



SNRHA Annual Plan

FY2020 Annual Plan

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**Southern Nevada Regional Housing Authority
FY2020 Annual Plan**

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TAB 2

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Executive Summary of the Annual PHA Plan

OVERVIEW

In an effort to ensure compliance with the program and regulatory changes implanted through the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Southern Nevada Regional Housing Authority was formed on January 1, 2010. The regionalization includes the former Clark County and City of Las Vegas Housing Authorities. On January 1, 2011 the former North Las Vegas Housing Authority also joined the SNRHA. During the short time period in which the SNRHA has been in effect, the senior staff and Executive Director have begun the five year planning process, with the consultation of the Resident Advisory Board. 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 representatives from the City of Las Vegas, City of North Las Vegas, Clark County, and the City of Henderson.

PURPOSE AND STRUCTURE OF THE AGENCY PLAN

This Agency Plan contains the ~~FY2019~~ **FY2020** 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 every five years or more as deemed appropriate during the annual planning process.

TAB 3

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 exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: Southern Nevada Regional Housing Authority (SNRHA) PHA Code: NV018 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2018 2019 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 2651 2341 Number of Housing Choice Vouchers (HCVs) 11,279 11,284 Total Combined Units/Vouchers 13,930 13,625 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 04/18/2018 05/03/2019 coinciding with the first advertisement of the Public Hearing. A copy of the PHA Plan and associated documents were/are available to view a copy on our website www.snrha.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. Cotrell 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 June 1, 2018 17, 2019 at 5:30pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are included in Attachment – Tab 17B</p>

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

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

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

Y N

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

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

Statement of Housing Needs and Strategy for Addressing Housing Needs: All Statistical Data has been updated, however, at this time the Strategy for Addressing Housing Needs remains the same. **See Attachments - Tab 4**

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions: Deconcentration Policies have not changed; however, they are included in the attachments. **See Attachments - Tab 5**

Financial Resources: All statistical Data has been updated, however, the Financial Resources remain the same. **See Attachments - Tab 6**

Rent Determination: No changes have been made to the existing Rent Determination Policies.

Operation and Management: All Statistical Data has been updated, updates made as shown. All Policy Revisions, including the HCV Admin Plan and ACOP, are included in the attachments. **See Attachments - Tabs 7**

Grievance Procedures: Changes have been made to the Grievance Procedures. **See Attachment - Tab 7E**

Homeownership Programs: No Changes have been made in the existing Homeownership Programs.

B.1
(Cont.)

Community Service and Self-Sufficiency Programs: Statistical Date, Provider Information and the FSS Action Plan have been updated. **See Attachments - Tab 8**

Safety and Crime Prevention: No changes have been made to the current Safety and Crime Prevention Policies.

Pet Policy: No Changes have been made to the current Pet Policy.

Asset Management: No Changes have been made to the current Asset Management Plan.

Substantial Deviation: No changes have been made to the Substantial Deviation criteria.

Significant Amendment/Modification: No changes have been made to the Significant Amendment/Modification criteria.

(c) The PHA must submit its Deconcentration Policy for Field Office review.
See Attachments - Tab 5

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hope VI or Choice Neighborhoods.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-Smoking Policies.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project-Based Vouchers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

Hope VI or Choice Neighborhoods: SNRHA is planning to apply for Hope VI Revitalization or CNI grant in the Plan year.
See Attachments - Tab 9

Mixed Finance Modernization or Development: Please refer to Demolition and/or Disposition for proposed SNRHA Mixed Finance or Development Plans. **See Attachments - Tab 10**

Demolition and/or Disposition: 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 Attachments - Tab 11**

Designated Housing for Elderly and/or Disabled Families: Currently, Harry Levy Gardens (NV208), James Down Towers (NV2-12), ~~Espinoza Terrace (NV13-02)~~, Lubertha Johnson (NV18-21), ~~Rose Gardens (NV18-20)~~, and Arthur Sartini Plaza (NV2-21) are covered under an existing Allocation Plan as designated for the elderly only. SNRHA may consider pursuing this designation for Arthur Sartini Annex (a portion of AMP402, consisting of 39 units) and Schaffer Heights (a portion of AMP404, consisting of 75 units). **See Attachments - Tab 12**

Conversion of Public Housing to Tenant-Based Assistance: There have been no changes to this plan for the upcoming fiscal year.

