMP 403) #6
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

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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

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> 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 Transferring:</u> 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
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	

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(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.
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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) #5
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 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

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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: 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.

The status of the remaining properties are as follows:

Conversion of Public Housing (RAD)

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DEVELOPMENT # 1NEW - 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>2017 Capital Fund allocation of Development:</u>
60	FAMILY	FAMILY	\$54,384.00
<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>		TBA	

DEVELOPMENT # 2NEW - 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

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<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>
112	SENIOR	SENIOR	\$97,862.24
<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>RAD Conversion:</u>		November 2019	

DEVELOPMENT # 3NEW - 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>2017 Capital Fund allocation of Development:</u>
65	SENIOR	SENIOR	\$56,795.05

Conversion of Public Housing (RAD)

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Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in No. of Units per Bdrm Type and Why?
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	
(If Performing a Transfer of Assistance)		N/A	
RAD Conversion Type:		Acquisition with no Rehabilitation	
Type of Relocation:		No Relocation Required	
Property Information:		The property was constructed in 2010 under the Federal Low-Income Public Housing Mixed Finance Program.	
RAD Conversion:		November 2019	

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)

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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:

DEVELOPMENT # 6 - 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	NV018002401	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>2017 Capital Fund allocation of Development:</u>
125	SENIOR	SENIOR	\$109,221.25
<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	40	40	No changes on No. of Units or Bdrm Type
One Bedroom	72	72	
Two Bedroom	13	13	
Three Bedroom	0	0	
Four Bedroom	0	0	

Conversion of Public Housing (RAD)

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Total:	125	125	
(If Performing a Transfer of Assistance)	N/A		
RAD Conversion Type:	Acquisition with Rehabilitation		
Type of Relocation:	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]		
Property Information:	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]		
RAD Conversion:	October 2019		

Estimated Project Schedule

RAD Application: March 2015 (actual)
 NHD 9% LIHTC Application: August 2018 (actual)
 Construction Start: October 2019 (actual)
 Construction Completion: March 2021 (actual)
 Full Occupancy: May 2021 (actual)

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>
JAMES DOWN TOWERS	NV018002402	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
5000 Alta Drive. Las Vegas, NV 89107	1972	138-36-601-007	5.28
<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>2021 Capital Fund allocation of Development:</u>
200	SENIOR	SENIOR	\$186,800.00
<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>

Conversion of Public Housing (RAD)

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Studio/Efficiency	0	0	No changes on No. of Units or Bdrm Type
One Bedroom	198	198	
Two Bedroom	2	2	
Three Bedroom	0	0	
Four Bedroom	0	0	
Total:	200	200	
(If Performing a Transfer of Assistance)	N/A		
RAD Conversion Type:	Acquisition with Rehabilitation		
Type of Relocation:	Temporary relocation [on-site or off-site] required for first group of construction for the 50 units located at the Southeast Wing of the building.		
Property Information:	The property was constructed in 1972 under the Federal Low-Income Public Housing Program.		
RAD Conversion:	Estimated October 2022		

Estimated Project Schedule

RAD Application: November 2021 (actual)
 NHD 4% LIHTC Application: June 2022 (estimated)
 Construction Start: October 2022 (estimated)
 Construction Completion: December 2023 (estimated)
 Full Occupancy: January 2024 (estimated)

DEVELOPMENT # 8 - 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	NV018002402	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
4980 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>2021 Capital Fund allocation of Development:</u>
59	FAMILY	FAMILY	\$55,106.00

Conversion of Public Housing (RAD)

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Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in No. of Units per Bdrm Type and Why?
Studio/Efficiency	40	40	No changes on No. of Units or Bdrm Type
One Bedroom	72	72	
Two Bedroom	13	13	
Three Bedroom	0	0	
Four Bedroom	0	0	
Total:	125	125	
(If Performing a Transfer of Assistance)		N/A	
RAD Conversion Type:		Acquisition with Rehabilitation	
Type of Relocation:		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]	
Property Information:		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]	
RAD Conversion:		October 2019	

Estimated Project Schedule

RAD Application: April 2022 (actual)
 NHD 9% LIHTC Application: July 2022 (estimated)
 Construction Start: April 2023 (estimated)
 Construction Completion: May 2024 (estimated)
 Full Occupancy: June 2024 (estimated)

Vera Johnson A, a 76-unit development consisting of 2 bedroom and 3 bedroom apartments, was completed as a Preservation Project utilizing 9% LIHTC in 2017. The units remained as public housing units but are managed by 3rd Party Management Company.

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:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY UNITS SCHEDULED FOR MODERNIZATION CFP 2018– CFP 2023					
AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
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.					

AMP	Unit	Unit Address	Scope Of work	Estimated Completion	Coun
SCATTERED SITE UNITS - A/E & Energy Consultants Contracts will be required. Work to be completed in phases and as permitted by funding.					
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.	08/2022	1
409	01713C	1713 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
409	01728C	1728 CARITA	Modernization/Energy Upg.	2030	1
					3
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
					9
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.	08/2022	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

Units with Approved Vacancies for Modernization

316	04347B	4347 BORATKO	Modernization/Energy Upg.	2030	1
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
					3
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

Units with Approved Vacancies for Modernization

409	02339S	2339 SABROSO	Modernization/Energy Upg.	2030	1
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.	07/2018	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
					9
310	226005	3933 NEW HOPE WAY	Modernization/Energy Upg.	2030	1
310	226006	2933 BRADY AV	Modernization/Energy Upg.	09/2020	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.	08/2022	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
					16
310	230004	1433 PATRIOT	Modernization/Energy Upg.	2030	1
310	230005	3625 BROOKDALE	Modernization/Energy Upg.	2030	1
310	230007	121 DAISSETTA	Modernization/Energy Upg.	2030	1
310	230009	3629 PARK OLIVER	Modernization/Energy Upg.	2030	1
310	230011	221 BEECHGATE	Modernization/Energy Upg.	2030	1
310	230012	3601 SEQUOIA	Modernization/Energy Upg.	2030	1
310	230013	908 SCARLETT RIDGE	Modernization/Energy Upg.	2030	1
310	230015	221 OAKFORD	Modernization/Energy Upg.	2030	1
310	230017	6724 SHEFFIELD	Modernization/Energy Upg.	2030	1
310	230023	732 LINCOLN	Modernization/Energy Upg.	2030	1
310	230025	4617 CURDSEN	Modernization/Energy Upg.	2030	1
310	230026	6617 GAZELLE	Modernization/Energy Upg.	2030	1
310	230027	1705 AMBOY	Modernization/Energy Upg.	2030	1
					13
310	232001	551 BAY BERRY	Modernization/Energy Upg.	2030	1
310	232002	4109 HARRIS	Modernization/Energy Upg.	2030	1
310	232004	6636 ESCALON	Modernization/Energy Upg.	2030	1
310	232006	4805 LANCEWOOD	Modernization/Energy Upg.	2030	1
310	232007	4737 CONCORD VILLAGE	Modernization/Energy Upg.	2030	1
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

					1
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.	08/2022	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
					155
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
					7
					386

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					
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

Units with Approved Vacancies for Modernization

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
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
					40

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. Preparing to request 9% LIHTC and CHAP for conversion to Project Based Voucher Development. Estimated Completion May 2024

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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
						59

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
						90

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 Completed March 2021

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

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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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
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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

Units with Approved Vacancies for Modernization

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
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

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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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

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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

Units with Approved Vacancies for Modernization

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
						24

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

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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 CHAP approved for RAD Conversion November 2022. Anticipated Completion – December 2023.

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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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
						200

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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

404	0HC10I	1030 CENTER ST	10I	Comprehensive Modernization	2023-2026	1
404	0HC10J	1030 CENTER ST	10J	Comprehensive Modernization	2023-2026	1
						100

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
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

Units with Approved Vacancies for Modernization

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
406	0JS054	5385 AUSTIN JOHN COURT	54	Comprehensive Modernization	2023-2026	1
406	0JS055	5385 AUSTIN JOHN COURT	55	Comprehensive Modernization	2023-2026	1
406	0JS056	5385 AUSTIN JOHN COURT	56	Comprehensive Modernization	2023-2026	1
406	0JS057	5385 AUSTIN JOHN COURT	57	Comprehensive Modernization	2023-2026	1
406	0JS058	5385 AUSTIN JOHN COURT	58	Comprehensive Modernization	2023-2026	1
406	0JS059	5385 AUSTIN JOHN COURT	59	Comprehensive Modernization	2023-2026	1
406	0JS060	5385 AUSTIN JOHN COURT	60	Comprehensive Modernization	2023-2026	1
406	0JS061	5385 AUSTIN JOHN COURT	61	Comprehensive Modernization	2023-2026	1
						61

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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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 DOOLITTLE 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

Units with Approved Vacancies for Modernization

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
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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						
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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

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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

Units with Approved Vacancies for Modernization

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
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

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Units with Approved Vacancies for Modernization

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
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

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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. Master Developer selected for Pre-Development. Awarded Choice Neighborhood Initiative Transformation Plan with City of Las Vegas in November 2022. Plan submittal due Fall 2024.						
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
						235

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.

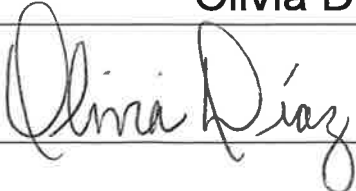
Southern Nevada Regional Housing Authority

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		Title	
Olivia Diaz		Board Chairman	
Signature 		Date 8/25/2022	

FY2023

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 10/1/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Southern Nevada Regional Housing Authority

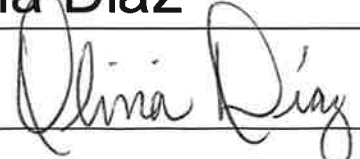
NV-18

PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20
 Annual PHA Plan for Fiscal Years 2022 - 2023

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 Olivia Diaz	Title Board Chairman
Signature 	Date 08/25/2022

**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**

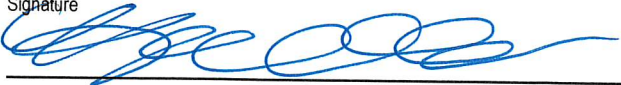
I, Kathi Thomas-Gibson, the Director of Community Services
Official's Name *Official's Title*

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.
The Southern Nevada Regional Housing Authority (SNRHA) PHA Plan aligns with the City
of Las Vegas' Consolidated Plan in its preservation and increase of affordable low-income
housing units.

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
Kathi Thomas-Gibson	Director of Community Services
Signature 	Date 07/07/20

**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, Karen Schneider, the Manager, Clark County Social Service, Community Resources Management
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.

The plans are consistent in that they both clearly outline the strategies for addressing the housing needs of families
 in the jurisdiction. The PHA plan focuses on providing affordable housing and rental assistance vouchers to
 the most vulnerable members of the community.

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	
Karen Schneider		Manager	
Signature	Digitally signed by Karen Schneider Date: 2022.06.30 16:13:10 -07'00'	Date	6/30/22

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input 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	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c} _____	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Lewis Jordan</u> Title: <u>Executive Director</u> Telephone No.: <u>(702) 477-3100</u> Date: <u>8/25/2022</u>	
Federal Use Only:	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

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

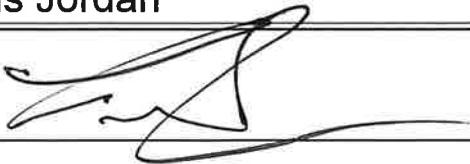
Title

Lewis Jordan

Executive Director

Signature

Date (mm/dd/yyyy)



08/25/2022

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

**MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS**

FISCAL YEAR ENDED SEPTEMBER 30, 2020

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

FISCAL YEAR ENDED SEPTEMBER 30, 2020



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, 2020, 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, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC and Espinoza Terrace, LLC which represent 41 percent of total consolidated assets and 12.4 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, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, and Espinoza Terrace, 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, 2020, 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 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 7, 2021 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

Loganville, Georgia
June 7, 2021

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2020

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

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, 2020.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2020, total assets were \$180,599,248, deferred outflow of resources were \$3,850,976, total liabilities were \$44,101,453, and deferred inflow of resources were \$8,869,412; thus, total net position was \$131,479,359. Total revenues and expenses were \$159,738,942 and \$160,318,997, 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:

Rose Garden Senior LP:

Rose Garden Senior RAD project entails the acquisition/rehabilitation of an existing 120-unit low-income family development located in Las Vegas, NV. The property was awarded \$10,285,996 in 2017 9% Low Income Housing Tax Credits for its substantial rehabilitation. The SNRHA submitted in March 2017 a RAD application for Rose Gardens and received a Conditional Housing Assistance Payment (CHAP) agreement in October 2018. The RAD Conversion Commitment (RCC) was received February 2017. Financials closed in July 2018. Construction completion was November 2018. The property contains a ground lease effective October 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

	2020	2019	Total Change	% Change
Current Assets	\$ 36,612,374	\$ 36,631,449	\$ (19,075)	-0.05%
Capital Assets	85,886,679	91,636,383	(5,749,704)	-6.27%
Noncurrent Assets	58,100,195	53,235,786	4,864,409	9.14%
Deferred Outflows	3,850,976	4,965,877	(1,114,901)	-22.45%
Total Assets & Deferred Outflows	\$ 184,450,224	\$ 186,469,495	\$ (2,019,271)	-1.08%
Current Liabilities	\$ 6,371,642	\$ 5,850,768	\$ 520,874	8.90%
Noncurrent Liabilities	37,729,811	37,885,556	(155,745)	-0.41%
Total Liabilities	44,101,453	43,736,324	365,129	0.83%
Deferred Inflows	8,869,412	10,673,757	(1,804,345)	-16.90%
Net investment in capital assets	83,949,879	89,384,433	(5,434,554)	-6.08%
Restricted	4,444,449	10,589,466	(6,145,017)	-58.03%
Unrestricted	43,085,031	32,085,515	10,999,516	34.28%
Total Net Position	131,479,359	132,059,414	(580,055)	-0.44%
Total Liabilities, Deferred Inflows & Net Position	\$ 184,450,224	\$ 186,469,495	\$ (2,019,271)	-1.08%

Total Assets and Deferred Outflows decreased by \$2,019,271 or 1.08%. This decrease is due to multiple factors. Current assets decreased by \$19,075 or 0.05% due to a decrease of inventory on hand of \$405,685 or 58.56%. Capital assets decreased by \$5,749,704 or 6.27%, due to depreciation expense of \$6,433,316 and net dispositions of \$263,850, exceeding capital additions of \$947,462 for the year. Noncurrent assets increased by \$4,864,409 or 9.14%, primarily due to an increase in Notes Receivables of \$5,904,986. The

Authority entered into new notes with Wardelle Street; along with an additional note for Rose Gardens Senior LP. More detailed information can be found in Note E in the Notes to the Financial Statements. Deferred Outflows decreased during the year from \$4,965,877 to \$3,850,976, a decrease of \$1,114,901 or 22.45% due to a change in the deferred pension data.

Total Liabilities increased by \$365,129 or 0.83%. Current Liabilities increased by \$520,874 or 8.90%. This was primarily due to increases in unearned revenue of \$1,458,142 or 1666.33%, of which \$1,232,874 consists of CARES Act money received in the HCV program that has not yet been spent. Noncurrent liabilities decreased by \$155,745 or 0.41%, which is primarily due to a decrease in the noncurrent portion of debt of \$333,647 or 5.03%. Accrued pension and OPEB liabilities increased by \$96,180 or 0.34%.

Deferred Inflows decreased during the year from \$10,673,757 to \$8,869,412, a decrease of \$1,804,345 or 16.90%. This is due to the change in swap derivatives included in debt held by SNRHA; along with and a decrease in the deferred pension inflow data.

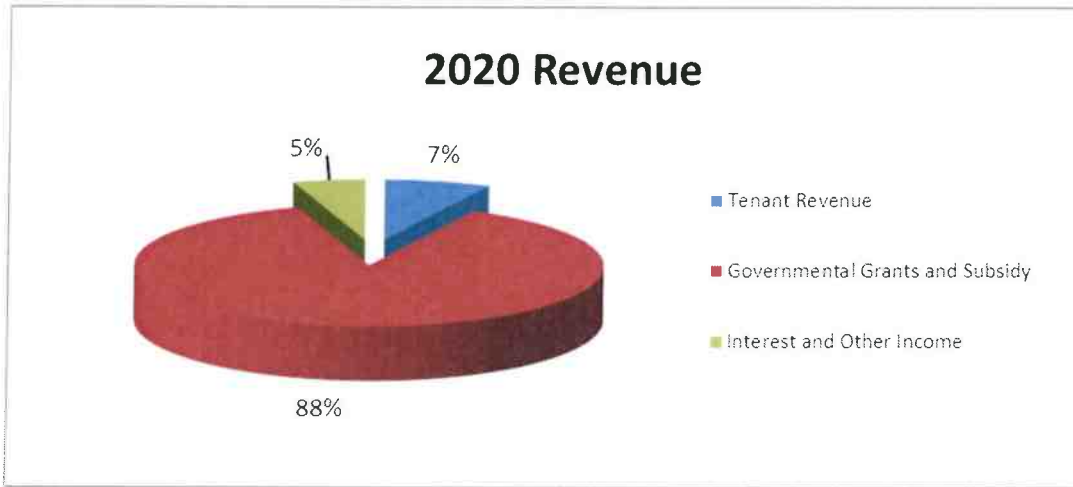
Total Net Position decreased by \$580,055 or 0.44%. Table II, below, provides a statement of these results.

Southern Nevada Regional Housing Authority
Comparative Statement of Revenues, Expenses and Changes in Net Position
Table II

	<u>2020</u>	<u>2019</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	\$ 11,714,750	\$ 12,304,997	\$ (590,247)	-4.80%
Governmental Grants and Subsidy	140,002,234	138,280,723	1,721,511	1.24%
Interest / Mortgage Income	1,090,717	196,857	893,860	454.07%
Other Income	6,931,241	4,839,880	2,091,361	43.21%
Total Revenue	<u>159,738,942</u>	<u>155,622,457</u>	<u>4,116,485</u>	<u>2.65%</u>
Administration	18,476,785	17,670,335	806,450	4.56%
Tenant Services	1,929,354	2,149,571	(220,217)	-10.24%
Utilities	2,634,693	3,071,816	(437,123)	-14.23%
Maintenance	11,560,271	12,798,398	(1,238,127)	-9.67%
Protective Services	998,879	603,559	395,320	65.50%
Interest Expense	171,069	197,049	(25,980)	-13.18%
General Expense	4,244,861	4,152,082	92,779	2.23%
Housing Assistance Payments	113,869,769	109,355,861	4,513,908	4.13%
Depreciation	6,433,316	7,194,327	(761,011)	-10.58%
Loss on Disposition of Assets	-	11,677,667	(11,677,667)	100.00%
Total Expenses	<u>160,318,997</u>	<u>168,870,665</u>	<u>(8,551,668)</u>	<u>-5.06%</u>
Change in Net Position	(580,055)	(13,248,208)	12,668,153	-95.62%
Beginning Net Position	132,059,414	145,307,622	(13,248,208)	-9.12%
Ending Net Position	<u>\$ 131,479,359</u>	<u>\$ 132,059,414</u>	<u>\$ (580,055)</u>	<u>-0.44%</u>

REVENUES

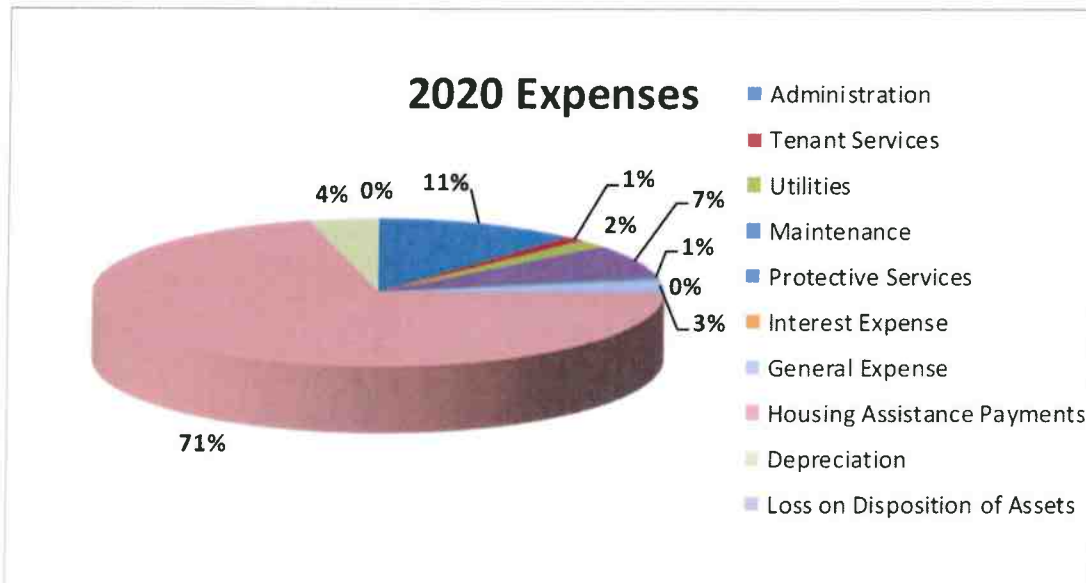
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 88% of the Authority’s revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 7% of total revenue. Other Revenue including interest from investments comprises the remaining 5%.



