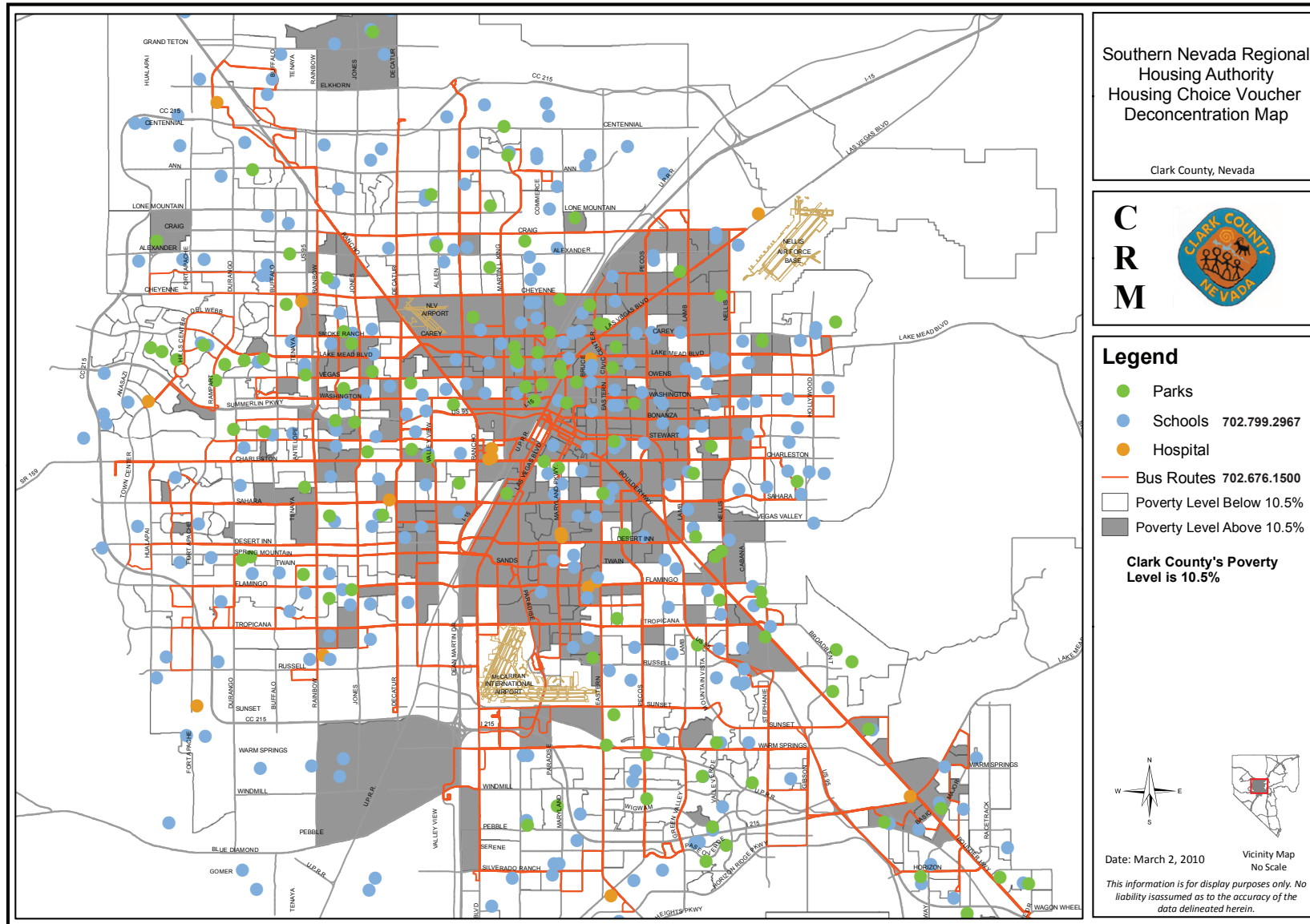


HOUSING CHOICE VOUCHER Deconcentration Map "A Mobility Plan"



The Southern Nevada Regional Housing Authority (SNRHA) does not discriminate on the basis of disability, race, color, religion, age, national origin, familial status or sexual orientation. Our agency provides reasonable accommodations to disabled applications and participants to ensure programs and services are accessible. If you need a reasonable accommodation, please submit your request in writing to SNRHA at 380 N. Maryland Parkway, LV, NV 89101, Attn: ADA/504 Officer. SNRHA provides free translation and interpretation services for its clients.