Conversion of Public Housing to Project-Based Assistance under RAD: The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. **See Attachments - Tab 13**

<p>B.2 (Cont.)</p>	<p>Occupancy by Over-Income Families: There have been no changes to this Policy. At this time SNRHA does not admit families who are over income at time of initial lease up.</p> <p>Occupancy by Police Officers: There have been no changes to this Policy.</p> <p>Non-Smoking Policies: No changes have been made to this Policy.</p> <p>Project-Based Vouchers: No changes have been made to this Policy.</p> <p>Units with Approved Vacancies for Modernization: Statuses have been updated. See Attachments - Tab 14</p> <p>Other Capital Grant Programs: SNRHA is aware of these available grants but is not planning to apply at this time. We will be considering in the near future.</p>
<p>B.3</p>	<p>Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachments - Tab 15</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: See Attachments - Tab 16</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachments - Tab 17A</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 type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachments - Tab 17B</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachments - Tab 15B</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>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	<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 3/8/2018 9/6/2018. See Attachment - Tab 18A</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 /2015. See Attachment - Tab 18B</p>

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TAB 4

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	Quality	Accessibility	Size	Location
Income <= 30% of AMI	37,360	5	5	4	3	3 4	4
Income >30% but <=50% of AMI	40,695	5	5	4	3	3 4	4
Income >50% but <80% of AMI	69,759	5	4	3	3	3	3
Elderly	41,662 46,814	5	5	4	5	3	4
Families with Disabilities	38,907	5	5	4	5	3	4
White	70,640 123,384	5	4	3	2	3	3
Black	18,582	5	4	3	2	3	3
Hispanic	60,627 42,040	5	4	3	2	3	3
Race/Ethnicity							

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: ~~2006-2010~~ **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.

Section 8	# of families	% of total families	Annual Turnover
Waiting list total	2038 1345		
Extremely low income <=30% AMI	1774 1198	87% 89%	
Very low income (>30% but <=50% AMI)	218 122	10.7% 9%	
Low income (>50% but <80% AMI)	46 25	2.3% 2%	
Families with children (<=17)	533 534	25.9% 39.7%	
Elderly families (62+)	118 119	6.0% 8.8%	
Families with Disabilities	1234 545	60% 40.5%	
White	558 368	27.3% 27.3%	

Statement of Housing Needs and Strategy for Addressing Housing Needs

Black	1400 916	68.3% 68%	
Asian	10 7	0.5% .5%	
American Indian/Alaskan Native	13 12	0.6% .9%	
Native Hawaiian/Other Pacific Islander	23 15	1.1% 1.1%	
Hispanic or Latino	199 153	9.7% 11.4%	

SNRHA has closed the waiting list for the past 90 38 months. ~~SNRHA plans to open the waiting list for Non-Elderly Disabled target funding population only.~~

Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	9831 18,598		
Extremely low income <=30% AMI	8747 16,699	89% 90%	
Very low income (>30% but <=50% AMI)	904 1,683	9.2% 9%	
Low income (>50% but <80% AMI)	180 216	1.8% 1%	
Families with children	5248 10,595	53.4% 57%	
Elderly families	954 1,392	9.7% 7.5%	
Families with Disabilities	2040 3,615	20.8% 19.4%	
White	2163 3850	22% 20.1%	
Black	6202 12,048	63.1% 64.8%	
Asian	140 245	1.4% 1.3%	
American Indian/Alaskan Native	156 260	1.6% 1.4%	
Native Hawaiian/Other Pacific Islander	135 241	1.4% 1.3%	
Hispanic or Latino	1397 2400	14.2% 12.9%	
PHA			
Characteristics by Bedroom Size (PH Only)			
0 BR	0	0%	
1BR	3893 6206	39.6% 33.4%	
2 BR	2993 6749	30.4% 36.3%	
3 BR	2157 4728	22% 25.4%	
4 BR	788 915	8% 4.9%	
5 BR	0	0.0%	

The SNRHA Public Housing wait list is **currently** closed.