Total Revenue increased by \$4,116,485 or 2.65%. Tenant revenue decreased by \$590,247 or 4.80% due to a slight decreased in leased units. Grant revenue increased slightly by \$1,721,511 or 1.24%. Investment income increased by \$893,860 or 454.07% due to an increase in mortgage interest during the year. Other income also increased by \$2,091,361 or 43.21% due to the gain on sale of capital assets.

EXPENSES

Total Expenses decreased by \$8,551,668 or 5.06%.



Administrative expenses increased by \$806,450 or 4.56%. This was due to an increase in salaries and benefits of \$667,352 or 4.75% due to reallocation of personnel expense. Tenant services decreased by \$220,217 or 10.24%, primarily due to decreased salaries & benefits of \$509,052 or 25.12%. Utilities expense decreased by \$437,123 or 14.23% due to the conversion of units to RAD in the prior year. Maintenance expense decreased by \$1,238,127 or 9.67%, primarily due to decreases in casualty loss of \$437,639, contract costs of \$752,617 and salaries and benefits of \$519,318. Protective services increased by \$395,320 or 65.50% due to increased security. General expenses increased by \$92,779 or 2.23%. Interest expense decreased by \$25,980 or 13.18% due to decreased debt principal held during the year. HAP expense increased by \$4,513,908 or 4.13% due to the RAD conversion in the prior year, and an increase in mainstream vouchers. Depreciation expense decreased by \$761,011 or 10.58%.

CAPITAL ASSETS

At September 30, 2020, the Authority had invested \$85,886,679 in various capital assets as listed in the following schedule.

**Southern Nevada Regional Housing Authority
Comparative Statement of Capital Assets**

Table III

	2020	2019	Total Change	% Change
Land	\$ 20,985,785	\$ 21,111,434	\$ (125,649)	-0.60%
Buildings & improvements	212,196,231	211,754,330	441,901	0.21%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,276,129	4,202,010	74,119	1.76%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	<u>(155,666,647)</u>	<u>(149,526,572)</u>	<u>(6,140,075)</u>	4.11%
Total Capital Assets	<u>\$ 85,886,679</u>	<u>\$ 91,636,383</u>	<u>\$ (5,749,704)</u>	-6.27%

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

	Balance 9/30/2019	Adjustments	Payments/ Decreases	Balance 9/30/2020	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,275,788	\$ -	\$ (223,350)	\$ 1,052,438	\$ 233,460
Operating Note - Wells Fargo	781,647	-	(77,761)	703,886	82,800
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	-	-	-	-	-
Home Rental Income Fund	194,515	-	(14,039)	180,476	15,137
Promissory Note - City National Bank	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<u>\$ 6,951,950</u>	<u>\$ -</u>	<u>\$ (315,150)</u>	<u>\$ 6,636,800</u>	<u>\$ 331,397</u>

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

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

- The 2020 prorated funding level was 112% compared to the prior year of 97.77%, which is an increase of 14.23%. This increase is due to funding received through the CARES Act for FY2020 to help combat the spread of COVID-19. The 2021 prorated operating subsidy funding level is anticipated to be approximately 96.29%. The funding proration for the HCV Administrative Fee was 81%. The HCV's funding proration for 2021 is anticipated to be 82% for the Administrative Fee.
- 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.
- The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

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:
Fredrick C. Haron, Chief Administrative Officer
340 North 11th Street
Las Vegas, Nevada 89122-5338

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2020

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF NET POSITION
September 30, 2020

ASSETS & DEFERRED OUTFLOWS

	Primary Government September 30, 2020	Discrete Component Units December 31, 2019	Total (Memorandum Memorandum Only)
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 16,924,638	\$ 4,193,429	\$ 21,118,067
Cash & cash equivalents - restricted	7,843,451	4,992,722	12,836,173
Investments - unrestricted	7,519,961	-	7,519,961
Investments - restricted	-	-	-
Accounts receivable	3,746,710	247,025	3,993,735
Notes receivable	-	-	-
Prepaid expenses	290,589	203,607	494,196
Inventories	287,025	-	287,025
	36,612,374	9,636,783	46,249,157
<u>Noncurrent Assets</u>			
Notes receivable	56,056,870	-	56,056,870
Other noncurrent assets	1,374,125	4,766,301	6,140,426
Investment in joint ventures	669,200	-	669,200
	58,100,195	4,766,301	62,866,496
Capital Assets			
Land	20,985,785	2,159,446	23,145,231
Buildings	196,570,035	104,552,626	301,122,661
Improvements	15,626,196	-	15,626,196
Furniture & equipment	4,276,129	6,961,839	11,237,968
Construction in process	-	2,801,027	2,801,027
Infrastructure	4,095,181	15,533,405	19,628,586
	241,553,326	132,008,343	373,561,669
Less: Accumulated depreciation	(155,666,647)	(20,206,813)	(175,873,460)
Total Capital Assets	85,886,679	111,801,530	197,688,209
Total Noncurrent Assets	143,986,874	116,567,831	260,554,705
Deferred Outflow of Resources	3,850,976	-	3,850,976
TOTAL ASSETS	\$ 184,450,224	\$ 126,204,614	\$ 310,654,838

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

LIABILITIES, DEFERRED INFLOWS & NET POSITION

	Primary Government September 30, 2020	Discrete Component Units December 31, 2019	Total (Memorandum (Memorandum Only)
<u>Current Liabilities</u>			
Accounts payable	\$ 2,581,362	\$ 326,014	\$ 2,907,376
Accrued liabilities	1,008,003	3,805,074	4,813,077
Unearned revenue	1,545,648	62,815	1,608,463
Long term debt - current portion	331,397	179,936	511,333
Tenant security deposits/escrow deposits	905,232	246,428	1,151,660
	<hr/>	<hr/>	<hr/>
Total Current Liabilities	6,371,642	4,620,267	10,991,909
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,951,310	-	1,951,310
Long term debt	2,605,403	78,881,456	81,486,859
Accrued pension liability	28,212,202	-	28,212,202
Other noncurrent liabilities	1,260,896	3,738,664	4,999,560
Loan liability - non current	3,700,000	-	3,700,000
	<hr/>	<hr/>	<hr/>
Total Noncurrent Liabilities	37,729,811	82,620,120	120,349,931
TOTAL LIABILITIES	<hr/>	<hr/>	<hr/>
	44,101,453	87,240,387	131,341,840
DEFERRED INFLOW OF RESOURCES	<hr/>	<hr/>	<hr/>
	8,869,412	-	8,869,412
<u>NET POSITION</u>			
Net Investment in Capital Assets	83,949,879	32,740,138	116,690,017
Restricted	4,444,449	4,746,294	9,190,743
Unrestricted	43,085,031	1,477,795	44,562,826
	<hr/>	<hr/>	<hr/>
TOTAL NET POSITION	131,479,359	38,964,227	170,443,586
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	\$ 184,450,224	\$ 126,204,614	\$ 310,654,838

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

September 30, 2020

	Primary Government September 30, 2020	Discrete Component Units December 31, 2019	Total (Memorandum (Memorandum Only))
<u>Operating Revenues</u>			
Dwelling rent	\$ 11,714,750	\$ 7,285,409	\$ 19,000,159
Governmental grants & subsidy	139,768,673	-	139,768,673
Other income	5,456,284	91,035	5,547,319
Total Operating Revenues	156,939,707	7,376,444	164,316,151
<u>Operating Expenses</u>			
Administration	18,476,785	1,325,353	19,802,138
Tenant services	1,929,354	103,891	2,033,245
Utilities	2,634,693	1,025,465	3,660,158
Maintenance & operations	11,560,271	2,100,041	13,660,312
Protective services	998,879	25,394	1,024,273
General expense	4,244,861	650,674	4,895,535
Housing assistance payments	113,869,769	-	113,869,769
Depreciation expense	6,433,316	3,708,437	10,141,753
Total Operating Expense	160,147,928	8,939,255	169,087,183
Net Operating Income/(Loss)	(3,208,221)	(1,562,811)	(4,771,032)
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	1,090,717	16,358	1,107,075
Interest expense	(171,069)	(3,414,088)	(3,585,157)
Amortization of loan fees	-	(26,233)	(26,233)
Gain/(Loss) on disposition of assets	1,474,957	-	1,474,957
Net Nonoperating Revenues/(Expenses)	2,394,605	(3,423,963)	(1,029,358)
Net Income/(Loss) before capital contributions	(813,616)	(4,986,774)	(5,800,390)
Capital grants/capital contributions	233,561	15,320,710	15,554,271
Increase/(Decrease) in Net Position	(580,055)	10,333,936	9,753,881
Total Net Position - beginning	132,059,414	28,630,291	160,689,705
Total Net Position - ending	\$ 131,479,359	\$ 38,964,227	\$ 170,443,586

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
September 30, 2020

	PRIMARY	COMPONENT	TOTAL
	GOVERNMENT	UNIT	(Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 17,171,034	\$ 7,376,444	\$ 24,547,478
Governmental grants & subsidy - operations	139,768,673	-	139,768,673
Payments to suppliers	(13,323,991)	(5,018,074)	(18,342,065)
Payments for housing assistance	(113,869,769)	-	(113,869,769)
Payments to employees	(25,506,136)	(1,543,969)	(27,050,105)
	<hr/>	<hr/>	<hr/>
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	4,239,811	814,401	5,054,212
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Purchase of investments	(357,367)	-	(357,367)
Proceeds from other noncurrent assets	-	-	-
Issuance of notes receivable	(5,904,986)	-	(5,904,986)
Interest received	1,090,717	16,358	1,107,075
	<hr/>	<hr/>	<hr/>
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	(5,171,636)	16,358	(5,155,278)
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	233,561	-	233,561
Acquisition of capital assets - capital grant program	(233,561)	-	(233,561)
Acquisition of capital assets	(713,901)	(12,317,187)	(13,031,088)
Capital contributions received	-	15,320,710	15,320,710
Proceeds on mortgage & notes	-	20,281,795	20,281,795
Payments on mortgage & notes	(315,150)	(24,042,836)	(24,357,986)
Proceeds from disposition of capital assets	1,738,810	-	1,738,810
Interest paid	(171,069)	(1,605,133)	(1,776,202)
	<hr/>	<hr/>	<hr/>
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	538,690	(2,362,651)	(1,823,961)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(393,135)	(1,531,892)	(1,925,027)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	25,161,224	10,718,043	35,879,267
	<hr/>	<hr/>	<hr/>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 24,768,089	\$ 9,186,151	\$ 33,954,240

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
September 30, 2020

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net Income/(Loss) from operations	\$ (3,208,221)	\$ (1,562,811)	\$ (4,771,032)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	6,433,316	3,708,437	10,141,753
Decrease (Increase) in accounts receivable	(390,596)	129,615	(260,981)
Decrease (Increase) in prepaid expenses	(31,785)	(60,182)	(91,967)
Decrease (Increase) in inventory	405,685	-	405,685
Decrease (Increase) in Joint ventures	(669,000)	-	(669,000)
Decrease (Increase) in Noncurrent assets	1,709,577	(1,069,432)	640,145
Increase (Decrease) in accounts payable	(627,793)	78,818	(548,975)
Increase (Decrease) in accrued liabilities	(165,424)	33,495	(131,929)
Increase (Decrease) in unearned revenue	1,458,142	17,046	1,475,188
Increase (Decrease) in other noncurrent liabilities	(64,285)	(492,265)	(556,550)
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(593,264)	-	(593,264)
Increase (Decrease) in security/trust deposits	(16,541)	31,680	15,139
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 \$ 4,239,811	 \$ 814,401	 \$ 5,054,212

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

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, 2020. 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, 2020
(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.

Honolulu Street Family Housing, LLC was formed April 15, 2005, for the purpose of constructing and operating a 60-unit multi-family affordable housing project. The project is rented to low-income applicants and is operating in a manner necessary to qualify for federal low-income tax credits provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Honolulu Street Family Housing, Inc., 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, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Discretely Presented Component Units: (Cont'd)

SRB Limited Partnership was formed March 1, 2006, to construct and operate a two phase 240-unit apartment project known as Senator Richard Bryan Apartments. The project is rented to low-income applicants and operated in a manner intended to qualify for federal low-income housing tax credits as provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, SRB GP, 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.

Rose Gardens Senior LP operates a 120-unit apartment complex in Las Vegas, Nevada known as Rose Gardens Senior Apartments. The project is rented to persons of low income and is qualified for the federal low-income tax credit housing program as described in Section 42 of the Internal Revenue Code. The Partnership was formed on September 27, 2016. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, Rose Gardens Senior, 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.

Espinoza Terrace, LLC operates a 100-unit project located in Henderson, Nevada known as Espinoza Terrace Apartments. The project is rented to low-income applicants and operated in a manner intended to qualify for federal low-income housing tax credits as provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, Espinoza Terrace 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.

Affordable Housing Program, Inc. is included as a blended component unit of the Authority.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(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, 2020
(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, 2020
(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
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(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.

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NOTES TO FINANCIAL STATEMENTS
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(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.

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NOTES TO FINANCIAL STATEMENTS
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(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:

For the fiscal year ending September 30, 2020, due to the COVID-19 pandemic, GASB 95 was issued in May 2020 to relieve governments and other stakeholders on certain provisions/statements by postponing the effective dates by one year. The following statements below are affected, and the Authority is currently evaluating its accounting practices to determine the potential impact on the financial statements for the following GASB Statements:

GASB Statement No. 87, Leases - In June 2017, the GASB issued GASB Statement No. 87, Leases. This Statement is to improve accounting and financial reporting for leases by governments. This Statement requires recognition of certain leased assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. With the COVID-19 relief, this Statement is effective for the Authority's fiscal year ending June 30, 2021.

GASB Statement No. 89, Accounting for Interest Cost Incurred before the End of a Construction Period - In June 2018, the GASB issued GASB Statement No. 89, Accounting for Interest Cost Incurred before the End of a Construction Period. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expenditure/expense in the period in which the cost is incurred. As the Authority currently does not undertake the activities defined in this statement, there is no material effect of this pronouncement on the financial statements.

GASB Statement No. 90, Majority Equity Interests - In August 2018, the GASB issued GASB Statement No. 90, Majority Equity Interests - an Amendment of GASB Statements No. 14 and No. 61. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. As the Authority currently does not have any material equity interests as defined in this statement, there is no material effect of this pronouncement on the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

26. New Pronouncements: (Cont'd)

GASB Statement No. 91, Conduit Debt Obligations - In May 2019, the GASB issued GASB Statement No. 91, Conduit Debt Obligations. The objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. This Statement is effective for the Authority's fiscal year June 30, 2021.

GASB Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance – As indicated previously, the primary objective of this GASB Statement 95 is to provide temporary relief to governments and other stakeholders considering the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later. As detailed above, the Authority postponed the implementation dates of all GASB statements affected by this standard.

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, 2020 was \$32,288,050, and the bank balance was \$34,323,803.

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, 2020, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2020, as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and Cash Equivalents	Cash and Cash Equivalents
Unrestricted	\$ 16,924,638	\$ 4,193,429
Restricted	7,843,451	4,992,722
Total	<u>\$ 24,768,089</u>	<u>\$ 9,186,151</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Cont'd)

Investments

The investments as of September 30, 2020, was \$7,519,961, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

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, 2020, 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, 2020, investments in Federal Home Loan Mortgage Corporation notes represented approximately 57 percent of total investments.

Restricted cash and cash equivalents at September 30, 2020, were as follows:

Security deposit funds	\$ 905,232
HCV CARES Act funds	1,232,874
FSS escrow funds	1,260,896
Modernization	4,311,125
Mainstream equity	<u>133,324</u>
	<u>\$ 7,843,451</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2020, consisted of the following:

	Primary Government	Component Units
Tenants (net of allowance of \$277,305)	\$ 289,433	\$ 247,025
A/R - HUD	2,802,489	-
Other government agencies	379,949	-
A/R - miscellaneous (net of allowance of \$679,796)	232,986	-
Accrued interest receivable	40,154	-
Fraud (net of allowance of \$27,608)	1,699	-
	\$ 3,746,710	\$ 247,025

Note: The above receivable balance excludes \$7,701,414 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, 2020, consisted of the following:

	Primary Government	Component Units
Prepaid insurance and other assets	\$ 290,589	\$ 203,607
Inventory	287,025	-
	\$ 577,614	\$ 203,607

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, 2020 was \$6,455,329.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(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, 2020 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, 2020 is \$1,880,160 and \$0.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(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, 2020 is \$5,000,000 and \$390,883.

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, 2019 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, 2020 is \$2,649,083 and \$600,000.

Espinoza Terrace, LLC was formed on October 21, 2019 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, 2020 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, 2020 is \$1,193,881 and \$6,116,696.

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, 2019, 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, 2020 is \$5,207,648 and \$695,000.

Archie Grant Park is an ongoing RAD development project. On September 1, 2020, the Housing Authority issued mortgage note receivables to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.05%. Payments to interest and principal are paid through cash flow as defined in the operating agreement. The balance of these note receivables at September 30, 2020 is \$6,021,000 and \$225,000, respectively.

Wardelle Street Townhouses is an ongoing RAD development project. On December 30, 2019, the Housing Authority issued mortgage note receivables to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 2.65% and 1.90%, respectively. Payments to interest and principal are paid through cash flow as defined in the operating agreement. The balance of these note receivables at September 30, 2020 is \$1,720,000 and \$4,499,000, respectively.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

As of September 30, 2020, the cumulative note receivable principal balances totaled \$55,349,997, with total accrued interest of \$6,963,906 and an allowance of \$6,257,033. Notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2019	Additions	Receipts	9/30/2020
Honolulu Street LLC							
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
SRB Apartments							
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
Landsman Family LLC							
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	6,380,317	-	-	6,380,317
Vera Johnson B LP							
Acquisition Note	4.00%	4/1/2015	3/31/2070	1,880,160	-	-	1,880,160
Vera Johnson B LP - GAP	0.00%	4/1/2015	4/30/2070	-	-	-	-
Biegger Estates LLP							
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	390,883	-	-	390,883
Vera Johnson A LP							
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
Espinoza Terrace							
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
Seller's Note 3	4.10%	7/1/2018	7/1/2068	4,150,000	-	-	4,150,000
Rose Gardens Senior LP							
Seller's Note 4	2.55%	10/1/2017	12/31/2052	695,000	-	-	695,000
Rose Garden - Third Loan	1.00%	10/1/2017	12/31/2052	5,559,535	227,471	(579,358)	5,207,648
Archie Grant Park							
Seller's Note 5	3.05%	9/1/2019	9/1/2069	6,690,000	-	(669,000)	6,021,000
Archie Grant Park - GAP	3.05%	9/1/2019	9/1/2069	225,000	-	-	225,000
Wardelle Street							
Seller's Note	2.65%	12/30/2019	12/30/2059	-	1,720,000	-	1,720,000
GAP Note	1.90%	12/30/2019	12/30/2059	-	4,499,000	-	4,499,000
Accrued interest on notes receivable				5,241,343	1,722,563	-	6,963,906
Less: allowance for accrued interest				(5,241,343)	(1,015,690)	-	(6,257,033)
Total notes receivable				\$ 50,151,884	\$ 7,153,344	\$ (1,248,358)	\$ 56,056,870

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE F - OTHER NONCURRENT ASSETS:

Primary Government

The Authority advanced funds to Landsman Family LLC, a Nevada Limited Liability Company, 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, 2020 was \$5,417.

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, 2020 was \$895,267.

On September 1, 2019, Archie Grant Park, 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 \$330,000 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, 2020 was \$236,717.

The Housing Authority is the Administrative General Partner for Ernie Cragin Limited Partnership. Pursuant to the Partnership Agreement the administrative general partner is entitled to an annual incentive management fee. At September 30, 2020 \$18,359 has been accrued.