If you feel you have a Fair Housing Complaint, please contact HUD at: 1-800-669-9777 or TTY: 1-800-927-9275. We also have Fair Housing Complaint forms in our lobby accessible to the public.

Si usted no puede leer este documento por favor pida la asistencia de nuestro personal bilingue. La Autoridad de Vivienda del La Region del Sur de Nevada proporciona servicios de traduccion para participantes y clientes. Si usted necesita esta forma en Espanol, porque no lee ingles o requiere que esta comunicacion sea interpretada o traducida por favor llame inmediatamente a nuestra oficina (702) 922-6906 para una interpresacion a traduccion gratuita.

380 N. Maryland Parkway | Las Vegas, Nevada 89101
P 702.477.3100 | F 702.922.6929 | TDD 702.387.1898

WELCOME TO THE SECTION 8 HOUSING CHOICE VOUCHER (HCV) PROGRAM

Housing Choice Vouchers provide rental assistance to low-income families in the private rental market that is safe, decent and sanitary. SNRHA forms a partnership with families and landlords to provide housing opportunities throughout Las Vegas (which includes all of Clark County). Subsidy payments are made by the Housing Authority to the owners on behalf of the family rather than directly to the family. The program was created by the Housing and Community Development Act of 1974 and is funded by the United States Department of Housing and Urban Development (HUD).

Using HCV's, thousands of families have secured quality housing in the neighborhoods of their choice. Please seek units in communities that best meet your families requirements. Research schools; bus routes; supportive services; and employment. Check the area's crime rate before leasing your unit. Remember, the unit you select is your choice but you will be required to live there for one full year before you can move again, so shop wisely!

The map has been designed to provide HCV participants with information that will assist you in making "informed choices" regarding areas within Clark County that you may choose to lease a unit. This informational map includes locations of schools, parks, hospitals and transportation routes as well as contact information.

Further, this map has Clark County's poverty impacted areas highlighted. Remember, you may utilize your voucher to lease a unit in any area of Clark County or anywhere in the United States (if approved to go portable) that you choose. This map is provided to each person during your HCV briefing to ensure you make an informed choice when choosing your new unit. Again, you will be required to live in the unit you select for one year, so ask questions and do research!

THE KEY TO FINDING A NEW HOME

There are several ways to find out about available housing. You may want to walk or drive through neighborhoods where you want to live, noting any available rental housing. You can follow-up on For Rent notices posted on billboards, churches and/or local businesses. Check apartment or house listings in our newspapers and follow-up on leads from friends and family. All 7-Eleven Stores have free apartment guides which list apartment and condo rentals throughout Clark County. Our agency also provides a more automated system using GoSection8 software. You can log on from home, the library or come into our office and print a listing of units that meets your family's needs. GoSection8 units are updated daily and some even have virtual tours and/or photos. The service is free! You can also use a realtor, but remember they charge you a fee, so be careful. Make sure if you give anyone a deposit, you get something in writing stating the terms of the deposit being returned if they do not lease to you for any reason.

If you need an accessible unit, these are identified within GoSection8 and on our HCV unit listing. You can, if you elect, limit your selections to just accessible units to save time in your unit search.

The GoSection8 system also allows you to enter the zip codes and bedroom size, rent range and will allow you to print a listing of just those units. You can even narrow your search by house, condo or apartments.

However, even when you find the home of your dreams, consider some of the following before you finalize your deal.