Designated Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	1073 1227		
Extremely low income <=30% AMI	922 1012	85.9% 82.5%	

Statement of Housing Needs and Strategy for Addressing Housing Needs

Very low income (>30% but <=50% AMI)	149 201	13.9% 16.4%	
Low income (>50% but <80% AMI)	2 14	0.2% 1.1%	
Families with children	36 47	3.4% 3.8%	
Elderly families	632 543	58.9% 44.3%	
Families with Disabilities	154 371	14.4% 30.2%	
White	423 468	39.4% 38.1%	
Black	417 531	38.9% 43.3%	
Asian	65 61	6.1% 5%	
American Indian/Alaskan Native	11 17	1% 1.4%	
Native Hawaiian/Other Pacific Islander	10 8	0.9% 0.7%	
Hispanic	193 204	17.5% 16.6%	
PHA			
Characteristics by Bedroom Size (PH Only)			
1BR	1001 1024	93.3% 83.5%	
2 BR	72 203	6.7% 16.5%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	

SNRHA’s Designated wait list is currently ~~closed~~ open.

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.

A

**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

B

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

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.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

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

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

Strategy for Addressing Housing Needs

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 ~~shall~~ may include radio and television appearances.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- 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

Strategy for Addressing Housing Needs

- 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.

TAB 5

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

A. Public Housing (PH)

(i.) Eligibility

- a. SNRHA verifies eligibility for admission to public housing as follows:
 - SNRHA pulls applicants from its waiting list based on historical data relating to the number of future vacancies and percentage of withdrawn applicants that are pulled to ensure an adequate pool of certified eligible applicants are always available for units as they become vacant and available. When applicants are pulled, all verification of preferences and other eligibility requirements are completed as well as a full application
- b. SNRHA uses the following non-income (screening) factors to establish eligibility for admission to public housing
 - Criminal or Drug-related activity
 - Requesting criminal records from FBI, local law and State law enforcement agencies for screening purposes.
 - Rental history
- c. SNRHA checks to ensure no bad debt is owed to any other housing authority, by use of the EIV System:
 - Reviewing for current housing assistance and/or past terminations of assistance or debts owed.

(ii) Waiting List Organization

- a. SNRHA uses the following methods to organize its public housing waiting list Community-wide list
 - Site-based waiting lists for designated communities through centralized system as described in the ACOP
- b. Interested persons may apply for admission to public housing at the following location:
 - PHA main administrative offices or by downloading an application from its website and mailing in the application.
- c. SNRHA plans to operate up to ~~seven (7)~~ two (2) site-based waiting lists in the coming year. All site-based wait lists were previously HUD approved. Families may be on all open lists for which they qualify.
- d. Interested persons may obtain more information about and sign up to be on the site-based waiting lists at the following location:
 - PHA main administrative offices

(iii) Assignment

Applicants will be given one vacant unit choice before they are withdrawn from the wait list. The exception to this policy would be if the applicant was offered an incorrect unit for their needs or in the case of a reasonable accommodations request.

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

(iv) Admissions Preferences

- a. Income targeting:
 - SNRHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30%.
- b. Transfer policies:

Transfers take precedence over new admissions in the following instances:

 - Emergencies (including VAWA)
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work, community safety)

c. Preferences

SNRHA has established the following preferences for admission to public housing (other than date and time of application):

Former Federal preferences:

- Federally declared disasters

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Other preference(s) (list below)
- Disabled Veteran
- Family of a deceased veteran
- Homeless Referral preference

SNRHA does use income targeting preferences for waitlist selection.

(v) Occupancy

- a. Applicants and residents can use the following reference materials to obtain information about the rules of occupancy of public housing:
 - The PHA-resident lease
 - The PHA's Admissions and Continued Occupancy policy
 - PHA briefing seminars or written materials
- b. Residents must notify the SNRHA of changes in family composition in the following circumstance:
 - In writing within 10 calendar days, anytime a change in income or family composition occurs.