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, 2019 was \$1,277,577. 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, 2019 was \$2,022,340. On July 1, 2018, a \$975,000 Ground Lease from Espinoza Terrace, LLC for the period of July 1, 2018 to July 31, 2117 was issued and is amortized over the 99-year lease period in the annual amount of \$9,828. The balance at December 31, 2019 was \$960,258.

As of September 30, 2020, other noncurrent assets consisted of the following:

	Primary <u>Government</u>	Component <u>Units</u>
Construction advances - Landsman	\$ 5,417	\$ -
Developer Fee - Landsman Family	895,267	-
Developer Fee - Rose Gardens	145,365	-
Developer Fee - Archie Grant Estates	236,717	-
Developer Fee - Yale Keys	73,000	-
Administrative Fee - Cragin	18,359	-
Prepaid Land Lease - Biegger	-	2,022,340
Prepaid Land Lease - Landsman	-	1,277,577
Prepaid Land Lease - Espinoza	-	960,258
Intangible assets, net accumulated amortization	-	506,126
	<u>\$ 1,374,125</u>	<u>\$ 4,766,301</u>

During the fiscal year, the Authority transferred \$669,200 to Archie Grant, LLC as an equity contribution which will be applied to acquisition costs and is currently being held as Investment in Joint Ventures.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
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NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2020:

	Balance at 9/30/2019	Additions/ Increases	Transfers/ Retirements	Dispositions/ Decreases	Balance at 9/30/2020
Enterprise Activities					
Capital assets not being depreciated:					
Land	\$ 21,111,434	\$ -	\$ -	\$ (125,649)	\$ 20,985,785
Construction in progress	-	-	-	-	-
Total capital assets not being depreciated	21,111,434	-	-	(125,649)	20,985,785
Buildings & improvements	211,754,330	767,922	-	(326,021)	212,196,231
Infrastructure	4,095,181	-	-	-	4,095,181
Furniture & equipment	4,202,010	179,540	-	(105,421)	4,276,129
Total capital assets being depreciated	220,051,521	947,462	-	(431,442)	220,567,541
Buildings & improvements	(147,023,983)	(6,062,716)	-	195,791	(152,890,908)
Furniture & equipment	(2,502,589)	(370,600)	-	97,450	(2,775,739)
Total accumulated depreciation	(149,526,572)	(6,433,316)	-	293,241	(155,666,647)
Net Book Value	\$ 91,636,383				\$ 85,886,679

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2019:

	Balance at 12/31/2018	Additions/ Increases	Retirements/ Transfers	Dispositions/ Transfers	Balance at 12/31/2019
Capital assets not being depreciated:					
Land	\$ 1,564,853	\$ 594,593	\$ -	\$ -	\$ 2,159,446
Construction in progress	-	2,801,027	-	-	2,801,027
Total capital assets not being depreciated	1,564,853	3,395,620	-	-	4,960,473
Buildings & improvements	95,554,320	8,998,306	-	-	104,552,626
Infrastructure	9,793,840	5,739,565	-	-	15,533,405
Furniture & equipment	5,310,047	1,679,545	-	(27,753)	6,961,839
Total capital assets being depreciated	110,658,207	16,417,416	-	(27,753)	127,047,870
Total accumulated depreciation	(16,526,129)	(3,708,437)	-	27,753	(20,206,813)
Total capital assets being depreciated	94,132,078				106,841,057
Capital assets, net	\$ 95,696,931				\$ 111,801,530

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2020, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 2,290,741	\$ 326,014
Accounts payable - HUD	35,720	-
PILOT	254,901	-
Tenant security deposits	905,232	246,428
	\$ 3,486,594	\$ 572,442

Note: The above payables balance excludes \$7,701,414 of interfund payables that have been eliminated as a result of financial statement consolidation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
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NOTE I - ACCRUED LIABILITIES & OTHER CURRENT LIABILITIES:

Other current liabilities consisted of the following as of September 30, 2020:

	Primary Government	Component Units
Accrued wages & fringes	\$ 787,962	\$ -
Accrued compensated absences - current portion	40,474	-
Other accrued liabilities	-	3,617,217
Noncurrent debt - current portion	331,397	179,936
Unearned revenue - CARES Act	1,232,874	-
Unearned revenue - other	312,774	62,815
Other current liabilities	<u>179,567</u>	<u>187,857</u>
	<u>\$ 2,885,048</u>	<u>\$ 4,047,825</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2020:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,260,896	\$ -
Developer fee payable	-	3,738,664
Accrued compensated absences - noncurrent	1,951,310	-
Accrued pension & OPEB liability	<u>28,212,202</u>	<u>-</u>
	<u>\$ 31,424,408</u>	<u>\$ 3,738,664</u>

The following is a summary of the primary government activity for the year:

	Balance at September 30, 2019	Increases	Decreases	Balance at September 30, 2020	Current Portion
FSS Escrow Liability	\$ 1,325,181	\$ 495,861	\$ (560,146)	\$ 1,260,896	\$ -
Compensated absences	1,814,866	685,027	(508,109)	1,991,784	40,474
Net pension liability	<u>28,116,022</u>	<u>96,180</u>	<u>-</u>	<u>28,212,202</u>	<u>-</u>
	<u>\$ 31,256,069</u>	<u>\$ 1,277,068</u>	<u>\$ (1,068,255)</u>	<u>\$ 31,464,882</u>	<u>\$ 40,474</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

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, 2020, is presented below.

	Balance 9/30/2019	Adjustments	Payments/ Decreases	Balance 9/30/2020	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,275,788	\$ -	\$ (223,350)	\$ 1,052,438	\$ 233,460
Operating Note - Wells Fargo	781,647	-	(77,761)	703,886	82,800
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	-
Home Rental Income Fund	194,515	-	(14,039)	180,476	15,137
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
	<u>\$ 6,951,950</u>	<u>\$ -</u>	<u>\$ (315,150)</u>	<u>\$ 6,636,800</u>	<u>\$ 331,397</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, 2020). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$54,684. The outstanding balance at June 30, 2020 is \$703,886.

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, \$778,406 at September 30, 2020, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2020, the fair value of the interest rate swap obligation was \$137,556, an increase of \$4,231 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 \$17,970 at September 30, 2020). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$71,652. The outstanding balance at September 30, 2020, is \$1,052,438.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(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 \$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, \$2,319,810 at September 30, 2020, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2020, the fair value of the interest rate swap obligation was \$429,563, an increase of \$20,244 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.

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.

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, 2020 is \$180,476.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont’d)

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>
2021	\$	331,397	\$	48,890	\$	380,287
2022		350,940		42,986		393,926
2023		371,716		36,697		408,413
2024		393,611		29,998		423,609
2025		444,963		28,246		473,209
Thereafter		<u>4,744,173</u>		<u>77,677</u>		<u>4,821,850</u>
	\$	<u>6,636,800</u>	\$	<u>264,494</u>	\$	<u>6,901,294</u>

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, 2019:

	<u>Balance</u>	<u>Increases/</u>	<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>12/31/2018</u>	<u>Reclassifications</u>	<u>Decreases</u>	<u>12/31/2019</u>	<u>Portion</u>
Building Loan Agreement - PNC Bank	\$ 3,750,556	\$ -	\$ (36,687)	\$ 3,713,869	\$ 41,497
HOME Loan - City of Henderson	432,540	68	-	432,608	-
SNRHA Sellers Note	2,970,313	583	-	2,970,896	-
SNRHA Note	5,364,852	-	-	5,364,852	-
AHP Note	997,221	235	-	997,456	-
	<u>\$ 13,515,482</u>	<u>\$ 886</u>	<u>\$ (36,687)</u>	13,479,681	<u>\$ 41,497</u>
Interest payable - long term				<u>1,948,864</u>	
Total notes and mortgages payable				<u>\$ 15,428,545</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
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

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, 2019, 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, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Mortgage payable, net	\$ 2,011,743	\$ -	\$ (26,933)	\$ 1,984,810	\$ 36,267
SNRHA acquisition note	1,880,160	-	-	1,880,160	-
Nevada HAND, Inc.	1,000,000	-	-	1,000,000	-
	<u>\$ 4,891,903</u>	<u>\$ -</u>	<u>\$ (26,933)</u>	4,864,970	<u>\$ 36,267</u>
Interest payable - long term				<u>389,631</u>	
Total notes and mortgages payable				<u>\$ 5,254,601</u>	

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, 2019, the balance outstanding was \$1,984,810.

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, 2019, the balance outstanding was \$1,880,160. As of December 31, 2019, the accrued interest was \$238,511.

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, 2019, the balance outstanding was \$1,000,000. As of December 31, 2019, accrued interest was \$151,120.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes and mortgages payable for *Biegger Estates, LLC*, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Chase Loan, net	\$ 2,232,233	\$ -	\$ (32,394)	\$ 2,199,839	\$ 33,822
SNRHA gap note	390,833	50	-	390,883	-
SNRHA seller note	4,976,711	719	-	4,977,430	-
	<u>\$ 7,599,777</u>	<u>\$ 769</u>	<u>\$ (32,394)</u>	7,568,152	<u>\$ 33,822</u>
Interest payable - long term				778,026	
Total notes and mortgages payable				<u>\$ 8,346,178</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, 2019 was \$2,199,839.

Notes payable - SNVRHA gap note: On 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 \$16,192. As of December 31, 2019, the accrued interest was \$54,188 and the balance of the note was \$390,883.

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 \$199,408. As of December 31, 2019, the accrued interest was \$723,838 and the balance of the note was \$4,977,480.

Notes and mortgages payable for *Vera Johnson A Family, LLC*, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
JPMC Note	\$ 5,898,487	\$ -	\$ (5,898,487)	\$ -	\$ -
SNRHA Loans	3,218,335	568	-	3,218,903	-
	<u>\$ 9,116,822</u>	<u>\$ 568</u>	<u>\$ (5,898,487)</u>	3,218,903	<u>\$ -</u>
Interest payable - long term				423,241	
Total notes and mortgages payable				<u>\$ 3,642,144</u>	

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes payable - JPMC: On March 27, 2019, 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, 2020. The loan is secured by a deed of trust on the Project. During the period, the loan was satisfied, and the balance is zero.

Notes payable - SNRHA Loans: On March 1, 2019, 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 31, 2071. For the period, interest expense on the SNRHA Loans was \$152,130. As of December 31, 2019, the balance was \$3,218,903 and accrued interest was \$423,241.

Notes and mortgages payable for **Honolulu Street Family Housing, LLC**, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
SNRHA loan - 1	\$ 212,359	\$ -	\$ -	\$ 212,359	\$ -
SNRHA loan - 2	1,511,441	-	-	1,511,441	-
SNRHA loan - 3	3,712,211	900	-	3,713,111	-
SNRHA loan - 4	332,759	-	-	332,759	-
SNRHA loan - 5	288,770	-	-	288,770	-
AHP Note	360,000	-	-	360,000	-
	<u>\$ 6,417,540</u>	<u>\$ 900</u>	<u>\$ -</u>	6,418,440	<u>\$ -</u>
Interest payable - long term				<u>1,870,621</u>	
Total notes and mortgages payable				<u>\$ 8,289,061</u>	

SNRHA Loan 1 – On March 1, 2006, the company entered into the first leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$212,359. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. Principal and interest accrued are payable on March 1, 2061. For the Year Ended December 31, 2019, interest expense was \$9,939. As of December 31, 2019, the principal balance was \$212,359 and the accrued interest was \$137,484.

SNRHA Loan 2 – On March 1, 2006, the company entered into the second leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$1,511,441. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$70,735. As of December 31, 2019, the principal balance was \$1,511,441 and the accrued interest was \$978,503.

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

SNRHA Loan 3 – On March 1, 2006, the company entered into the third leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$3,750,000. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$37,500. As of December 31, 2019, the principal balance was \$3,713,111 and the accrued interest was \$518,752.

SNRHA Loan 4 – On March 1, 2006, the company entered into the fourth leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$490,159. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$3,328. As of December 31, 2019, the principal balance was \$332,759 and the accrued interest was \$47,399.

SNRHA Loan 5 – On March 1, 2006, the company entered into the fifth leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$2,725,307. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$13,515. As of December 31, 2019, the principal balance was \$288,770 and the accrued interest was \$145,283.

AHP Note Payable – On March 1, 2006, the company entered into the federal home loan agreement with Affordable Housing Program, Inc., in the maximum amount of \$360,000. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$3,600. As of December 31, 2019, the principal balance was \$360,000 and the accrued interest was \$43,200.

Notes and mortgages payable for **SRB Limited Partnership** consist of the following as of December 31, 2019:

	<u>Balance</u> <u>12/31/2018</u>	<u>Increases/ Reclassifications</u>	<u>Payments/ Decreases</u>	<u>Balance</u> <u>12/31/2019</u>	<u>Current Portion</u>
SNRHA loans	\$ 3,340,000	\$ -	\$ -	\$ 3,340,000	\$ -
Limited partner loans	1,129,483	-	(24,387)	1,105,096	27,044
Note - NorthMarq	3,121,095	-	(74,515)	3,046,580	-
	<u>\$ 7,590,578</u>	<u>\$ -</u>	<u>\$ (98,902)</u>	7,491,676	<u>\$ 27,044</u>
Interest payable - long term				<u>1,012,890</u>	
Total notes and mortgages payable				<u>\$ 8,504,566</u>	

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

SNRHA Loans – On March 9, 2007, the Partnership entered into promissory note agreements with Affordable Housing Program, Inc., (AHP), an affiliate of the General Partner, for Phase I of the Project. AHP was awarded HOME investment Partnership Program Funds (HOME) and Low-Income Housing Tax Funds (LIHTF) in the amounts of \$168,295 and \$1,501,705, respectively. The notes bear interest at the Applicable Federal Rate, fixed at 4.8% at the time of the agreement. The notes are secured by the All-Inclusive Leasehold Deed of Trust. Principal will become due at the time of a transfer of interest in the property or failure to maintain the affordability requirements mandated by HOME and LIHTF agreements before the end of the tax credit compliance period. If neither of these events occur principal is forgiven. As of December 31, 2019, the total principal balance was \$1,670,000 and accrued interest was \$1,006,861. Interest expense for each year was \$80,160.

On January 18, 2019, the Partnership entered into additional note agreements with AHP. AHP was awarded additional HOME and LIHTF in the amounts of \$693,000 and \$977,000, respectively, for Phase II of the Project. The notes bear no interest and are secured by the All-Inclusive Deed of trust. Principal will become due at the time of a transfer of interest in the property or failure to maintain the affordability requirements mandated by HOME and LIHTF agreements before the end of the tax credit compliance period. If neither of these events occur principal is forgiven. As of December 31, 2019, the principal balance was \$1,670,000.

Limited Partner Note – On December 7, 2007, the Partnership entered into a loan agreement with the Limited Partner for construction of Phase II in the amount of \$6,500,000 during the construction period, converting to \$1,300,000 for the permanent period. The loan bears interest at the 30-day LIBOR rate, plus 2.1% per annum, during the construction period and a fixed rate of 6.5% during the permanent period. On May 31, 2010, \$5,200,000 of the loan converted to equity and the permanent period began. Beginning on June 1, 2010, monthly payments of principal and interest in the amount of \$8,217 are required through maturity. The note matures on January 1, 2026, at which time a lump sum payment of any outstanding principal and interest shall be required. As of December 31, 2019, the accrued interest was \$6,167. The principal balance as of December 31, 2019, was \$1,105,096 and interest expense was \$73,118.

NorthMarq Note – On June 13, 2007, the Partnerships construction financing for Phase I of the Project from SA Affordable Housing, LLC, an affiliate of the Limited Partner, converted to permanent financing in the amount of \$3,700,000 and all loan servicing duties were transferred to NorthMarq Capital, Inc. The note is secured by the Project and bears interest at 7.289% per annum. Interest only payments were required for the first 2 years. Beginning April 1, 2008, the Partnership is obligated to make monthly payments based on a 16-year amortization schedule. The note matures March 1, 2024, at which point a lump sum payment of all outstanding balances are due. As of December 31, 2019, accrued interest was \$18,612. As of December 31, 2019, the principal balance was \$3,046,580 and interest expense was \$225,967.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes and mortgages payable for **Rose Gardens Senior LP** consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Construction loans	\$ 12,651,507	\$ -	\$(12,651,507)	\$ -	\$ -
Permanent bond payable	-	3,797,000	(153,007)	3,643,993	41,306
SNRHA loan - 1	695,000	-	-	695,000	-
SNRHA loan -2	5,787,006	-	(456,138)	5,330,868	-
NHD	-	1,500,000	-	1,500,000	-
AHP Note	1,440,000	1,000	-	1,441,000	-
	<u>\$ 20,573,513</u>	<u>\$ 5,298,000</u>	<u>\$(13,260,652)</u>	12,610,861	<u>\$ 41,306</u>
Interest payable - long term				<u>122,876</u>	
Total notes and mortgages payable				<u>\$ 12,733,737</u>	

Construction Loan – On October 1, 2017 the Partnership entered into a construction funding agreement with Citibank, N.A., to obtain construction funding for a principal amount up to \$13,000,000. The loan is secured by the Project and bears a variable interest rate equal to LIBOR rate plus a 1.85% margin. As of December 31, 2019 the interest rate was 4.2%. The construction loan is expected to convert to the permanent phase May 1, 2020. The permanent loan will have a principal amount of \$3,797,000. The permanent loan will have an interest rate of 4.97% and is expected to mature November 1, 2050. Pursuant to the Multifamily Note dated October 12, 2017 there is a mandatory prepayment on November 1, 2035. As of December 31, 2019 the construction loan was paid and the permanent loan was completed.

Permanent Bond Payable – On November 15, 2019, the construction loan converted to a permanent loan in the amount of \$3,797,000. The loan is secured by the deed of trust on the Project. The permanent loan has a fixed interest rate of 4.97% and shall mature on November 1, 2035. Monthly principal and interest payments of \$19,090 are required starting on January 1, 2020. As of December 31, 2019, the outstanding balance was \$3,643,993, with accrued interest of \$15,726.

SNRHA Loans – Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$695,000 to the Partnership. The loan accrues and compounds interest at a rate of 2.55% per annum and is payable from cash flow as defined in the Partnership Agreement. The loan is expected to mature December 31, 2052. As of December 31, 2019 the outstanding balance of the loan was \$695,000 with accrued interest of \$39,993.

Southern Nevada Regional Housing Authority loaned an additional \$5,787,006 to the Partnership. The loan accrues and compounds annually at 1% interest. The loan is due and payable from cash flow as defined in the Partnership Agreement. The expected maturity date is December 31, 2052. As of December 31, 2019, the balance outstanding was \$5,330,868 with accrued interest of \$6,718.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Note Payable – Nevada Housing Division – Pursuant to the Promissory Note dated October 11, 2017, Nevada Housing Division loaned \$1,500,000 to the Partnership. The loan accrues annually at 3% interest. The loan is due and payable from available cash flow. Any remaining unpaid principal and interest shall be due and payable upon maturity on June 1, 2047. As of December 31, 2019, the balance outstanding was \$1,500,000 with accrued interest of \$5,625.

AHP Loan – During 2017 the Partnership received funding from Affordable Housing Program in the total sum of \$1,500,000. This \$1,500,000 consists of \$1,000,000 which is expected to mature December 31, 2052 and \$500,000 which is expected to mature 35 years after the date of the completion report as defined in the Partnership Agreement. The total funding bears 3% per annum and is secured by the All-Inclusive Deed of Trust. As of December 31, 2019 the balance outstanding was \$1,441,000 with accrued interest of \$76,165.

Notes and mortgages payable for **Espinoza Terrace, LLC** consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Construction loans	\$ -	\$ 6,724,218	\$ (162,855)	\$ 6,561,363	\$ -
HOME	-	750,000	-	750,000	-
AHP Note	-	1,000,000	-	1,000,000	-
LHTF	-	1,000,000	-	1,000,000	-
SNRHA loans	-	7,310,577	(19,513)	7,291,064	-
	<u>\$ -</u>	<u>\$ 16,784,795</u>	<u>\$ (182,368)</u>	16,602,427	<u>\$ -</u>
Interest payable - long term				502,956	
Total notes and mortgages payable				<u>\$ 17,105,383</u>	

Construction Loan – On July 20, 2018, the Company obtained a construction loan for JP Morgan Chase Bank, N.A. in the amount of \$10,000,000. The Construction loan bears interest at a rate of 2.5% plus the applicable adjusted LIBOR rate per annum. Interest payments are due on the 10th date of each month. The Construction Loan is secured by a deed of trust on the Project and matures on January 18, 2021. During the period, interest expense was \$64,417, of which \$5,139 was capitalized to fixed assets. As of December 31, 2019, accrued interest was \$17,388 and the balance on the loan was \$6,561,363.