WHAT TO LOOK FOR WHILE SEARCHING FOR A UNIT

The following check list may help you select the best location and unit for your family's needs:

Are you close to things that are important to you?

- Schools - Clark County School District: 702.799.2967
- Stores
- Transportation - Call RTC for bus route at 702.676.1500
- Medical Facilities, doctors offices
- Parks and Playgrounds
- Convenient for access to work
- Near supportive services, such as childcare
- Near grocery stores
- Is it close to your work?
- Is it close to child care providers?

How is the neighborhood?

- Is it attractive?
- Is it noisy?
- Are there trees and lawns?
- Is there any danger of floods?
- Is the traffic a menace for children?
- Will this area suit your health needs?
- What is the crime rate? Call Crime Tracker 3 at 702.385.5555 to check before you lease

BEFORE DECIDING TO LEASE A UNIT...

YOU MAY WANT TO ASK THE LANDLORD

- Beyond the lease, what are the rules and regulations of the building?
- What services are provided in the building and in the neighborhood?
- In addition to the rent, are there maintenance charges? If so, for what, and how much are they?
- What is done with any deposits you may be required to pay? Are they placed in an interest bearing account, and under what conditions are they returned?
- Who should you contact when maintenance work is needed?
- Are you allowed to put nails in the walls?
- Are you allowed to have pets?
- Are there restrictions on noise (parties, TV, radio) after certain hours at night?
- Is there a home association group and what are their rules?
- Approximately how much will utilities cost per month?
- What maintenance work will you be expected to do, for instance, lawn care or drips?
- Who should you call for repairs and what is the timeframe for a response?

Please ensure you never pay any amount of money over the amount in the Housing Authority documents. If the amount changes, the Housing Authority will send both you and the

owner a change notice. If you make side-payments, you will be terminated from the program and the owner will be barred.

TENANT SELECTION

The landlord is responsible for screening and selecting prospective tenants using his/her normal procedures. He/she is under no obligation to lease a unit to any Housing Choice Voucher assisted family. However, he/she can not discriminate nor charge you a higher rent because you have a Housing Choice Voucher.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

In accordance with Title VI of the Civil Rights Act of 1964, it is illegal to discriminate against any person on the grounds of race, color, or national origin in any program or activity receiving Federal financial assistance.

FAIR HOUSING AMENDMENTS ACT OF 1988

The Fair Housing Act declares that it is national policy to provide fair housing throughout the United States and prohibits eight specific kinds of discriminatory acts regarding housing if the discrimination is based on race, color, religion, sex, disability, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18), or national origin.

IF YOU FEEL YOUR RIGHTS HAVE BEEN VIOLATED

HUD is ready to help with any problem of housing discrimination. If you think your rights have been violated, write HUD a letter or telephone the HUD Hotline. You have one year after an alleged violation to file a complaint with HUD, but you should file as soon as possible.

HUD'S Contact Information

HUD-Fair Housing and Equal Opportunity (FHEO)
450 Golden Gate Avenue
San Francisco, California 94102
Phone: 1.800.347.3739 | TDD: 1.800.543.8294

Know your rights - The SNRHA has a Tenant and Owners' Eviction pamphlet available for free in our lobby. Please ensure if you receive a notice regarding late payments or other lease violations, that you take immediate actions to resolve the issue and notify your case worker immediately in writing. If you are evicted for cause, you will be terminated from the HCV Program. Keep your receipts for payment of your portion of the rent. Avoid late fees by paying your rent on time. Keep your unit in good repair, clean and maintain utilities that are your responsibility at all times.

Best of luck with your unit search! Let staff know if additional assistance is required, including assistance in explaining the Housing Choice Voucher Program or paperwork to an owner who has not participated in the program prior to you contacting them. We are here to help!

Si no puede leer este documento porque no lee ingles o requiere que esta comunicacion sea interpretada o traducida, por favor llame inmediatamente a nuestra oficina (702-922-6900) para una interpretacion o traduccion gratuita.