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

(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:
- c. Did the SNRHA adopt the following changes to other policies based on the results of the required analysis the need for deconcentration of poverty and income mixing?
YES

If the answer to c was yes, how would you describe these changes? (Select all that apply)

- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
- f. Based on the results of the required analysis, the SNRHA will make special efforts to attract or retain higher-income families in the following developments:
 - Sherman Gardens AMP 408 (NV 214)
 - Villa Capri AMP 408 (NV 215)
 - Marble Manor Annex AMP 407 (NV 203b)
 - Hampton Court AMP 404 (NV 1305)
 - Hullum Homes AMP 407 (NV 1307)
 - Jones Gardens AMP 407 (NV 1310)
 - g. Based on the results of the required analysis, SNRHA will make special efforts to assure access for lower-income families for the following developments:
 - AMP 408 (NV214 & NV215), AMP 407 (NV203b), AMP 412 (NV222a), AMP 404 (NV1305), AMP 407 (NV1307), & AMP 407 (NV1310)

B. Housing Choice Voucher (HCV)

Exemptions: PHAs that do not administer HCV are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(i) Eligibility

SNRHA conducts screening to determine criminal and drug-related activity, more extensively than required by law or regulations.

SNRHA request criminal records from local law enforcement agencies for screening purposes. This includes FBI access from the FBI for screening purposes.

SNRHA shall provide the current address and if known prior address and landlord.

Project-Based Voucher Program; After one year participants are eligible to receive a tenant based voucher “if” funding is available and they have given a proper (60 days) notice to their manager and have no pending evictions for unpaid debts.

Applications for admissions are done through the PHA’s Main office via telephone.

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

(ii) Search Time

SNRHA will give extensions on standard 60-day period to search for a unit, in the event the applicant can demonstrate an effort to find housing at the discretion of the PHA and as a reasonable accommodation for disabled applicants. Additionally, SNRHA shall issue vouchers to disabled participants for 90 days for their initial search. The SNRHA may extend an additional 30 days as a reasonable accommodation.

Income targeting

- SNRHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income

Preferences

SNRHA has established preferences for admission to Section 8 tenant-based assistance. The weighted value is in the order listed with none having equal weights.

- Former Federal preferences
- Federally declared disasters
- Foster youth aging out of the foster care system
- FUP/VASH referrals

SNRHA does employ admissions preferences in the following order of priority. None have equal weight:

- Involuntary Displacement - Federally declared disasters
- Foster Youth Aging Out of the Foster Care System - limited to 10 per year
- Family Unification referrals
- Working preference which includes elderly and disabled and those applicants enrolled in a training program.
- Veteran Preferences
- Resident Preferences

Among applicants on the waiting list with equal preference status, they are then selected by date and time of their applications.

SNRHA does employ preferences for residents who live and/or work in the jurisdiction and it has been approved by HUD.

Relationship of preferences to income targeting requirements: This is not applicable.

(ii) Special Purpose Section 8 Assistance Programs

The documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained within the Section 8 Administrative Plan and HCV Briefing Packets

SNRHA announces the availability of any special funding using public notices in all local newspapers as well as via faxes to organizations that service low-income families, including seniors and disabled.

A



ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW INCOME OR MINORITY CONCENTRATION

SNRHA is committed to providing its Section 8 participants with the broadest possible range of housing choices. At the briefing, families are encouraged to search for housing in non-impacted areas and informed that SNRHA will provide assistance to families who wish to do so. Non-impacted area is defined as census tracts within Clark County that are neither poverty-impacted areas nor areas of racial concentration identified by the Clark County and the HUD voluntary compliance agreement (VCA) as such.

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 be members of the NV Apartment Association and 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 includes:

- 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)

B



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.

Notices will be made available in accessible format upon the request of a person with a disability. An extension to reply to the purge notification will be considered as an accommodation if requested by a person with a disability.

SNRHA allows a grace period of 7 calendar days after completion of the purge mailing. Applicants who respond during this grace period will not be withdrawn.

Applicants are notified with confirmation of SNRHA receipt of their application that they are responsible for notifying SNRHA within 10 calendar days, if they have a change of address.