HOME Loan – On July 1, 2018, the Company entered into a loan agreement with the City of Henderson in the amount of \$750,000. The loan bears interest at a rate of 3.91% per annum, compounded annually. Annual payments of principal and interest are due and payable from available cash flow. During the period, interest expense was \$44,561, of which \$8,457 was capitalized to fixed assets. As of December 31, 2019, the outstanding principal balance was \$750,000 and accrued interest was \$44,561.

AHP Note – On July 1, 2018, the Company entered into an agreement with Charles Schwab Bank in the amount of \$1,000,000 from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program (AHP). The AHP Loan is secured by a deed of trust on the Project and bears interest at a rate of 4.4% per annum. The AHP Loan will not be amortized and payment of principal balance and any accrued interest will be due and payable in full on June 30, 2068. As of December 31, 2019, the outstanding principal balance was \$1,000,000.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

LIHTF – On July 1, 2018, the Company entered into an agreement with Affordable Housing Program, Inc., an affiliate of the Management Member, in the amount of \$1,000,000. The loan is secured by a deed of trust on the Project and bears interest at a rate of 3.9% per annum, compounded annually. Payment of the principal balance of and any accrued interest will be due and payable in full on July 1, 2068. During the period, interest expense was \$59,318, of which \$11,274 was capitalized to fixed assets. As of December 31, 2019, the outstanding principal balance was \$1,000,000 and accrued interest was \$59,318.

SNRHA Loans – On July 1, 2018, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority (SNRHA), an affiliate of the Managing Member, in the amount of \$1,966,696 (GAP Note), \$4,150,000 (Seller Note) and \$1,193,881 (Bridge Loan), collectively the “SNRHA Loans”. The GAP Note and Seller Note bear interest at 4.10% per annum, compounded annually and the Bridge Loan bears no interest. These loans are secured by a deed of trust on the Project and mature on July 1, 2068. Annual principal and interest payments on the SNRHA Loans shall be payable only to the extent available from cash flow. For the period, interest expense on the loans was \$381,689, of which \$18,113 was capitalized to fixed assets. As of December 31, 2019, the outstanding balance of the loans was \$7,291,064, and accrued interest was \$381,689.

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, 2019, the outstanding developer fee of \$1,706,041 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, 2019, a developer fee of \$418,503 remained payable.

Rose Gardens Senior, LP - Developer Fee: Pursuant to the Development Services Agreement dated October 11, 2017, Nevada HAND, Inc., an affiliate of the General Partner and Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,200,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable from capital contributions according to the schedule provided in the Partnership Agreement, and the remainder is to be paid out of available cash flow. For the year ended December 31, 2019, a developer fee of \$150,000 remained payable.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE M - OTHER NONCURRENT LIABILITIES - Discretely Presented Component Units: (Cont'd)

Espinoza Terrace, LLC - Developer Fee: Pursuant to the Development Services Agreement dated July 1, 2018, the Company agreed to pay Affordable Housing Program, Inc. (AHP), an affiliate of the Authority a total development fee of \$1,300,000 for services relating to the development of the Project. The developer fee will be paid from capital contributions and any unpaid portion after 4th equity installment shall be paid from available cash flow. And deferred development fee after the 4th equity installment will accrue interest at a rate of 6% per annum, compounded annually. As of December 31, 2019, a developer fee of \$1,108,648 remained payable.

Additionally, during the period, SNRHA advanced funds to Espinoza Terrace, LLC for construction costs. The outstanding balances is unsecured, does not bear interest, and is payable out of available cash flow. As of December 31, 2019, the amount payable to SNRHA was \$112,649.

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 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, 2020:

	Primary Government	Component Units	Total
Modernization	\$ 4,311,125	\$ -	\$ 4,311,125
Mainstream Voucher Equity	133,324	-	133,324
Other reserves	-	3,021,092	3,021,092
Replacement reserves	-	1,577,559	1,577,559
Insurance/MIP escrows	-	147,643	147,643
	\$ 4,444,449	\$ 4,746,294	\$ 9,190,743

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 more than commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. On September 30, 2020, 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Q - DEFERRED INFLOW:

The Deferred Inflow as of September 30, 2020, consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$	1,277,577
Biegger Estates, LLC - Ground Lease - Note F		2,022,340
Wells Fargo - Interest Swap Agreement - Note K		429,563
Wells Fargo - Interest Swap Agreement - Note K		137,556
Accrued pension obligation - Note R		<u>5,002,376</u>
	\$	<u><u>8,869,412</u></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.

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.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

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, 2020 the Statutory Employer/employee matching rate was 14.50% for Regular and the Employer-pay contribution (EPC) rate was 28.00%.

Net Pension Liability

The Authority's net pension liability (NPL) of \$28,212,202 was measured as of June 30, 2020, 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	4.25%	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, 2020, funding actuarial valuation		

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.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

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, 2020 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 2020 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, 2020, are summarized in the following table.

Asset Class	Target Allocation	Long Term Expected Rate of Return
Domestic Equity	42%	6.60%
International Equity	18%	7.37%
Domestic Fixed Income	30%	0.36%
Real Estate	5%	4.94%
Private Equity	5%	13.41%

Discount Rate

The discount rate used to measure the collective total pension liability was 7.50% for 2020 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:

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SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

	1.0% Decrease (6.50%)	Current Discount Rate (7.50%)	1.0% Increase (8.50%)
PERS' Net Pension Liability	\$ 44,000,135	\$ 28,212,202	\$ 15,085,709

Pension expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the Authority recognized pension expense of \$1,514,633. At September 30, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	876,534	364,288
Changes in assumptions	792,450	-
Difference between projected and actual earnings on pension plan investments	-	1,065,738
Changes in proportion differences between employer contributions and proportionate share of contributions	1,438,768	3,572,350
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2020	743,224	-
Total	3,850,976	5,002,376

The \$743,224 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, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

Year Ended June 30:	Amount recognized in Pension Expense as an increase or (decrease) to Pension Expense
2020	\$ (315,771)
2021	\$ (315,771)
2022	\$ (315,771)
2023	\$ (315,771)
2024	\$ (315,771)
2025	\$ (315,771)
thereafter	\$ -

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2020 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

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 88% 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:

No prior period adjustments in the current period.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

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, 2020, 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.

NOTE W - 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 X - 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 7, 2021 (the date the financial statements were available to be issued) and concluded that there are no additional items that need to be addressed.

The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

NOTE Y - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Discretely Presented Component Unit had a partnership capital contribution of \$15,320,710 during this fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Z - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS:

The Authority has several discretely presented component units, as described in Note A, 4, whose condensed financials follow:

Discrete Component Units - Combining Schedule									
NET POSITION ACCOUNTS									
December 31, 2019									
Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	TOTAL
ASSETS:									
CURRENT ASSETS:									
Cash:									
Cash - unrestricted	\$ 894,595	\$ 121,955	\$ 749,614	\$ 182,550	\$ 144,792	\$ 823,321	\$ 86,829	\$ 1,189,773	\$ 4,193,429
Cash - other restricted	1,084,159	532,174	547,036	216,343	990,252	506,106	533,511	336,713	4,746,294
Cash - tenant security deposits	36,421	43,799	53,251	17,240	43,009	26,550	13,508	12,650	246,428
Cash - restricted for payment of current liabilities	0	0	0	0	0	0	0	0	0
Total Cash	2,015,175	697,928	1,349,901	416,133	1,178,053	1,355,977	633,848	1,539,136	9,186,151
Accounts and notes receivables:									
Accounts receivable - tenants rents	18,060	13,433	6,931	83,738	950	8,176	86,398	29,339	247,025
Total receivables - net	18,060	13,433	6,931	83,738	950	8,176	86,398	29,339	247,025
Current investments:									
Prepaid expenses and other assets	38,307	7,115	21,259	47,629	18,663	13,341	47,465	9,828	203,607
TOTAL CURRENT ASSETS	2,071,542	718,476	1,378,091	547,500	1,197,666	1,377,494	767,711	1,578,303	9,636,783
NONCURRENT ASSETS:									
Capital Assets:									
Land	2,122	764,367	85,380	0	17,984	695,000	0	594,593	2,159,446
Buildings	15,195,495	12,135,673	12,584,825	8,689,884	21,673,129	17,135,878	4,152,134	12,985,608	104,552,626
Furniture & equipment - dwellings	320,045	0	85,650	0	344,479	0	0	0	750,174
Furniture & equipment - admin	0	736,638	730,081	1,559,640	0	1,047,744	639,775	1,497,787	6,211,665
Leasehold improvements	0	0	0	0	0	0	0	0	0
Accumulated depreciation	(3,454,987)	(1,836,421)	(1,432,178)	(834,122)	(8,286,043)	(639,403)	(3,398,921)	(324,738)	(20,206,813)
Construction in process	0	0	0	0	0	0	0	2,801,027	2,801,027
Infrastructure	5,032,157	1,956,029	1,684,445	1,123,258	2,663,586	1,525,716	0	1,548,214	15,533,405
Total capital assets - net	17,094,832	13,756,286	13,738,203	10,538,660	16,413,135	19,764,935	1,392,988	19,102,491	111,801,530
Other assets	1,331,627	77,666	2,100,214	67,451	28,302	87,458	9,286	1,064,297	4,766,301
TOTAL NONCURRENT ASSETS	18,426,459	13,833,952	15,838,417	10,606,111	16,441,437	19,852,393	1,402,274	20,166,788	116,567,831
DEFERRED OUTFLOW OF RESOURCES	0	0	0	0	0	0	0	0	0
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 20,498,001	\$ 14,552,428	\$ 17,216,508	\$ 11,153,611	\$ 17,639,103	\$ 21,229,887	\$ 2,169,985	\$ 21,745,091	\$ 126,204,614

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Z - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS: (Cont'd)

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

Discrete Component Units - Combining Schedule
NET POSITION ACCOUNTS
December 31, 2019

Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	TOTAL
LIABILITIES AND NET POSITION:									
LIABILITIES:									
CURRENT LIABILITIES:									
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable <= 90 days	45,493	16,156	9,481	7,145	40,340	103,560	26,404	77,435	326,014
Accounts payable > 90 days	0	0	0	0	0	0	0	0	0
Accrued salaries/payroll withholding	0	0	0	0	0	0	0	0	0
Accrued compensated absences - current	0	0	0	0	0	0	0	0	0
Accrued contingency liability	0	0	0	0	0	0	0	0	0
Accrued interest payable	0	9,299	9,907	0	18,612	21,351	0	0	59,169
Accounts payable - HUD PHA programs	0	0	0	0	0	0	0	0	0
Accounts payable - PHA projects	0	0	0	0	0	0	0	0	0
Accounts payable - other gov.	0	0	0	0	0	0	0	0	0
Tenant security deposits	36,421	43,799	53,251	17,240	43,009	26,550	13,508	12,650	246,428
Unearned revenue	11,035	4,376	17,265	6,534	16,435	1,893	0	5,277	62,815
Current portion of L-T debt - capital projects	41,497	36,267	33,822	0	27,044	41,306	0	0	179,936
Current portion of L-T debt - operating borrowings	0	0	0	0	0	0	0	0	0
Other current liabilities	14,111	0	61,083	3,000	13,635	11,133	63,645	21,250	187,857
Accrued liabilities - other	194,052	49,173	0	0	0	0	0	3,314,823	3,558,048
Interprogram (due to)	0	0	0	0	0	0	0	0	0
Loan Liability - current	0	0	0	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	342,609	159,070	184,809	33,919	159,075	205,793	103,557	3,431,435	4,620,267
NONCURRENT LIABILITIES:									
Long-term debt, net of current - capital projects	15,144,225	5,218,334	8,312,356	3,642,144	8,477,522	12,692,431	8,289,061	17,105,383	78,881,456
Long-term debt, net of current - operating borrowings	0	0	0	0	0	0	0	0	0
Noncurrent liabilities - other	1,948,864	0	0	418,503	0	150,000	0	1,221,297	3,738,664
Accrued comp. absences - long term	0	0	0	0	0	0	0	0	0
Loan liability - noncurrent	0	0	0	0	0	0	0	0	0
FASB 5 liabilities	0	0	0	0	0	0	0	0	0
Accrued pensions & OPEB liabilities	0	0	0	0	0	0	0	0	0
TOTAL NONCURRENT LIABILITIES	17,093,089	5,218,334	8,312,356	4,060,647	8,477,522	12,842,431	8,289,061	18,326,680	82,620,120
TOTAL LIABILITIES	17,435,698	5,377,404	8,497,165	4,094,566	8,636,597	13,048,224	8,392,618	21,758,115	87,240,387
DEFERRED INFLOW OF RESOURCES	0	0	0	0	0	0	0	0	0
NET POSITION:									
Net Investment in Capital Assets	1,909,110	8,501,685	5,392,025	6,896,516	7,908,569	7,031,198	(6,896,073)	1,997,108	32,740,138
Restricted	1,084,159	532,174	547,036	216,343	990,252	506,106	533,511	336,713	4,746,294
Unrestricted	69,034	141,165	2,780,282	(53,814)	103,685	644,359	139,929	(2,346,845)	1,477,795
TOTAL NET POSITION	3,062,303	9,175,024	8,719,343	7,059,045	9,002,506	8,181,663	(6,222,633)	(13,024)	38,964,227
TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	\$ 20,498,001	\$ 14,552,428	\$ 17,216,508	\$ 11,153,611	\$ 17,639,103	\$ 21,229,887	\$ 2,169,985	\$ 21,745,091	\$ 126,204,614

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Z - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS: (Cont'd)

Discrete Component Units - Combining Schedule
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2019

<u>Account Description</u>	<u>Landsman Family, LLC</u>	<u>Vera Johnson B, LP</u>	<u>Biegger Estates, LLC</u>	<u>Vera Johnson A Family, LLC</u>	<u>SRB, LP</u>	<u>Rose Gardens Senior, LP</u>	<u>Honolulu Street Family Housing, LLC</u>	<u>Espinoza Terrace, LLC</u>	<u>TOTAL</u>
REVENUES:									
Net tenant rental revenue	\$ 963,765	\$ 922,373	\$ 917,713	\$ 496,166	\$ 1,429,619	\$ 1,279,468	\$ 178,107	\$ 751,473	\$ 6,938,684
Tenant revenue - other	17,559	0	0	0	0	0	329,166	0	346,725
Total tenant revenue	981,324	922,373	917,713	496,166	1,429,619	1,279,468	507,273	751,473	7,285,409
Other revenue	0	11,975	26,172	6,932,309	34,900	7,411,281	0	995,108	15,411,745
Investment income - restricted	5,172	677	1,729	0	2,524	30	175	6,051	16,358
TOTAL REVENUES	\$ 986,496	\$ 935,025	\$ 945,614	\$ 7,428,475	\$ 1,467,043	\$ 8,690,779	\$ 507,448	\$ 1,752,632	\$ 22,713,512
EXPENSES:									
Administrative Expense	205,657	227,685	147,962	123,983	152,106	221,734	104,683	141,543	1,325,353
Tenant Services	0	52,286	49,184	0	0	2,421	0	0	103,891
Utilities Expense	142,481	75,855	100,888	77,266	322,598	120,699	100,655	85,023	1,025,465
Ordinary Maintenance & Operation	193,202	227,812	295,405	169,588	398,877	106,594	208,495	500,068	2,100,041
Protective Services	707	24,687	0	0	0	0	0	0	25,394
Insurance Premiums	41,763	31,638	65,846	18,145	47,039	31,347	46,517	58,823	341,118
General Expenses	82,798	49,173	37,571	0	7,512	30,588	12,413	89,501	309,556
Financial Expenses	528,771	301,234	352,674	345,367	391,845	818,442	144,161	557,827	3,440,321
TOTAL OPERATING EXPENSE	1,195,379	990,370	1,049,530	734,349	1,319,977	1,331,825	616,924	1,432,785	8,671,139
EXCESS OPERATING REVENUE	(208,883)	(55,345)	(103,916)	6,694,126	147,066	7,358,954	(109,476)	319,847	14,042,373
Other Expenses									
Depreciation expense	663,500	469,425	480,417	434,980	676,872	597,267	53,105	332,871	3,708,437
Total Other Expenses	663,500	469,425	480,417	434,980	676,872	597,267	53,105	332,871	3,708,437
TOTAL EXPENSES	\$ 1,858,879	\$ 1,459,795	\$ 1,529,947	\$ 1,169,329	\$ 1,996,849	\$ 1,929,092	\$ 670,029	\$ 1,765,656	\$ 12,379,576
EXCESS OF REVENUE OVER EXPENSES	\$ (872,383)	\$ (524,770)	\$ (584,333)	\$ 6,259,146	\$ (529,806)	\$ 6,761,687	\$ (162,581)	\$ (13,024)	\$ 10,333,936
Beginning Net Position	3,934,686	9,699,794	9,303,676	799,899	9,532,312	1,419,976	(6,060,052)	0	28,630,291
Ending Net Position	\$ 3,062,303	\$ 9,175,024	\$ 8,719,343	\$ 7,059,045	\$ 9,002,506	\$ 8,181,663	\$ (6,222,633)	\$ (13,024)	\$ 38,964,227

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2020



INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

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, 2020, 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 7, 2021. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, and Espinoza Terrace, LLC as of December 31, 2019, 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) as a basis for designing 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 financial statements. 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

Loganville, Georgia
June 7, 2021



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

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, 2020. 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.

Basis for Qualified Opinion on the Housing Choice Voucher Program – 14.871

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding Housing Choice Voucher Program – 14.871 as described in finding number 2020-001 for Eligibility. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Qualified Opinion on the Housing Choice Voucher Program – 14.871

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion paragraph, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the Housing Choice Voucher Program for the year ended September 30, 2020.

Unmodified Opinion on Each of the Other Major Federal Programs

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 other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended September 30, 2020.

Other Matters

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

Report on Internal Control Over Compliance

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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item 2020-001, that we consider to be a material weakness.

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

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, P.C.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
June 7, 2021

Southern Nevada Regional Housing Authority
Las Vegas, Nevada
STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2019 contained one formal audit finding as noted below.

Finding 2019-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Housing Choice Voucher Program CFDA #14.871

Condition & Cause:

Our Review of three hundred and thirty (330) HCV tenant files revealed that there were thirty-four (34) errors of noncompliance noted during the audit. This represents a 10.30% sample deviation rate across the total population. The errors consisted of failure to calculate tenant wages correctly, failure to have a third party verify tenant income correctly, and HAP payments not agreeing to the tenant HUD 50058 rent calculation forms. Of these thirty-four (34) errors, thirty-three (33) of these were income-related errors.

Current Status:

The condition of the tenant files for the Housing Choice Voucher program has improved; however, due to the significant amounts of errors noted and the timing of the audit for 2019 not all files during the year ended September 30, 2020 could be brought into full compliance. Consequently, this finding is continued and restated as finding no. 2020-001.

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	No
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported

Type of report issued on the compliance for major programs:	Qualified
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Any audit findings disclosed that are required to be reported in Accordance with Uniform Guidance?	Yes
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Identification of major programs:

-CFDA #14.871	Housing Choice Voucher Program (Cluster)
-CFDA #14.879	Mainstream Vouchers (Cluster)
-CFDA #14.850	Public and Indian Housing
-CFDA #14.872	Public Housing Capital Fund Program

Dollar threshold used to distinguish between Type A and Type B programs:	\$3,000,000
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Did the Authority qualify as a low-risk auditee?	No
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Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

NONE REPORTED

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Continued)**

Section III – Financial Statement Findings

Findings and questioned costs for Federal Awards as defined in Section .510:

Finding 2020-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Housing Choice Voucher Program CFDA #14.871

Condition & Cause:

Our review of three hundred and thirty (330) Housing Choice Voucher tenant files revealed that there was a total of seventeen (17) income-related errors, which represent 5.15% of the total files examined. Of these seventeen (17) errors, there were eight (8) which could be numerically extrapolated to the population. Based upon this computation the error was material to the Housing Assistance Payments and therefore reported as a finding for noncompliance and a material weakness. The nine (9) remaining files were a result of differences between the EIV system and the reexamination data in the file.

In addition to complexities of staffing during the COVID pandemic, as noted in the prior year, there still exists a large amount of employee turnover. Also, the agency has not been able to conduct the adequate amount of training needed for HCV staff.

We also recommend that the quality control process be increased or improved to find deficiencies in a timely basis or to determine which staff needs additional training.

Criteria:

The Code of Federal regulations, the Housing Authority's Administrative plan, and specific HUD guidelines in documenting and maintaining the Housing Choice Voucher tenant files.

Recommendation: We commend that the Agency conduct a thorough tenant file audit of existing tenants in the HCV program to determine whether there are any misstatements of rental income. We also recommend that the Agency increase their monitoring and review of the HCV program files to determine whether occupancy specialist need additional training or procedures added to ensure compliance.

Questioned Costs: None

Repeat Finding: Yes

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.



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Corrective Action Plan

Finding:

Finding 2020-001: Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Corrective Action Plan:

Training:

Currently, we are having all HCV staff trained on how to read and interpret Enterprise Income Verification process. Staff will also be trained on how to verify income and assets, as well as understand the whole verification process. Incoming new staff will be trained on the above in order to be successful in their position as an Occupancy Specialist. This training started on July 1, 2021 and will continue through December 31, 2021.

Quality Control:

We are conducting 100% quality control on all new hires files and for all staff we are conducting 100% quality control on all contract files and manual adjustments requiring management approval, while 50% quality control is conducted on all other actions.

Department Structure:

Caseworkers with a higher error rate, 80% of their files will be Quality Controlled by the Supervisors. It is our intention to audit as many files as possible moving forward as the caseworker's process annuals and interims.

Anticipated Completion Date:

Current staff started training in July 2021 and will attend refresher training semi- annually.

Person Responsible:

Ms. Sabrina Rhone, Compliance Specialist, as well as HCV Trainers and HCV Supervisors will be responsible for the material and training of EIV and third-party verifications and income review for the HCV staff.

Respectfully Submitted,

Denise Watson

Denise Watson
Director of Housing Programs

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION

FISCAL YEAR ENDED SEPTEMBER 30, 2020

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2020**

FDS Line #	Account Description	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
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 0	\$ 4,193,429	\$ 339,831	\$ 7,340,028	\$ 0	\$ 5,626,207
112	Cash - restricted modernization & development	0	0	0	0	0	0
113	Cash - other restricted	0	4,746,294	0	4,486,040	0	1,080,757
114	Cash - tenant security deposits	413,421	246,428	0	491,811	0	0
115	Cash - restricted for payment of current liabilities	0	0	0	0	0	0
100	Total Cash	413,421	9,186,151	339,831	12,317,879	0	6,706,964
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	0	0	0
122	Accounts receivable - HUD	0	0	0	169,835	54,336	2,267,898
124	Accounts receivable - other government	0	0	0	0	0	379,949
125	Accounts receivable - miscellaneous	281,780	0	0	152,256	0	339,923
126	Accounts receivable - tenants rents	309,650	247,025	0	257,088	0	0
126.1	Allowance for doubtful accounts - tenants	(133,734)	0	0	(143,571)	0	0
126.2	Allowance for doubtful accounts - other	0	0	0	0	0	(679,796)
127	Notes receivable - current	0	0	0	0	0	0
128	Fraud recovery	0	0	0	0	0	29,307
128.1	Allowance for doubtful accounts - fraud	0	0	0	0	0	(27,608)
129	Accrued interest receivable	981	0	0	26,406	0	12,767
120	Total receivables - net	458,677	247,025	0	462,014	54,336	2,322,440
Current investments:							
131	Investments - unrestricted	0	0	210,782	4,248,973	0	2,157,878
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restricted for payment of current lia	0	0	0	0	0	0
142	Prepaid expenses and other assets	46,108	203,607	2,660	111,829	0	90,005
143	Inventories	115,778	0	0	171,247	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	0	0	4,270,700	3,421,446	0	0
145	Assets held for sale	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	1,033,984	9,636,783	4,823,973	20,733,388	54,336	11,277,287
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	3,008,759	2,159,446	0	17,761,207	0	0
162	Buildings	49,418,856	104,552,626	0	142,844,449	0	0
163	Furniture & equipment - dwellings	0	750,174	0	0	0	0
164	Furniture & equipment - admin	559,284	6,211,665	0	1,531,536	0	419,781
165	Leasehold improvements	210,569	0	0	14,112,501	0	1,238,468
166	Accumulated depreciation	(25,294,186)	(20,206,813)	0	(124,020,382)	0	(784,265)
167	Construction in process	0	2,801,027	0	0	0	0
168	Infrastructure	664,005	15,533,405	0	3,431,176	0	0
160	Total capital assets - net	28,567,287	111,801,530	0	55,660,487	0	873,984
171	Notes receivable - noncurrent	1,723,800	0	7,450,000	46,550,311	0	332,759
172	Notes receivable - noncurrent - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	91,359	4,766,301	1,277,349	5,417	0	0
176	Investment in joint ventures	0	0	669,200	0	0	0
180	TOTAL NONCURRENT ASSETS	30,382,446	116,567,831	9,396,549	102,216,215	0	1,206,743
200	DEFERRED OUTFLOW OF RESOURCES	450,564	0	0	1,278,528	0	1,189,948
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 31,866,994	\$ 126,204,614	\$ 14,220,522	\$ 124,228,131	\$ 54,336	\$ 13,673,978

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HCV CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 3,928	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,614,644	\$ 0	\$ 21,118,067
0	0	0	0	0	0	0	0	0	0
0	133,483	0	0	0	1,232,874	0	5,065	0	11,684,513
0	0	0	0	0	0	0	0	0	1,151,660
0	0	0	0	0	0	0	0	0	0
0	137,411	0	0	0	1,232,874	0	3,619,709	0	33,954,240
0	0	0	0	0	0	0	0	0	0
822	0	0	309,598	0	0	0	0	0	2,802,489
0	0	0	0	0	0	0	0	0	379,949
0	0	0	0	0	0	0	138,823	0	912,782
0	0	0	0	0	0	0	0	0	813,763
0	0	0	0	0	0	0	0	0	(277,305)
0	0	0	0	0	0	0	0	0	(679,796)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	29,307
0	0	0	0	0	0	0	0	0	(27,608)
0	0	0	0	0	0	0	0	0	40,154
822	0	0	309,598	0	0	0	138,823	0	3,993,735
0	0	0	0	0	0	0	902,328	0	7,519,961
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	1,174	0	0	0	0	0	38,813	0	494,196
0	0	0	0	0	0	0	0	0	287,025
0	0	0	0	0	0	0	0	0	0
0	0	9,268	0	0	0	0	0	(7,701,414)	0
0	0	0	0	0	0	0	0	0	0
822	138,585	9,268	309,598	0	1,232,874	0	4,699,673	(7,701,414)	46,249,157
0	0	0	0	0	0	0	215,819	0	23,145,231
0	0	0	0	0	0	0	4,306,730	0	301,122,661
0	0	0	0	0	0	0	0	0	750,174
0	0	0	0	0	0	0	1,765,528	0	10,487,794
0	0	0	0	0	0	0	64,658	0	15,626,196
0	0	0	0	0	0	0	(5,567,814)	0	(175,873,460)
0	0	0	0	0	0	0	0	0	2,801,027
0	0	0	0	0	0	0	0	0	19,628,586
0	0	0	0	0	0	0	784,921	0	197,688,209
0	0	0	0	0	0	0	0	0	56,056,870
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	6,140,426
0	0	0	0	0	0	0	0	0	669,200
0	0	0	0	0	0	0	784,921	0	260,554,705
0	0	0	0	0	0	0	931,936	0	3,850,976
\$ 822	\$ 138,585	\$ 9,268	\$ 309,598	\$ 0	\$ 1,232,874	\$ 0	\$ 6,416,530	\$ (7,701,414)	\$ 310,654,838

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2020**

FDS Line#	Account Description	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
LIABILITIES AND NET POSITION:							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	294,946	326,014	0	1,014,297	0	480,967
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	30,094	0	0	639,736	7,007	54,837
322	Accrued compensated absences - current	0	0	0	539	0	0
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	59,169	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0	35,720
332	Accounts payable - PHA projects	0	0	0	0	0	407,505
333	Accounts payable - other gov.	0	0	0	254,901	0	0
341	Tenant security deposits	413,421	246,428	0	491,811	0	0
342	Unearned revenue	154,393	62,815	0	149,374	0	84
343	Current portion of L-T debt - capital projects	331,397	179,936	0	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0	0
345	Other current liabilities	169,902	187,857	0	9,665	0	0
346	Accrued liabilities - other	0	3,558,048	0	0	0	0
347	Interprogram (due to)	2,358,429	0	0	4,986,058	47,329	0
348	Loan Liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>3,752,582</u>	<u>4,620,267</u>	<u>0</u>	<u>7,546,381</u>	<u>54,336</u>	<u>979,113</u>
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects	1,605,403	78,881,456	0	0	0	0
352	Long-term debt, net of current - operating borrowi	0	0	0	1,000,000	0	0
353	Noncurrent liabilities - other	0	3,738,664	0	179,980	0	1,080,757
354	Accrued comp. absences - long term	225,741	0	0	768,234	0	469,091
355	Loan liability - noncurrent	0	0	3,700,000	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	3,300,828	0	0	9,366,450	0	8,717,571
350	TOTAL NONCURRENT LIABILITIES	<u>5,131,972</u>	<u>82,620,120</u>	<u>3,700,000</u>	<u>11,314,664</u>	<u>0</u>	<u>10,267,419</u>
300	TOTAL LIABILITIES	<u>8,884,554</u>	<u>87,240,387</u>	<u>3,700,000</u>	<u>18,861,045</u>	<u>54,336</u>	<u>11,246,532</u>
400	DEFERRED INFLOW OF RESOURCES	1,152,396	0	0	4,960,709	0	1,545,733
NET POSITION:							
508.4	Net Investment in Capital Assets	26,630,487	32,740,138	0	55,660,487	0	873,984
511.4	Restricted	0	4,746,294	0	4,306,060	0	0
512.4	Unrestricted	(4,800,443)	1,477,795	10,520,522	40,439,830	0	7,729
513	TOTAL NET POSITION	<u>21,830,044</u>	<u>38,964,227</u>	<u>10,520,522</u>	<u>100,406,377</u>	<u>0</u>	<u>881,713</u>
600	TOTAL LIABILITIES AND NET POSITION	<u>\$ 31,866,994</u>	<u>\$ 126,204,614</u>	<u>\$ 14,220,522</u>	<u>\$ 124,228,131</u>	<u>\$ 54,336</u>	<u>\$ 13,673,978</u>

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
0	5,102	345	0	0	0	0	87,579	0	2,209,250
0	0	0	0	0	0	0	0	0	0
822	0	0	0	0	0	0	55,466	0	787,962
0	0	0	0	0	0	0	39,935	0	40,474
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	59,169
0	0	0	0	0	0	0	0	0	35,720
0	0	0	0	0	0	0	0	0	407,505
0	0	0	0	0	0	0	0	0	254,901
0	0	0	0	0	0	0	0	0	1,151,660
0	0	8,923	0	0	1,232,874	0	0	0	1,608,463
0	0	0	0	0	0	0	0	0	511,333
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	367,424
0	0	0	0	0	0	0	0	0	3,558,048
0	0	0	309,598	0	0	0	0	(7,701,414)	0
0	0	0	0	0	0	0	0	0	0
<u>822</u>	<u>5,102</u>	<u>9,268</u>	<u>309,598</u>	<u>0</u>	<u>1,232,874</u>	<u>0</u>	<u>182,980</u>	<u>(7,701,414)</u>	<u>10,991,909</u>
0	0	0	0	0	0	0	0	0	80,486,859
0	0	0	0	0	0	0	0	0	1,000,000
0	159	0	0	0	0	0	0	0	4,999,560
0	0	0	0	0	0	0	488,244	0	1,951,310
0	0	0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	6,827,353	0	28,212,202
0	<u>159</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,315,597</u>	<u>0</u>	<u>120,349,931</u>
<u>822</u>	<u>5,261</u>	<u>9,268</u>	<u>309,598</u>	<u>0</u>	<u>1,232,874</u>	<u>0</u>	<u>7,498,577</u>	<u>(7,701,414)</u>	<u>131,341,840</u>
0	0	0	0	0	0	0	1,210,574	0	8,869,412
0	0	0	0	0	0	0	784,921	0	116,690,017
0	133,324	0	0	0	0	0	5,065	0	9,190,743
0	0	0	0	0	0	0	(3,082,607)	0	44,562,826
0	<u>133,324</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(2,292,621)</u>	<u>0</u>	<u>170,443,586</u>
\$ <u>822</u>	\$ <u>138,585</u>	\$ <u>9,268</u>	\$ <u>309,598</u>	\$ <u>0</u>	\$ <u>1,232,874</u>	\$ <u>0</u>	\$ <u>6,416,530</u>	\$ <u>(7,701,414)</u>	\$ <u>310,654,838</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, 2020

FDS Line#	Account Description	Section 8 Housing Choice Vouchers					
		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
REVENUES:							
70300	Net tenant rental revenue	\$ 6,100,390	\$ 6,938,684	\$ 0	\$ 5,339,022	\$ 0	\$ 0
70400	Tenant revenue - other	95,824	346,725	0	179,514	0	0
70500	Total tenant revenue	6,196,214	7,285,409	0	5,518,536	0	0
70600	HUD PHA grants - operating	0	0	0	16,999,132	622,158	116,159,315
70610	HUD PHA grants - capital	0	0	0	233,561	0	0
70710	Management fee	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0
70800	Other government grants	7,500	0	0	0	0	0
71100	Investment income - unrestricted	0	0	5,360	104,124	0	50,186
71200	Mortgage interest income	0	0	0	900,622	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0	0
71310	Cost of sales of assets	0	0	0	0	0	0
71400	Fraud income	0	0	0	0	0	35,210
71500	Other revenue	904,016	15,411,745	714,173	733,973	0	1,447,529
71600	Gain/(loss) on disposition	0	0	0	1,467,730	0	(7,973)
72000	Investment income - restricted	0	16,358	0	7,480	0	0
70000	TOTAL REVENUES	\$ 7,107,730	\$ 22,713,512	\$ 719,533	\$ 25,965,158	\$ 622,158	\$ 117,684,267
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 894,325	\$ 265,785	\$ 0	\$ 1,032,319	\$ 0	\$ 2,447,480
91200	Auditing fees	15,755	65,687	0	58,303	0	10,253
91300	Management fees	716,288	395,104	0	2,003,933	0	808,525
91310	Bookkeeping fees	91,750	0	0	175,768	0	512,318
91400	Advertising & marketing	0	30,887	0	604	0	0
91500	Employee benefits - administrative	356,115	60,789	0	405,866	0	942,942
91600	Office expense	218,362	71,105	0	451,423	0	731,550
91700	Legal expense	45,693	37,973	0	53,686	0	9,057
91800	Travel expense	6,435	1,853	0	13,688	0	14,247
91810	Allocated overhead	0	0	0	0	0	0
91900	Other operating - administrative	119,321	396,170	8	2,268,597	0	318,724
91000	Total Administrative Expense	2,464,044	1,325,353	8	6,464,187	0	5,795,096
92000	Asset management fee	0	0	0	206,040	0	0
Tenant Services							
92100	Tenant services - salaries	36,521	0	0	171,943	440,419	86,781
92200	Relocation costs	0	49,184	0	2,616	0	0
92300	Employee benefits - tenant services	1,912	0	0	64,138	181,739	32,968
92400	Other tenant services	13,953	54,707	0	63,571	0	3,420
92500	Total Tenant Services	52,386	103,891	0	302,268	622,158	123,169
Utilities							
93100	Water	362,795	170,266	0	874,703	0	0
93200	Electricity	127,181	79,926	0	427,325	0	12,794
93300	Gas	6,363	13,181	0	90,907	0	0
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	221,601	75,662	0	424,041	0	1,747
93700	Employee benefits - utilities	0	0	0	0	0	0
93800	Other utilities expense	0	686,430	0	0	0	0
93000	Total Utilities Expense	717,940	1,025,465	0	1,816,976	0	14,541

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,378,096
0	0	0	0	0	0	0	0	0	622,063
0	0	0	0	0	0	0	0	0	19,000,159
822	1,224,503	0	1,627,591	44,973	3,071,602	0	0	0	139,750,096
0	0	0	0	0	0	0	0	0	233,561
0	0	0	0	0	0	0	3,528,746	(3,528,746)	0
0	0	0	0	0	0	0	206,040	(206,040)	0
0	0	0	0	0	0	0	779,836	(779,836)	0
0	0	0	0	0	0	0	2,506,961	(2,506,961)	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	7,021,583	(7,021,583)	0
0	0	11,077	0	0	0	0	0	0	18,577
0	0	0	0	0	0	0	22,945	0	182,615
0	0	0	0	0	0	0	0	0	900,622
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	35,210
0	0	0	0	0	0	197,990	1,621,383	(197,990)	20,832,819
0	0	0	0	0	0	0	15,200	0	1,474,957
0	0	0	0	0	0	0	0	0	23,838
\$ 822	\$ 1,224,503	\$ 11,077	\$ 1,627,591	\$ 44,973	\$ 3,071,602	\$ 197,990	\$ 8,681,111	\$ (7,219,573)	\$ 182,452,454
\$ 0	\$ 64,439	\$ 0	\$ 306,241	\$ 26,070	\$ 1,949,906	\$ 0	\$ 3,784,962	\$ 0	\$ 10,771,527
0	0	0	0	0	0	0	6,324	0	156,322
0	0	0	197,990	0	0	0	0	(3,726,736)	395,104
0	0	0	0	0	0	0	0	(779,836)	0
0	0	0	0	0	0	0	42,451	0	73,942
0	28,353	0	109,520	11,471	822,265	0	1,526,331	0	4,263,652
0	4,043	11,077	0	0	149,734	51,082	885,473	0	2,573,849
0	0	0	0	0	0	0	121,908	0	268,317
0	0	0	0	0	0	0	44,076	0	80,299
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	80,935	10,369	531,963	(2,506,961)	1,219,126
0	96,835	11,077	613,751	37,541	3,002,840	61,451	6,943,488	(7,013,533)	19,802,138
0	0	0	0	0	0	0	0	(206,040)	0
801	335	0	54,551	0	0	0	303,783	0	1,095,134
0	0	0	0	0	0	0	0	0	51,800
21	0	0	20,746	0	0	0	121,021	0	422,545
0	0	0	111,608	7,432	68,762	136,539	3,774	0	463,766
822	335	0	186,905	7,432	68,762	136,539	428,578	0	2,033,245
0	0	0	0	0	0	0	43,985	0	1,451,749
0	0	0	0	0	0	0	37,846	0	685,072
0	0	0	0	0	0	0	1,103	0	111,554
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	2,302	0	725,353
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	686,430
0	0	0	0	0	0	0	85,236	0	3,660,158

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, 2020**

FDS Line#	Account Description	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
Ordinary Maintenance & Operation							
94100	Labor	905,115	1,181,116	0	1,896,524	0	3,299
94200	Materials	494,135	26,467	0	1,254,864	0	10,971
94300	Contracts	902,852	856,179	0	2,412,935	0	69,763
94300-010	Garbage & trash removal contracts	159,033	42,496	0	370,039	0	0
94300-020	Heating & cooling contracts	6,867	2,650	0	70,027	0	0
94300-030	Snow removal contracts	0	0	0	0	0	0
94300-040	Elevator maintenance contracts	0	1,303	0	38,315	0	0
94300-050	Landscape & grounds contracts	102,861	19,907	0	274,979	0	0
94300-060	Unit turnaround contracts	0	21,811	0	0	0	0
94300-070	Electrical contracts	10,194	3,354	0	52,791	0	0
94300-080	Plumbing contracts	52,075	12,115	0	257,662	0	0
94300-090	Extermination contracts	26,022	7,210	0	166,230	0	0
94300-100	Janitorial contracts	65,382	63,484	0	247,714	0	0
94300-110	Routine maintenance contracts	451,681	0	0	721,501	0	0
94300-120	Contract costs - other	28,737	681,849	0	213,677	0	69,763
94500	Employee benefit contributions	355,513	36,279	0	743,291	0	1,218
94000	Total Ordinary Maintenance & Operation	2,657,615	2,100,041	0	6,307,614	0	85,251
Protective Services							
95100	Protective services - labor	0	0	0	0	0	0
95200	Protective services - other contract costs	0	0	0	0	0	0
95300	Other protective services	65,227	25,394	0	895,787	0	15,856
95500	Employee benefits - protective services	0	0	0	0	0	0
95000	Total Protective Services	65,227	25,394	0	895,787	0	15,856
Insurance Premiums							
96110	Property insurance	166,089	337,091	0	364,326	0	0
96120	Liability insurance	30,421	0	0	85,816	0	79,549
96130	Workmen's compensation	0	4,027	0	0	0	0
96140	Insurance - other	75,014	0	0	181,536	0	64,946
96100	Total Insurance Premiums	271,524	341,118	0	631,678	0	144,495
General Expenses							
96200	Other general expense	264,263	307,021	0	1,402,219	0	194,923
96210	Compensated absences	0	0	0	311,943	0	70,475
96300	Payments in lieu of taxes	0	0	0	254,901	0	0
96400	Bad debt - tenant rents	78,584	2,535	0	189,686	0	0
96500	Bad debt - mortgages	1,360	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0
96800	Severance expense	0	0	0	0	0	0
96000	Total General Expenses	344,207	309,556	0	2,158,749	0	265,398
Financial Expenses							
96710	Interest expense - mortgage payable	171,069	3,414,088	0	0	0	0
96720	Interest expense - notes payable	0	0	0	0	0	0
96730	Amortization - issuance costs	0	26,233	0	0	0	0
96700	Total Financial Expenses	171,069	3,440,321	0	0	0	0
96900	TOTAL OPERATING EXPENSE	6,744,012	8,671,139	8	18,783,299	622,158	6,443,806
97000	EXCESS OPERATING REVENUE	363,718	14,042,373	719,525	7,181,859	0	111,240,461