N. OFFER OF ACCESSIBLE UNITS

SNRHA has units designed for persons with mobility, sight and hearing impairments, referred to as accessible units.

No non-mobility-impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Before offering a vacant accessible unit to a non-disabled applicant, SNRHA will offer such units:

First, to a current occupant of another unit of the same development, or other public housing developments under SNRHA control who has a disability that requires the special features of the vacant unit.

TAB 6

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 (FY2017 18)		
a) Public Housing Operating Fund	\$13,429,096	Estimated for 2016
b) Public Housing Capital Fund	\$4,889,270	est. 2019 Allocation
b.1) RHF—Second 5-YR Increment	\$90,131	est. 2017 Allocation
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$104,587,699	Estimated for 2016
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$697,609	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FFY18 – CFP NV01P018501-10	\$4,889,270	Revised 2018 Allocation
FFY 17 – CFP NV01P018501-17	\$3,157,888	2017 Allocation
FFY 16 – CFP NV01P018501-16	\$3,861,882	2016 Allocation
FFY 16 – CFP NV01R018502-16	\$90,131	2016 Allocation
FFY 15 – CFP NV39P018501-15	\$3,397,133	Revised 2015 Allocation-
FFY 15 – CFP NV39R018501-15	\$336,496	2015 Allocation
FFY 15 – CFP NV39R018502-15	\$173,119	2015 Allocation
FFY 14 – CFP NV39P018501-14	\$3,497,989	PH CFP
FFY 14 – CFP NV39R018501-14	\$410,238	CFP RHF 1st 5YR Increment-
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,772,418	
4. Other income (list below)		

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Interest on general fund investments	\$63,800	
Non-dwelling rental income	\$0	
Other Income	\$296,945	
Management Fee (internal)	\$5,370,218	
5. Non-federal sources (list below)		
Homeownership Proceeds (as of 09/30/ 2015)	\$4,306,060	Homeownership to be used for new development
Disposition Proceeds	\$1,408,968	Proceed from sale of PHA units to be used for new development of PHA units
Revised Total Resources	\$146,166,123 \$162,762,983	Operations, Resident Programs and Capital needs and Replacement Housing

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

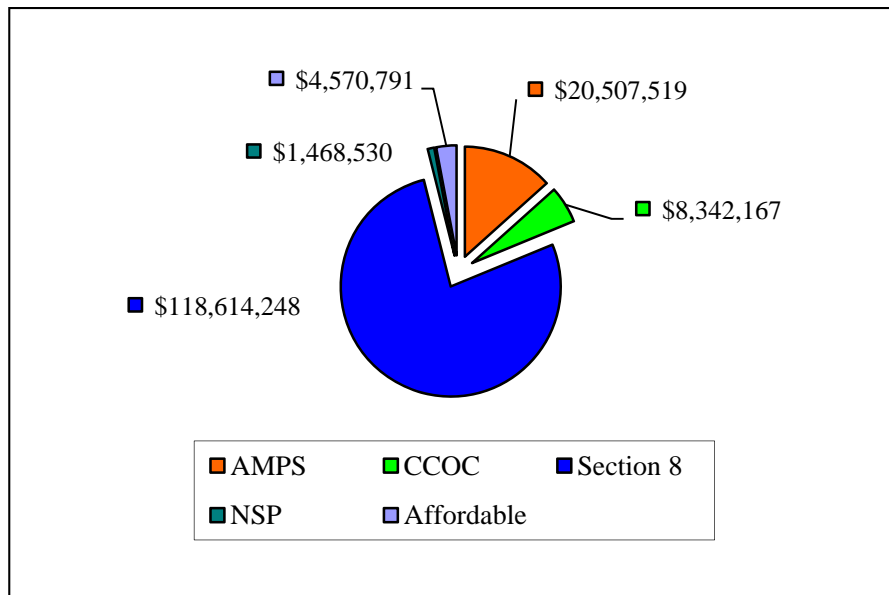
Assessment of Financial Resources

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 2019 Public Housing Operating Budget (FYE 09/30/19)
- FY 2019 Central Office Cost Center (FYE 09/30/19)
- FY 2019 Housing Choice Voucher Program Budget (FYE 09/30/19)
- FY 2019 Affordable Housing Budget (FYE 09/30/19)
- FY 2019 Neighborhood Stabilization Program (FYE 09/30/19)
- FFY 2019 Capital Fund Program Budget