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
0	0	0	608,385	0	0	0	16,151	0	4,610,590
0	0	0	16,419	0	0	0	39,264	0	1,842,120
0	0	0	0	0	0	0	100,959	0	4,342,688
0	0	0	0	0	0	0	24,863	0	596,431
0	0	0	0	0	0	0	8,687	0	88,231
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	39,618
0	0	0	0	0	0	0	1,582	0	399,329
0	0	0	0	0	0	0	0	0	21,811
0	0	0	0	0	0	0	0	0	66,339
0	0	0	0	0	0	0	0	0	321,852
0	0	0	0	0	0	0	1,050	0	200,512
0	0	0	0	0	0	0	17,457	0	394,037
0	0	0	0	0	0	0	36,575	0	1,209,757
0	0	0	0	0	0	0	10,745	0	1,004,771
0	0	0	202,131	0	0	0	7,023	0	1,345,455
0	0	0	826,935	0	0	0	163,397	0	12,140,853
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	22,009	0	1,024,273
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	22,009	0	1,024,273
0	0	0	0	0	0	0	8,421	0	875,927
0	0	0	0	0	0	0	1,175	0	196,961
0	0	0	0	0	0	0	0	0	4,027
0	0	0	0	0	0	0	44,052	0	365,548
0	0	0	0	0	0	0	53,648	0	1,442,463
0	2,180	0	0	0	0	0	70,373	0	2,240,979
0	0	0	0	0	0	0	302,609	0	685,027
0	0	0	0	0	0	0	0	0	254,901
0	0	0	0	0	0	0	0	0	270,805
0	0	0	0	0	0	0	0	0	1,360
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	2,180	0	0	0	0	0	372,982	0	3,453,072
0	0	0	0	0	0	0	0	0	3,585,157
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	26,233
0	0	0	0	0	0	0	0	0	3,611,390
822	99,350	11,077	1,627,591	44,973	3,071,602	197,990	8,069,338	(7,219,573)	47,167,592
0	1,125,153	0	0	0	0	0	611,773	0	135,284,862

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Type	Federal CFDA #	Expenditures
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 12,160,158
COVID-19 - Public and Indian Housing	A - Major	14.850	<u>1,627,591</u>
Total - Public and Indian Housing			13,787,749
 Public Housing Capital Fund Program	 A - Major	 14.872	 5,072,535
 Resident Opportunity and Supportive Services	 B - Nonmajor	 14.870	 822
Section 8 Housing Assistance Program:			
Section 8 Housing Choice Voucher (cluster)	A - Major	14.871	116,159,315
COVID-19 - Section 8 Housing Choice Voucher (cluster)	A - Major	14.871	<u>3,071,602</u>
Total - Section 8 Housing Choice Voucher (cluster)			119,230,917
 Mainstream Vouchers (cluster)	 A - Major	 14.879	 1,224,503
COVID-19 - Mainstream Vouchers (cluster)	A - Major	14.879	<u>44,973</u>
Total - Mainstream Vouchers (cluster)			1,269,476
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	<u>622,158</u>
 TOTAL FEDERAL FINANCIAL AWARDS			 \$ <u>139,983,657</u>
 Threshold for Type A & Type B			 \$ <u>3,000,000</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

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, 2020.

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, 2020.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2020.
- 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, 2020.
- The Authority maintains the following limits of insurance as of September 30, 2020:

Property	\$ 360,981,685
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
Auto Liability	\$ 700,000

Settled claims have not exceeded the above limits over the past three years.

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- 22
- The Capital Fund Performance and Evaluation (P&E) Reports as of **09/23/21** are provided as attachments to the PHA Plan as follows:
 - CFP NV01P018501-21
 - CFP NV01P018501-20
 - CFP NV01P018501-19
 - CFP NV01P018501-18
- Annual Statement Capital Fund Grant (Grant Number NV01P018501- 22). Total funds of \$4,839,376.00. The SNRHA will be utilizing portions of this Grant for the, **James Down Towers RAD Conversion, Otto Merida RAD, Marble Manor Mixed Finance Projects and possible Hullum Homes RAD Conversion.**
- Performance and Evaluation Reports for open grants as of 09/23/21. These include
 - FFY 2021
 - 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 and Marble Manor Mixed Finance Projects.
 - 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

Statement of Capital Improvements

- ~~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. Closed October 2021~~

C.1 Capital Improvements:

The Five Year Action Plan has been updated to provide the estimated reduction of the CFP allocation **FY2018-FY2023** as the result of the proposed conversions under RAD. See HUD Form- 50075.2 approved by HUD on **09/23/2021**.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/08/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Southern Nevada Regional Housing Authority			Locality (City/County & State)			
PHA Number: NV018			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
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	\$4,889,270.00	\$4,047,237.00	\$3,271,875.00	\$1,823,792.00	\$1,948,792.00
	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	\$1,001,985.00	\$245,000.00	\$245,000.00
	LUBERTHA JOHNSON ESTATES (PERRY PLAZA)		\$13,884.00			
	HENDERSON (NV018002404)				\$50,000.00	\$50,000.00
	FAMILY 3 (NV018002408)			\$342,000.00	\$100,000.00	
	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)			\$4,889,270.00
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
ID0011	Development Activities(Dwelling Unit-Development (1480)-New Construction)	Mixed-finance development of vacant land at Wardelle Street		\$3,412,643.00
ID0076	Copy of Dwelling Structures(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,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-	Elevator and generator upgrades, window replacement, exterior painting, roof repair/replacement, flooring upgrades, interior and exterior energy upgrades, HVAC and heating upgrades		\$570,984.00
ID0004	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	IT System upgrades and staff training		\$50,000.00
	Subtotal of Estimated Cost			\$4,889,270.00

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
	AUTHORITY-WIDE (NAWASD)			\$4,047,237.00
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 310/316/409		\$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 (s)				
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
ID0070	SITE IMPROVEMENTS(Dwelling Unit-Site Work (1480)-Seal Coat,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)- <u>Playground Areas - Equipment</u>)	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	Non-dwelling upgrades PHA wide		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)			
ID0077	Copy of DWELLING STRUCTURES(Dwelling Unit-Interior (1480)-Interior Doors,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 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)-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-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,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)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Interior and exterior painting, roofing, HVAC and heating upgrades/replacement, decking upgrades/repairs, elevator repair/replacement, generator repair/replacement, electrical upgrades, plumbing, cabinets,		\$2,107,091.00
	SCATTERED SITES (NV018002310)			\$395,551.00
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)-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-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling	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		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)-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)			
	SCATTERED SITES (NV018002409)			\$123,000.00
ID0017	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		\$123,000.00
	FAMILY 2 (NV018002407)			\$123,601.00

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
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
	LUBERTHA JOHNSON ESTATES (PERRY PLAZA) (NV018013021)			\$13,884.00
ID0068	RAD Conversion Initial Year Deposit(RAD (1503))	Initial deposit for Lubertha Johnson		\$13,884.00
	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
	AUTHORITY-WIDE (NAWASD)			\$3,271,875.00
ID0027	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),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		\$500,000.00
ID0029	Energy Upgrades / Modernization Scattered Sites(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)-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)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,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	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 (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(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))			
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)-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 Unit-Site Work (1480)-Asphalt - Concrete - Paving, 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-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

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		\$461,586.00
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)-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)	Exterior lighting, landscaping and other upgrades PHA wide		\$200,000.00
	FAMILY 2 (NV018002407)			\$1,001,985.00
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		\$1,001,985.00
	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 (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)	Unit upgrades for multiple properties		\$1,768,792.00
ID0044	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Energy Star Appliances PHA Wide		\$25,000.00
ID0045	Interior and Exterior Unit Upgrades(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)-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)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios)	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
	SCATTERED SITES (NV018002310)			\$659,771.00
ID0040	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 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)	Energy upgrades / modernization of various scattered sites AMP 310/316		\$647,771.00
ID0041	Scattered Sites Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 310/316		\$12,000.00
	SCATTERED SITES (NV018002409)			\$659,771.00
ID0042	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

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)-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
	FAMILY 2 (NV018002407)			\$245,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		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)			
	HENDERSON (NV018002404)			\$50,000.00
ID0048	Increase the perimeter wall heght(Dwelling Unit-Site Work (1480)-Fencing)	Increase of the perimeter wall height at AMP 404		\$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 (s)				
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,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit upgrades for multiple properties		\$1,793,792.00
ID0057	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	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)-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)-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 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
	SCATTERED SITES (NV018002310)			\$659,771.00
ID0053	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-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 Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 310/316		\$12,000.00
	SCATTERED SITES (NV018002409)			\$659,771.00

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

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
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)-Soffits)	Non-dwelling units upgrades at AMP 407		\$45,000.00
	HENDERSON (NV018002404)			\$50,000.00
ID0062	Increase the perimeter wall heght(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 (s)	
Work Statement for Year 1	2018
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$488,927.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$366,716.00
Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$3,412,643.00
Copy of Dwelling Structures(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,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs)	\$570,984.00
Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$4,889,270.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
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
SITE IMPROVEMENTS(Dwelling Unit-Site Work (1480)-Seal Coat,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)	\$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
Copy of DWELLING STRUCTURES(Dwelling Unit-Interior (1480)-Interior Doors,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	\$2,107,091.00
Subtotal of Estimated Cost	\$4,047,237.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
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-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)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric	\$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)	\$461,586.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
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	\$3,271,875.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
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	\$1,768,792.00
Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	\$25,000.00
Interior and Exterior Unit Upgrades(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	\$30,000.00
Subtotal of Estimated Cost	\$1,823,792.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
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	\$1,793,792.00
Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	\$25,000.00
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	\$30,000.00
Boilers/Chillers/Generators Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Generator)	\$100,000.00
Subtotal of Estimated Cost	\$1,948,792.00



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
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San Francisco, California 94104-4430
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September 23, 2021

Mr. Jon Gresley
Executive Director
Southern Nevada Regional Housing Authority
340 N. 11th St.
Las Vegas, NV

Re: PHA Plan Approval – Southern Nevada Regional Housing Authority FYB 2021

Dear Mr. Gresley:

This letter is to inform you that the Southern Nevada Regional Housing Authority's Annual Plan (Plan) submission for the PHA Fiscal Year (FY) 2021 beginning October 1, 2021, 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 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; 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 Rebecca Rudzianis, Portfolio Management Specialist, at (415) 489-6636.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Gerard R. Windt
Director
Office of Public Housing

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: Supportive Services
Date: 8/1/2022
Subject: FSS Action Plan Updated in accordance with new HUD regulations

SNRHA Response: These changes will be adopted as required.

- 2 - From: Housing Programs
Date: 8/1/2022
Subject: Administrative Plan Chapters 11 and 17 have been updated in accordance with the new FSS updates.

SNRHA Response: These changes will be adopted as required.

- 3- From: Development/Modernization
Date: 8/10/2022
Subject: Include information about applications submitted for Cares Act Funds.

SNRHA Response: This information will be included as submitted.

- 4- From: Public Housing Operations
Date: 8/11/2022
Subject: Added preference for displacement to ACOP Chapter 4; Added new language for certification of absent spouse to ACOP Chapter 11; Replaced Chapter 15 with new updated FSS Action Plan; Noted that management is determining a location to add an additional laundry room to Marble Manor due to the size of the property; Updated Public Housing Lease Section 20 on Termination of Lease in regards to late payments; Added Lease Addendum on Fireworks; Changed House Rules General Requirements Section regarding curfews.

SNRHA Response: These changes will be adopted.

- 5 - From: Katherine Duncan, Harrison House
Date: 8/11/2022
Subject: Harrison House Proposes to implement a STEM Program in HUD Community Centers to achieve PHA/FSS goals by providing digital literacy to next generation workforce. (See attached flyer)

SNRHA Response: This is not an Annual Plan issue. It will be forwarded to the Executive Director and Supportive Services Department.

No other written comments were received during this public comment period.











**Meeting with Resident Advisory Board
Tuesday August 2, 2022 from 8:00 a.m. to 12 noon.**

Southern Nevada Regional Housing Authority' Annual Agency Plan for FY2023

**The Public Hearing will be held at:
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101
August 11, 2022 at 5:00 pm**

**Written comments will be accepted from Tuesday, June 28, 2022 through
Thursday, August 11, 2022 at 5:00pm at the above Email.**

Sign-In Sheet

Name	Email or Mailing Address	Signature
Laure Raposa	lraposa@snvrha.org	
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Martha Floyd	mfloyd@snvrha.org	
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Anita Keys	akeyes@snvrha.org	
Ebony Bell	ebell@snvrha.org	





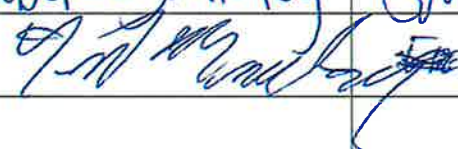
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Sign-In Sheet

Name	Email or Mailing Address	Signature
Av Mitchell-Crew	5380 W Flamingo	
Amber Bartzley	SNRHA	
Fred Bousley		

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY



**Southern Nevada Regional Housing Authority
Annual Agency Plan for FY2023**

**Public Hearing
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101**

Thursday, August 11, 2022 at 5:00 p.m.

Name	Email or Mailing Address	Signature
Jessica Walker		
Katie Duncan	info@harnsmitthouselv.org	
Sharaw Rodgers	Rodgersmiss@gmail.com	
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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY



**Southern Nevada Regional Housing Authority
Annual Agency Plan for FY2023**

**Public Hearing
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101**

Thursday, August 11, 2022 at 5:00 p.m.

Name	Email or Mailing Address	Signature
Jose M. Garcia	Jose melogarcia@gmail.com	J-M-G
Martha Floyd	mfloyd@snvrha.org	Martha Floyd

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY



**Southern Nevada Regional Housing Authority
Annual Agency Plan for FY2023**

**Public Hearing
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101**

Thursday, August 11, 2022 at 5:00 p.m.

Name	Email or Mailing Address	Signature
Jennifer Delcam	jdelcam@pnlaw.net	
AVA Mitchell-Crew	amitchell-crew@snvrha	

SNRHA FSS Action Plan Updates August 2022

The Final Rule implementing the re-authorization of the FSS program that was passed as part of the Economic Growth Act in 2018 has been signed by the HUD Secretary and published in the Federal Register on May 17, 2022. This legislation created the need to update the FSS Action Plan. Below is a list of the major changes.

Enrollment

- Expands eligibility for program enrollment from only the Head of Household to now any adult member of the household (Head of FSS Family) as designated by the family
 - One Contract of Participation (CoP) per family
 - Escrow goes to the person who signs the CoP

Escrow

- Forfeited Escrow is no longer returned to the PHA. Forfeited escrow now goes to a pot “to be used for the benefit of FSS Families”

Extensions

- Expands “good cause” for extensions to include participants who are actively engaging in pursuing self-sufficiency goals (not only those who have had an impact that was out of their control)

Graduation

- The “30% rule” as an option for graduation has been removed
- “Welfare-free” requirement is now at graduation, no longer 12 months
- Adds a disposition of the CoP - “Termination with FSS Escrow Disbursement” for families that become disabled or that port out situations where they cannot continue to FSS program, but have not yet met all required goals, etc.



FAMILY SELF SUFFICIENCY
ACTION PLAN

Approved by the SNRHA Board of Commissioners

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Supportive Services Department

5390 E. Flamingo Road · Las Vegas, NV 89122

www.snrha.org

FAMILY SELF-SUFFICIENCY PROGRAM ACTION PLAN

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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. SNRHA does not wish to operate a joint FSS program with other PHAs.

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

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 **and resources**
- Incentives and recognition for achievements
- Participants are encouraged to attend a number of self-help workshops and seminars
- **HUD certified housing counseling**

PROGRAM MEASUREMENTS:

The FSS Program will measure the successes of families who participate in the program by tracking:

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

- Increase in number of employed individuals. ~~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
- Debt reduction
- Increase in saving

PROGRAM SIZE:

SNRHA will operate a minimum program size of 450. 42 of these slots are mandatory. The remaining slots are voluntary. As graduating participants reduce the number of mandatory slots, they will be replaced with a voluntary slot.

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

The FSS Program is open to all adults living in a SNRHA HUD assisted unit ages 18 and over, without regards to race, color, religion, sexual orientation, age, disability, familial status or national origin.

SNRHA owns 2149 Public Housing units, has 785 Rental Assistance Demonstration (RAD) units and administers ~~12,009~~ 12,586 Housing Choice Vouchers which together provide housing assistance to over 35,500 residents.

Insert Demographics

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 is ~~approximately a minimum of~~ 450.

Families who have successfully participated in SNRHA's Resident Opportunities and Self-Sufficiency (ROSS) program will be given preference and receive streamlined enrollment ~~into the for FSS program enrollment~~. This is estimated to be 10 participants per year.

Families who have previously successfully completed the FSS program will be given preference and receive streamlined enrollment into the FSS program. This is estimated to be 10 participants per year.

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:

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

- A (PH) ~~resident FSS participant~~ and a (HCV) FSS 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~~
- Workforce Innovation and Opportunity Act (WIOA) program providers

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~~ ~~scheduled~~ 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.

SUPPORTIVE SERVICES NEEDS:

The following represents some of the most needed supportive services for program participants:

- Education
 - High School Equivalency Test (HiSET) preparation
 - Post-secondary 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

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

- 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

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.

Our partnerships include but are not limited to:

Organization	Services Provided
Acelero - Head Start	Early childhood education
Better Health Group Network	Offers community health services
Boys and Girls Club of Southern Nevada	After school programs for kids
Catholic Charities	Food Programs/Financial Assistance
Chicanos Por La Causa	Community and Workforce Resources
Children’s Cabinet	Keep children safe/families together/ free help
Clark County Library	Library system throughout Clark County
Clark County School District	Public and charter schools throughout Clark County
College of Southern Nevada (CSN)	Degree Programs/See Academic
Communities in Schools of Southern Nevada	Student support to stay in school
CSN Career & Technical Assistance Programs	Degree programs/see curriculum
Culinary Academy of Las Vegas	Various culinary trainings

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Cultural Diversity Foundation/Affordable Computer Training	Computer Skills Training
Dress for Success	Business attire and classes for interviewing/employment
Foundation for an Independent Tomorrow	Job training, coaching, support for job seekers
HARBOR/Department of Juvenile Justice	Prevent youth from entering the juvenile justice system
Health Plan of Nevada	Med. Ins. For the uninsured
Heavenly Smiles Mobile Dental	Mobile Dental Van
HELP of Southern Nevada	Workforce job assistance
Immunize Nevada	Hope to eradicate vaccine preventable diseases
Insight Health Services	Offers health care services to the community
Integrity Counseling	Mental Health Counseling Svc.
Job Corps	Job training, housing for teens
Las Vegas Urban League-Early Childhood Connection	Child Care Assistance
Legal Aid Center of Southern Nevada	Free legal services to community
Milan Institute	Cosmetology/other training
Nevada Legal Services Inc.	Free legal services to community
Nevada Partners	Community services to include job assistance, home
Nevada Women In Trades	Careers in high skills, blue collar occupations for women
Nevada Youth Network	Foster growth and independence of young people
New Horizon	Computer training center
Northwest Career College	Career College
Obodo Collective	Identify unserved communities; collaborate w/partners
On Our Own - SSA Ticket to Work Program	SSI/SSDI free employment svcs., continue rec'g funds
One Stop Career Center	Assistance for job seekers, training, placement
Opportunity Alliance Nevada	financial literacy classes and financial coaching
Parenting Project/Clark County Family Services	Teaches parenting classes/0-18
Roseman University	Upper-level degree programs
Safe House	Provides shelter and supportive services to women involved in domestic violence

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Safe Nest	Empower, protect victims of domestic violence
Signs of Hope	Sexual Violence Victims Services
Southern Nevada Health District	Vital records, permits, work cards, immunization clinics
Sunrise Children's Foundation	Head start, WIC, home parenting instruction
The Just One Project	No cost community market with wraparound services
Three Square Food Bank	Community food bank
Touro University Nevada	Higher level education; medical
TRIO Adult Education Services	GED/HSD
Vegas PBS	Public affairs programming, funds for training

INCENTIVES TO ENCOURAGE PARTICIPATION:

SNRHA offers many incentives to encourage FSS Program participation, including the following services:

- Individual case management
- Links to community resources
- Escrow account credits
- Homeownership opportunities
- Access to HUD certified housing counseling
- The opportunity to participate in family centered special events
- Monetary incentives for achieving Nevada HiSet and employment retention

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. Families will be invited to program orientations based on the date SNRHA received their interest form.

The FSS application process is as follows:

- The HOH resident/client must submit an FSS interest form
- FSS Coordinators will verify the eligibility status of the resident
- Eligible HOH residents/clients will be invited to an orientation session based on the date SNRHA received their interest form,
- If the HOH resident/client decides to attend orientation participate, a Pre-Assessment Form must be completed. 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.
- During the orientation session, detailed program information will be shared to assist the

~~HOH resident/client~~ in making the decision to participate

- If the ~~HOH resident/client~~ decides not to participate, the family will be removed from the Interest List
- If the ~~HOH resident/client~~ decides to participate, the family will be assigned an FSS Coordinator.

Completing the Pre-Assessment Form and attending FSS orientation are SNRHA's motivational screenings.

~~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. There can only be one FSS COP per family. The Coordinator will work with the family to determine the FSS Head of Household. If the FSS HOH is different than the one identified in the assistance file, the assistance file HOH will sign a form stating they understand that the FSS HOH will receive any applicable escrow.

PROGRAM OUTREACH

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 ~~on the SNRHA website~~, in SNRHA lobbies, administrative offices, management offices and/or distributed upon request
- The FSS department may mail brochures to ~~any and/or~~ all eligible households
- FSS presentations may be conducted during any resident informational sessions
- FSS ~~O~~orientation sessions will be held as needed based on program enrollment and staffing levels

CONTRACT OF PARTICIPATION:

The ~~Contract of Participation~~ (COP) will be discussed in detail with eligible family members, prior to being signed by the ~~FSS Designated~~ HOH. ~~There will only be one FSS COP per household.~~ Other household members, 18 or older, may ~~enroll~~ participate 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:

- The rights and responsibilities of SNRHA and the participant.
- The term of the contract
- Baseline information – annual income, earned income and Total Tenant Payment (TTP) ~~for or flat rent for PH residents. and 30% of monthly adjusted income for HCV participants.~~

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

- ITSP which includes:
 - Final goals which must include:
 - maintain suitable (as agreed upon between the PHA and participant) employment ~~for a minimum of~~
 - ~~• 90 consecutive days immediately preceding completion of the program~~
 - all family members are TANF free (excluding child only), the month of successful completion of the FSS program ~~for at least 12 consecutive months before the contract expires~~
 - at least one individual goal established by the participant and FSS Coordinator
 - The services to be provided to and the activities to be completed by the participant.
 - Interim goals
 - The obligation of the family to comply with lease terms
 - Consequences of non-compliance with the FSS CoP

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 to change goals after that date.

- 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.~~

Case Files **This is more an SOP than action plan item**

~~The FSS Coordinator will maintain a hybrid paper/electronic 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.

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

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 ~~monthly~~ ~~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

An FSS HOH may be permitted to withdraw escrow funds for ~~tuition and books~~, professional testing, professional license, homeownership, ~~security deposit to move out of public housing~~, and ~~major~~ transportation (only to maintain employment) ~~costs~~. ~~purposes 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~~ ~~empowerment~~ 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)

The escrow withdrawal cannot exceed ~~20~~ 25% of total escrow ~~balance 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~~ 10% of the total cost.

Forfeited Escrow Funds

SNRHA will use forfeited escrow funds to benefit the participating FSS participants. Forfeited escrow funds may be used for the following:

- Everything allowed and set forth under the Interim Escrow Withdrawals policy
- Bus passes and gas cards
- \$150 for participants who obtain a Nevada HiSet or High School Diploma
- \$250 for participants who maintain and properly report new employment continuously at the same job for 6 months earning a minimum of Nevada minimum wage x 20 hours per week. This is limited to one time during FSS program enrollment.
- A maximum of \$300 dollars for child care for new employment. This is limited to one time during FSS program enrollment
- Training for FSS Coordinators

All written requests for interim ~~and forfeited escrow~~ disbursements will be submitted to the ~~Director of Supportive Services Manager 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 SSM Supportive Services Manager SMM~~ has final approval.

There is no appeal process for ~~denial of~~ interim or ~~forfeited escrow~~ disbursement requests

Disbursements with Program Termination

SNRHA will disburse funds in the escrow account without the participant successfully completing the obligation of the CoP under the following circumstances:

- Services integral to the participant's advancement in the program agreed on by the FSS Coordinator and participant are not available.
- The FSS HOH becomes permanently disabled and unable to work and another FSS HOH is not designated by the participant and FSS Coordinator.
- An FSS family moves outside of SNRHA jurisdiction with good cause under portability and continuation of the CoP after the move or completion of the CoP prior to the move is not possible. Good cause for this purpose must be documented and includes: an offer of employment, the need to care for an ill family member, and participating family health issues.

This is more an SOP than action plan item ~~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 of the approval.~~
- ~~▪ 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.~~

PROGRAM EXTENSIONS

Contract extensions may be approved, ~~up to~~ for two years, for active FSS participants under the following conditions:

- The participant demonstrates active participation, including attendance at a self-sufficiency empowerment workshop within the previous 6 months. ~~and progress in the FSS program;~~
- FSS Contract goals have not all been met, but can realistically be reached within the extension period;
- Circumstances beyond the control of the participant impeded the participants ability to complete the CoP obligations
- ~~▪ 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: a. the reason(s) for requesting the extension? b. What is needed to complete the goals? c. How will the extension help meet the goals?~~ 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 High School 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 ~~month of program completion, previous twelve consecutive months;~~
 - Has obtained the individual goal as stated on the FSS ITSP
- ~~—OF—~~
- ~~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.~~

The participant must provide the following written documentation in order to be considered for graduation.

30 days of pay stubs.

or

Income statement showing average earnings of Nevada minimum wage x 20 hrs per week for self-employment for 30 days

Copy of any vocational or educational certificate for any training set forth as a final goal
SNRHA will pull a tri-merge report to verify completion of any established credit goal

Verification or self-certification that no family members received TANF (except child only) during the month of program completion.

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.

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.

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

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 ~~SSM 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 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.

PROGRAM RE-ENROLLMENT

Participants who have successfully completed the FSS program are ~~not~~ eligible to apply for re-enrollment based on the family selection policies and meet the one of the following criteria:

Any person who graduated due to the 30% rule

Any person who graduated from the program and has maintained 12 consecutive months of employment at the same individual wage at the time of program graduation and has a new individual goal that is more advanced/progressive than the individual goal under the previous CoP.

Any family not successfully completing the program may re-apply to the FSS Program after a minimum of twelve months unless otherwise approved by the SSM

All former participants re-applying are subject to the family selection policies set forth in this Action Plan.

GRIEVANCE PROCEDURE

The FSS participant has a right to grieve any negative decision(s), ~~except denial of a contract extension and denial of an interim or forfeited escrow disbursement. and may appeal within ten (10) calendar days~~

The participant will have ten (10) business days, from the date of the written notification of a ~~negative action letter~~, to contact the Resident Program Coordinator (RPC) or designee.

~~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.~~

SNRHA FAMILY SELF SUFFICIENCY ACTION PLAN

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 **DSS SSM**. The participant shall have the opportunity to present written and/or oral objections to the Supportive Services Manager (SSM).

If the participant does not agree with the decision of the **DSS 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 follows the previous housing authority's FSS program
- Final goals can be attained ~~by~~-within the time remaining on the COP
- SNRHA receives a valid signed COP and ITSP from the previous housing authority
- The participant signs an 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 **end date**, beginning income and family rent figures on the COP from the previous housing authority.

Port-Outs

Once a family notifies the FSS Coordinator of the intention to move out of SNRHA's jurisdiction the Coordinator will clearly discuss the FSS family's options for continued participation or termination from the program.

Families who move out of SNRHA's jurisdiction within the first 12 months of FSS enrollment will be terminated from the program and any escrow funds will be forfeited.

Families who move to another jurisdiction that absorbs the voucher and the family enrolls in their FSS program will continue their CoP under the receiving housing authority's administration. All escrow funds will be sent to the receiving housing authority.

Families who move to another jurisdiction that does not offer the FSS program will be terminated and escrow funds will be forfeited unless disbursed under the disbursement with termination policies set forth in this Action Plan.

SNRHA will not administer an FSS CoP for a family that moves out of SNRHA's jurisdiction.

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.

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 **with same**. Any necessary changes will be made to SNRHA policy as appropriate.

FY2021 ANNUAL PLAN REVISION SUGGESTIONS

August 1, 2022

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
11	7	A		<p>11-II.B. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION</p> <p>SNRHA must adopt policies prescribing when and under what conditions the family must report changes in family composition. However, due to family obligations under the program, SNRHA has limited discretion in this area.</p> <p><u>SNRHA Policy</u></p> <p>SNRHA will conduct interim reexaminations to account for any changes in income that are downward that occur between annual reexaminations. The interim will not be processed until the change is properly verified. Upon receipt of proper verification, the interim will be processed. Changes will be effective the first of the month following the month in which SNRHA receives written notice of the change.</p> <p>If necessary, the change will be processed retroactively to be effective the first of the month following the month of receipt of written notice of the change.</p> <p>Increases in income will be processed at the next annual reexamination except for the following families:</p> <ul style="list-style-type: none"> • Zero income families reporting income • Families receiving only non-earned income who begin to earn income • Families qualifying for the earned income disallowance (EID), but only when the EID family's share of rent will change as a result of the increase • Families whose household income increases by \$20,000.00 or more; or • FSS program participants (upon request by the participant). 	
17	30	A		<p><u>SNRHA Policy</u></p> <p>SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. SNRHA currently has waiting lists for the following PBV projects:</p> <ul style="list-style-type: none"> • Juan Garcia Gardens • Coronado Drive Senior Housing • Patriots Place Apartments 	

FY2021 ANNUAL PLAN REVISION SUGGESTIONS

August 1, 2022

Housing Programs Department

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

Chapter	Page	Section	Proposed Language	(x) if proposed change requires training
			<ul style="list-style-type: none"> • Allegiance Apartments • Decatur Commons • ASI Vista del Sol • NRHA Hafen Village <p>SNRHA will also establish and manage separate waiting lists for the following Rental Assistance Demonstration (RAD) Program conversion to PBV assistance properties:</p> <ul style="list-style-type: none"> • James Downs Towers (Rental Assistance Demonstration [RAD] Program) 	



In addition to specifying what information the family must report, HUD regulations permit the family to request an interim determination if other aspects of the family's income or composition changes. SNRHA must complete the interim reexamination within a reasonable time after the family's request.

This part includes HUD and SNRHA policies describing what changes families are required to report, what changes families may choose to report, and how SNRHA will process both SNRHA and family initiated interim reexaminations.

11-ILB. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION

SNRHA must adopt policies prescribing when and under what conditions the family must report changes in family composition. However, due to family obligations under the program, SNRHA has limited discretion in this area.

SNRHA Policy

SNRHA will conduct interim reexaminations to account for any changes in income that are downward that occur between annual reexaminations. The interim will not be processed until the change is properly verified. Upon receipt of proper verification, the interim will be processed. Changes will be effective the first of the month following the month in which SNRHA receives written notice of the change.

If necessary, the change will be processed retroactively to be effective the first of the month following the month of receipt of written notice of the change.

Increases in income will be processed at the next annual reexamination except for the following families:

- Zero income families reporting income
- Families receiving only non-earned income who begin to earn income
- Families qualifying for the earned income disallowance (EID), but only when the EID family's share of rent will change as a result of the increase
- Families whose household income increases by \$20,000.00 or more; or
- FSS program participants (upon request by the participant).

All changes must be reported in writing within 10 calendar days. In the above cases, SNRHA will process the interim to be effective the first of the month following 30 calendar day notice. In all other cases, SNRHA will note the information in the participant's file, but will not conduct an interim reexamination.

SNRHA will conduct an interim for all changes in household composition. All changes must be reported in writing within 10 calendar days.

New Family Members Not Requiring Approval

The addition of a family member as a result of birth, adoption, or court-awarded custody does not require SNRHA approval. However, the family is required to promptly notify SNRHA of the



PBV unit in the project. Admission of eligible in-place families is not subject to income targeting requirements.

This regulatory protection from displacement does not apply to families that are not eligible to participate in the program on the proposal selection date.

17-VL.C. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)]

SNRHA may establish a separate waiting list for PBV units or it may use the same waiting list for both tenant-based and project-based assistance. SNRHA may also merge the PBV waiting list with a waiting list for other assisted housing programs offered by SNRHA. If SNRHA chooses to offer a separate waiting list for PBV assistance, SNRHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance.

If SNRHA decides to establish a separate PBV waiting list, SNRHA may use a single waiting list for SNRHA's whole PBV program, or it may establish separate waiting lists for PBV units in particular projects or buildings or for sets of such units.

SNRHA Policy

SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. SNRHA currently has waiting lists for the following PBV projects:

- Juan Garcia Gardens
- Coronado Drive Senior Housing
- Patriots Place Apartments
- Allegiance Apartments
- Decatur Commons
- ASI Vista del Sol
- NRHA Hafen Village

SNRHA will also establish and manage separate waiting lists for the following Rental Assistance Demonstration (RAD) Program conversion to PBV assistance properties:

- Biegger Estates (Rental Assistance Demonstration [RAD] Program)
- Rose Gardens (Rental Assistance Demonstration [RAD] Program)
- Espinoza Terrace (Rental Assistance Demonstration [RAD] Program)
- Landsman (Rental Assistance Demonstration [RAD] Program)
- Vera Johnson B (Rental Assistance Demonstration [RAD] Program)
- Lubertha Johnson Estates (Rental Assistance Demonstration [RAD] Program)
- Marion D. Bennett Sr. Plaza (Rental Assistance Demonstration [RAD] Program)
- Archie Grant (Rental Assistance Demonstration [RAD] Program)
- James Downs Towers (Rental Assistance Demonstration [RAD] Program)

Dev/Mod Agency Plan Updates

The State of Nevada has made funds available under the Cares Act Home Means Nevada Fund. The SNRHA submitted twenty (20) pre-applications for funding in four (4) categories that included new and land acquisition. The State of Nevada approved the SNRHA to move to the next step for application submittal. Applications are being prepared to develop new construction on vacant lots, preservation of aging public and affordable developments and extraordinary repairs at several public housing developments. The deadline to submit the applications is August 26, 2022.



ADDITION: Displacement Preference means any applicant who is or will be involuntarily displaced if the applicant has vacated or will have to vacate the unit where the applicant lives because of one or more of the following reasons (1) displacement by disaster; (2) displacement by government action; (3) displacement by housing owner through no fault of the tenant; and (4) displacement due to domestic violence...32 pts

FINAL VERIFICATION OF PREFERENCES [24 CFR 5.415]

Preference information on applications will be updated as applicants are selected from the waiting list. At that time, SNRHA will obtain necessary verifications of preference at the interview and by third party verification.

PREFERENCE DENIAL [24 CFR 5.415]

If SNRHA denies a preference, SNRHA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for an informal meeting with the Housing Programs Manager or Director of Housing Programs. If the preference denial is upheld as a result of the meeting, or the applicant does not request a meeting, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against.

Treatment of Single Applicants

Single applicants will be treated as any other eligible family on SNRHA waiting list.

Pulling from the Wait List

SNRHA shall utilize income targeting to meet HUD's requirements that 40% of admissions have income of less than 30% of minimum income. Elderly and disabled families are given the working preference as required by HUD regulations. All preferences claimed are verified at final eligibility determination. If preferences claimed cannot be verified, the applicant is returned to the appropriate placement on our waiting list and a written notice explaining this action is sent to the applicant.

Once SNRHA has met or exceeded the minimum 40% targeted Income requirement for new admissions of extremely low-income (<30% AMI) families, SNRHA to the extent possible, will select the remainder of its new admissions by targeting very-low income (<50% AMI) and low-income (<80% AMI) families. Compliance with the minimum 40% of extremely low-income families for new admissions will be monitored on a monthly basis.

D. VERIFICATION OF PREFERENCE QUALIFICATION [24 CFR 5.415] The family may be placed on the waiting list upon their certification that they qualify for a preference. When the family is selected from the waiting list for the final determination of eligibility, the preference will be verified.

If the preference verification indicates that an applicant does not qualify for the preference, the applicant will be returned to the waiting list and ranked without the Local Preference and given



Procedures When the Change is Reported in a Timely Manner

The SNRHA will notify the family of any changes in Tenant Rent to be effective according to the following guidelines:

Increases in the Tenant Rent are effective on the first of the month following at least thirty days' notice.

Decreases in the Tenant Rent are effective the first of the month following the month in which the change is reported.

The change may be implemented based on documentation provided by the family, pending third party written verification.

Procedures when the Change is not Reported by the Tenant in a Timely Manner

If the family does not report the change as described under Timely Reporting, the family will have caused an unreasonable delay in the interim recertification processing and the following guidelines will apply:

Increase in Tenant Rent will be effective retroactive to the date it would have been effective had it been reported on a timely basis. The family will be liable for any underpaid rent, utility reimbursement payment for which they would not have been eligible to receive and may be required to sign a Repayment Agreement in accordance with SNRHA repayment policy.

Decrease in Tenant Rent will be effective on the first of the month following completion of processing by the SNRHA and not retroactively.

Procedures when the Change is not processed by the SNRHA in a Timely Manner

"Processed in a timely manner" means that the change goes into effect on the date it should when the family reports the change in a timely manner. If the change cannot be made effective on that date, the change is not processed by the SNRHA in a timely manner.

Therefore, an increase will be effective after the required 30 days' notice prior to the first of the month after completion of processing by the SNRHA.

If the change resulted in a decrease, the overpayment by the family will be calculated retroactively to the date it should have been effective, and the family will be credited for the amount.

G. REPORTING OF CHANGES IN FAMILY COMPOSITION

All changes in family composition must be reported within 10 business days of the occurrence in writing.

The members of the family residing in the unit must be approved by the SNRHA. The family must inform the SNRHA and request approval of additional family members other than additions due to birth, adoption, or court-awarded custody before the new member occupies the unit.

The proposed new adult family members will be screened by SNRHA, according to the screening criteria in accordance with the criteria for eligibility and admission, prior to approval.



The SNRHA will not approve the addition of family members other than by birth, adoption, marriage or court-awarded custody where the occupancy standards would require a larger size unit.

An exception will be granted if the family has submitted a Self-Certification of Physical Custody of Minor Child/Children or an Appointment of Temporary Guardian to the SNRHA. If either of these forms has been submitted, the SNRHA will also require that the family has initiated legal proceedings for guardianship or legal custody. SNRHA must receive a court awarded guardianship or custody is received within 365 calendar days. Failure shall result in the deduction being removed; and any income still being received shall be counted.

If an adult family member is declared permanently absent by the head of household, the notice must contain a certification by the head or co-head of household or spouse that the member (who may have been the head of household) removed is permanently absent.

The head of household must provide a statement that the head or co-head of household or spouse will notify the SNRHA if the removed member returns to the household for a period longer than the visitor period allowed in the lease.

Increase in Family Size

The SNRHA will consider a unit transfer (if needed under the Occupancy Guidelines) for additions to the family in the following cases:

Addition by marriage/or marital-type relation.

Addition of a minor who is a member of the nuclear family who had been living elsewhere.

Addition of a SNRHA-approved live-in attendant. Addition due to birth, adoption or court-awarded custody.

Families who need a larger sized unit because of voluntary additions identified above will be placed on the Transfer List at their next regularly scheduled recertification; unless it creates a health and safety hazard upon approval of the Director of Operations.

Definition of Temporarily/Permanently Absent

The SNRHA must compute all applicable income of every family member who is on the lease, including those who are temporarily absent.

Income of persons permanently absent will not be counted. If the spouse is temporarily absent and in the military, all military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exceptions to military pay HUD may define) is counted as income.

It is the responsibility of the head of household to report changes in family composition. The SNRHA will evaluate absences from the unit in accordance with this policy.

Absence of Entire Family

These policy guidelines address situations when the family is absent from the unit, but has

Limited English Proficiency Plan

Executive Order 13166

~~Most individuals living in the United States read, write, speak and understand English. There are many individuals, however, for whom English is not their primary language. Language for Limited English Proficiency (LEP) persons can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by federally funded programs and activities.~~

The Southern Nevada Regional Housing Authority (SNHRA) is committed to ensuring the accessibility of its programs and activities to all eligible clients including those ~~LEP~~ **limited english proficient** persons. ~~Individuals who do not speak English as their primary language and who have a limited ability to speak, read, write or understand the English language, can be Limited English Proficient or “LEP” entitled to language assistance with respect to a type of service, benefit or encounter.~~

This policy is a guide for SNHRA staff to ensure responsible steps are taken to provide meaningful access to its programs and services to all eligible LEP persons.

SNHRA shall determine the need within its jurisdiction by assessing the balances of the four factors listed below:

- (1) The number or proportion of LEP persons eligible to be served or likely to be encountered by the programs;
- (2) The frequency with which LEP persons come into contact with the **SNRHA’s programs:**
- (3) The nature and importance of the program, activity, or service provided by ~~the program~~ **SNRHA’s program** to people’s lives; and
- (4) The resources available to the agency and costs **associated with the provision of translation and interpretation services.**

The analysis shall provide SNHRA with a baseline to determine what reasonable steps shall be taken to ensure meaningful access for LEP persons. Additionally, staff shall ensure that written translations of vital documents for each eligible LEP language group that constitutes 5 percent or 1,000 persons, whichever is less, of the population of persons eligible to be served or likely to be affected or encountered. This determination will be maintained for future audits/or reviews and shall be updated at least ~~bi-annually~~ **annually**.

~~The largest LEP population were persons who speak Spanish. This population exceeds SNRHA’s 5 percent or 1,000-person benchmark. The next largest LEP population in Nevada were persons who spoke Asian languages. In addition, this number is a combination of many different languages, which signifies that when each individual language is separated from this group, the percentage of LEP persons in this language group is even less than 5%. The SNRHA also took into consideration that while there are~~

LEP persons in this population, not all of them will seek assistance from SNRHA programs and services as some of them are children and others will not need the type of services provided by the SNRHA. The SNRHA has determined that because there are less than 5% or 1,000 it will not translate vital documents into these languages. However, the SNRHA will provide oral interpretation as needed to LEP persons requesting such services.

A. Vital LEP Documents

~~SNHRA has established the following documents in its Public Housing Program as vital documents and shall ensure these documents are available in both English and Spanish.~~

~~If need is established by documented data that demonstrates an additional 5 percent LEP groups, then this same list of vital documents shall be translated into that language.~~

SNHRA Vital LEP Documents shall include:

- ~~(1) Pre-Applications (when pre-applications are taken over the phone, bi-lingual staff with designated lines shall be advertised).~~
- ~~(2) Full Applications~~
- ~~(3) Personal Declaration Form~~
- ~~(4) HUD allowable deduction notice~~
- ~~(5) FSS Contract of Participation~~
- ~~(6) FSS Outreach Notices~~
- ~~(7) Helpful Hints Brochure~~
- ~~(8) Annual Acknowledge Form~~
- ~~(9) Report Change Notice~~
- ~~(10) Hearing Request Form~~
- ~~(11) Hearing Notices/Resident Grievance Process~~
- ~~(12) Fair Housing Notices~~
 - ~~(l) Notice advising clients of free language assistance~~
 - ~~(m) Notice advising clients of reasonable accommodations~~
 - ~~(n) Interim Reporting Form~~
 - ~~(o) Continued Occupancy Form~~
 - ~~(p) Zero Income Packet~~
 - ~~(q) All public notice signs in lobby~~
 - ~~(r) Portability Notice~~
 - ~~(I have to check Portability notice this is HCV)~~
 - ~~(s) Guide to Local Resources~~
 - ~~(t) Zero Income Certification Form~~
 - ~~(u) SNHRA's Authorization for Release of Information~~
 - ~~(v) HUD Form 9886~~

~~Notices of Eviction~~

~~Notices of public hearings particularly those meeting community Planning and~~

~~Development's citizen participation:~~

~~Leases/Tenant Rules~~

~~Written notices of rights, denial, or a decrease in benefits or services~~

~~Annual Reviews/Recertifications~~

In accordance with the Department of Housing and Urban Development's guidance, a vital document is a document that solicits or contains information for establishing or maintaining eligibility to participate in SNRHA's programs or services or a document that creates or defines legally enforceable rights or responsibilities.

SNRHA will utilize the factors described above to determine if specific documents or portions of documents should be translated into the language of the various frequently encountered LEP groups eligible to be served and/or likely to be affected by SNRHA's programs. SNRHA will assess its documents to determine if they are vital to its programs and the consequences to the LEP individual if the information in question is not provided accurately or in a timely manner.

Additionally, SNHRA shall include a "tag" on most other documents to inform LEP persons that if they cannot read the letter, document, brochure or notice they may contact one of SNHRA's bi-lingual staff management or administrative offices for free translation/interpretation services. This tag to English written documents shall be in Spanish or required other languages as needed.

B. Oral Language Services: Interpretation

~~Interpretation is the act of listening to something in one language (source language) and orally translating it into another language (target language). SNHRA shall provide bi-lingual staff in all areas that have direct contact with clients. Additionally, these staff shall have specialized knowledge of the area of service or programs that the LEP person is applying for or participating in. Staff shall be trained to ensure they understand and adhere to their role as interpreters without deviating into a role as counselor, legal advisor, or other roles. To avoid undue burdens to LEP client due to delays in service, when interpretation is needed and is reasonable, it shall be provided in a timely manner. Staff shall have a current list of all bi-lingual staff and training on steps to assess additional contractual service providers.~~

The SNRHA will make every effort to provide oral interpretation for all its clients who have identified themselves as LEP and request services.

- a. Bilingual Staff-The SNRHA employs bilingual, Spanish-speaking staff in several positions. Insofar as possible and appropriate, SNRHA may use existing bilingual staff to deliver services in the LEP individual's primary language. SNRHA staff may determine that language services appear necessary in order to communicate effectively, even if an individual has not indicated that they are LEP, and offer language services.

In notices of scheduled appointments, SNRHA shall notify the residents of their right to request an interpreter and provide instructions for how to make such a request. Client's appointment letters shall inform them to contact our agency prior to their appointment if they need an interpreter available to translate during their meeting.

Please note, appointments/interviews may be rescheduled to a later date to provide appropriate language assistance services, such as a bilingual staff person who can communicate directly with the LEP person in his/her language and shall not be used to delay the provisions of service when appropriate language services are available.

~~SNHRA shall maintain a contract with a professional interpreting service provider to ensure all clients with LEP needs receive equal access to all programs and services. Staff shall be informed of this service and advised w to request said service and schedule appointments. This service shall be free to our clients. Client's appointment letters shall inform them to contact our agency prior to their appointment if they need an interpreter available to translate during their meeting.~~

SNHRA shall ensure its main telephone line and website have information translated in Spanish. This information shall inform clients of the free translation services available.

C. Outreach:

The SNRHA will conduct outreach in a method that is inclusive of LEP persons identified through its annual analysis. All Public Notices and marketing advertisements, such as notification of the availability of wait list applications, shall be published in Spanish as well as English, and the SNRHA will publish these in local Spanish media. The SNRHA may also participate in community-sponsored events, and make presentations through community organizations to target LEP persons and ensure they are aware of the

~~SNHRA shall conduct outreach in a method that is clearly inclusive of LEP persons identified through its annual analysis. Community partnerships have been developed to further assist in the enhancement of this Plan. All notices posted in printed media shall also be posted in our City's Spanish Newspapers and other minority publications.~~

~~This plan will be coordinated with SNHRA's Affirmative Marketing Plan. and shall include direct marketing strategies to promote homeownership options directly related it SNHRA's Scattered Site Homeownership/ Section 8 and all other programs. Such outreach may include, but not be limited to, special briefings for LEP residents and participants to ensure they understand this program option as well as participating in community-wide homeownership events sponsored by agencies with direct contract with disabled and/or LEP persons. SNHRA shall provide telephone menus in the most common languages encountered on its main switchboards. Additionally, SNHRA shall include notices in local newspapers in languages other than English and provide notices in non-English language radio and television stations about the availability of language assistance services. Staff will make presentations through community organizations to target LEP~~

Staff Training
persons.

- ~~(a) The types of services available to assist clients, how and when to access these services.~~
- ~~(b) How to respond to LEP callers.~~
- ~~(c) How to respond to written communications for LEP.~~
- ~~(d) How to respond to a LEP person who has in-person contact with SNRHA staff.~~
- ~~(e) How to ensure competency of interpreters and translation services.~~
- ~~(f) How to remain in the role of an interpreter verse a counselor, adviser, etc.~~

~~This training shall be conducted for all new public housing employees as part of their orientation and for all public housing current employees to ensure full compliance.~~

Staff Training

The SNRHA will provide a copy of this LAP to all existing staff, and will also provide training as to its contents and what is required of them under its policies. This training shall include the types of services available to clients and how to access them. New employees will receive this LAP and the same training as part of their orientation.

D. Interpreter Services

When there is not a SNRHA staff person who speaks the LEP person's primary language, the SNRHA will seek interpretation through a professional interpreter service. In the event that the LEP person's primary language is not widely spoken and the SNRHA is unable to locate a suitable interpreter through a professional interpreter service, the SNRHA may resort to other methods such as seeking community volunteers. As a last resort in cases where the SNRHA is unable to find an acceptable interpreter within a time frame to effectively assist the client, the SNRHA may use an online translation website.

Informal Interpreters/professional interpreter at the LEP person's own expense:

When the LEP person rejects the SNRHA's free language assistance services. The SNRHA will document the offer and the LEP person's subsequent rejection.



E. Posting:

Signs in common areas and offices shall inform our public at the initial point of contact that SNHRA provides free translation services. These signs shall be in English and Spanish. Additional languages shall be added when outcomes of analysis demonstrated the need within our community.

Additionally, all other notices shall include a tag written in Spanish to inform clients that if they need a translation, ~~how to reach the correct staff and/or request vital documents in Spanish.~~ **we will provide the resident with a request appointment with interpreter form with attached language cards.**

F. Monitoring and Updating the LEP Plan:

SNHRA shall monitor the impact of its LEP Plan by seeking feedback from the community, and assessing potential LEP Plan modifications based on:

- a. Current LEP populations in service area or population encountered or affected;
- b. Frequency of encounters with LEP language group;
- c. Nature and importance of activities to LEP person;
- d. Availability of resources, including technological advances, additional resources, and costs imposed;
- e. Whether existing assistance is meeting the needs of LEP persons;
- f. Whether staff knows and understands the LEP plan and how to implement it;
- g. Whether identified sources for assistance are still available and viable.

~~The plan shall be updated as required to comply with Executive Order 13166.~~

LEASE ADDENDUM

This LEASE ADDEDNUM (“Addendum”) made on _____, 20__, is by and between:

LANDLORD: _____ (“Landlord” or “SNRHA”) with a mailing address of:

And

TENANT: _____ (“Tenant”) with a mailing address of:

IT IS KNOWN that this Addendum shall be added to the lease agreement created _____, 20__ for the property located at:

The aforementioned Lease Agreement is hereby amended as follows:

The use of fireworks is prohibited on any SNRHA premises in accordance with Nevada Revised Statutes and the Nevada Administrative Code. In addition to the restricted uses of Fireworks by the State of Nevada, Tenant agrees to adhere to the Codes and Ordinances adopted by Clark County and/or the City of Las Vegas, The City of North Las Vegas, or the City of Henderson, whichever is applicable to the property noted above. Any violation whether a civil violation or misdemeanor will automatically terminate the Lease Agreement as a violation is a material breach of the Lease Agreement between Landlord and Tenant.

Landlord Signature: _____ Date: _____

Print Name: _____

Tenant Signature: _____ Date: _____

Print Name: _____

PUBLIC HOUSING HOUSE RULES

- e. Removal of Large Items. The disposal company will not pick up large items such as old furniture, appliances, large rugs, mattresses, etc. Please call maintenance department will remove of these items at no charge.
- f. Automobiles, Parking, Etc.
1. Inoperable, Unregistered, Unlicensed, Dismantled Vehicles, Etc. Residents may not keep vehicles on the development unless they are properly licensed, registered and in an operable condition. Vehicles which do not display current licenses and/or which are in an inoperable condition (such as flat tires, broken windows, leaking fluids, etc.) will be towed at the vehicle owner's expense. No repairs, oil changes, or any other work may be done to vehicles on SNRHA property.
 2. Prohibited Parking Areas. No vehicles are to be parked in the following areas:
 - a. Fire hydrants: Spaces are marked off with red paint and signs. Vehicles parked in these areas are subject to removal, with no further notice, at the cost of the resident.
 - b. Handicapped Parking: Spaces are marked off and lined, generally in blue, with signage indicating the space is reserved for handicapped parking only. Any vehicle parked in Handicapped Parking must clearly display registered/licensed handicap sticker/plates/signage as issued by the Department of Motor Vehicles.
 - c. Refuse/Trash Containers: Spaces are marked with red paint. Do not park in front of containers. Garbage cannot be collected if the truck cannot get to the containers.
 - d. Powered Cycles (Motorcycles, Scooters, Mopeds): All powered cycles of any type, size, style or model must be parked in a designated parking area only. No parking on lawns or on sidewalks.
 3. Recreational Vehicles (RV's) and Motor Homes

SNRHA prohibits these types of vehicles to be parked and/or stored within SNRHA parking lots. These vehicles must be parked on city or county designated streets.

GENERAL REQUIREMENTS

- a. Noise. In consideration of others, residents and their guests should not make any unnecessary loud or disturbing noises, particularly in the evening and during the night. Singing, playing on a musical instrument, loud operation of a radio, television, stereo, carpet shampoo machines, etc. should not be disturbing to others. Shouting, yelling, fighting, boisterous conduct of any kind is prohibited when disturbing to other residents.
- b. Curfew. All children under the age of 18 must adhere to curfew hours of 10:00 pm to 6:00 am.
- c. Flammable Materials and Space Heaters. The storage or use of gasoline or solvents or other flammable materials in or around apartments is prohibited. Residents must exercise caution with respect to children playing with matches or lighters. Space heaters are only permitted with management's approval.
- d. Doors. Apartment doors must be locked during your absence. Management will not be responsible for articles missing from the apartment. Always carry your key when going out. Residents locking themselves out after regular working hours will be charged a fee according to the Sales and Service Schedule of Charges. **Residents are not permitted to have their own locks on any doors (inside or outside)**. SNRHA must be able to gain access for routine maintenance, inspection purposes, and in the event of any emergency. Use of personal locks is grounds for lease termination.





Marble Manor Residents

CONTACT US TO GET INVOLVED

INFO@HARRISONHOUSELYV.ORG
1001 F STREET
OFFICE

02-850-0249 OR CELL 702-490-2699

new hope foundation
international

ENRICH · EMPOWER · SPREAD HOPE



MEET YOUR NEIGHBORS

You are invited to a

NEIGHBORHOOD MEETING

Your Solutions are Needed!

THANK YOU

Nevada Partners

A-Tech

360 Cradle to Careers

(a nonprofit committed to changing outcomes for underserved Americans in HUD housing through STEM education and innovation networks, and Envision centers)

VIRTUAL COMMUNITY ACTION PLANNING STEM

Science
Technology
Engineering
Math

CONFIDENTIAL



Harrison House
Community
Development
Corporation (CDC)



STEM

Training for the Next Generation Work Force

DIGITAL LITERACY
COMPUTER TRAINING

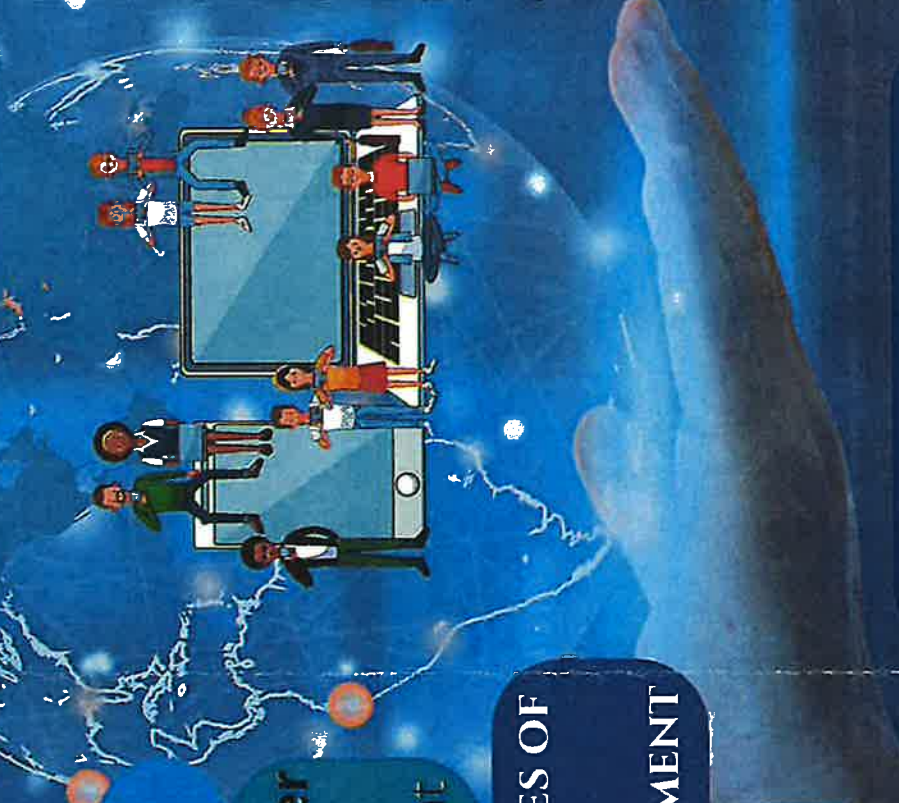
Gain Stakeholder
Consensus thru
True Engagement

MEET THE OBJECTIVES OF
JUSTICE 40
WHOLE OF GOVERNMENT

PAYS
STUDENTS to
Learn OJT

Measures Costs/Benefits
with 3-D computer models
built by the youth

PLEASE GET
INVOLVED



COMMUNITY HAS POWER TO ASSESS
IMPACTS OF CHANGES AND
DEVELOPMENTS IN THE GREATER LAS
VEGAS

**Be Part of a
Virtual Community Action
Planning Team
Community Design Solutions**

****Education****

Becomes a PAID career

Apprenticeship

- *Artists, Architects, Computer Science Techs, Engineers
- *Constructing virtual models of your community
- *Age 12+ Develop design solutions with professionals
- *Contribute to data sets that enable informed decision-making.

***Participants Collaborate
in Digital Modeling Planning
Interface**

RESOLUTION NO. SNRHA - 119

**APPROVAL OF RESOLUTION NO. SNRHA-119
OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S
FY2023 ANNUAL AGENCY 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, SNRHA's Annual Agency Plan update has been approved for an extension for the submission to the U.S. Department of Housing and Urban Development past the normally required 75 days prior to the beginning of the fiscal year;

WHEREAS, the Authority has met the requirements of making the update to the Annual Agency Plan available to residents, local government, and the general public; and

WHEREAS, the Authority held a Public Hearing on August 11, 2022, to accept any comments on the updates to the Annual Agency Plan.

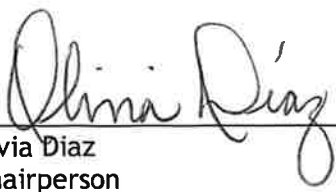
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY:

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 25th day of August, 2022.

BY: 
Olivia Diaz
Chairperson

ATTEST: 
Lewis Jordan
Executive Director/Secretary