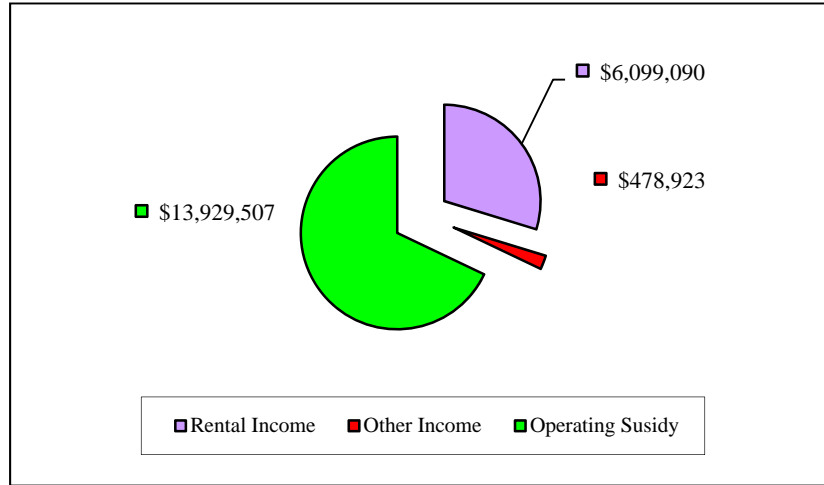
The following charts summarize the financial health of the Authority. Generally, operating funds are for the current fiscal year (PHA FYE 09/30/19) and special revenue funds are for the current federal fiscal year. The PHA is assuming that operating revenue for FY 2019 will remain constant.

**SUMMARY OF INCOME – AGENCY-WIDE
FISCAL YEAR ENDING SEPTEMBER 30, 2019**



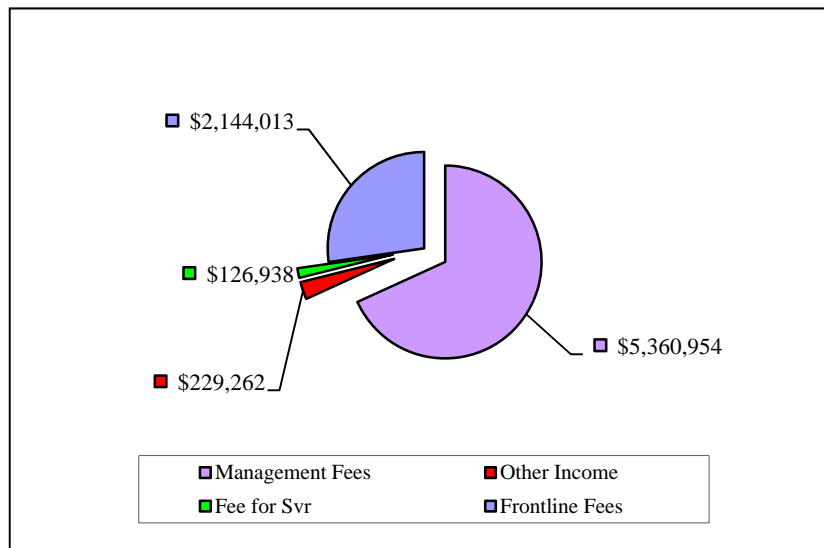
Based on FY 2019, operating budgets total \$153,503,255. The Low Income Public Housing Program Asset Management Projects (AMPS) account for 14% and the Central Office Cost Center account for 5%, the Housing Choice Voucher Program accounts for 77%, the Affordable Housing Program accounts for 3%, and the 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 2019 program budgets.

**BREAKDOWN OF INCOME SOURCES – LOW RENT PUBLIC HOUSING PROGRAM - AMPS
FISCAL YEAR ENDING SEPTEMBER 30, 2019**



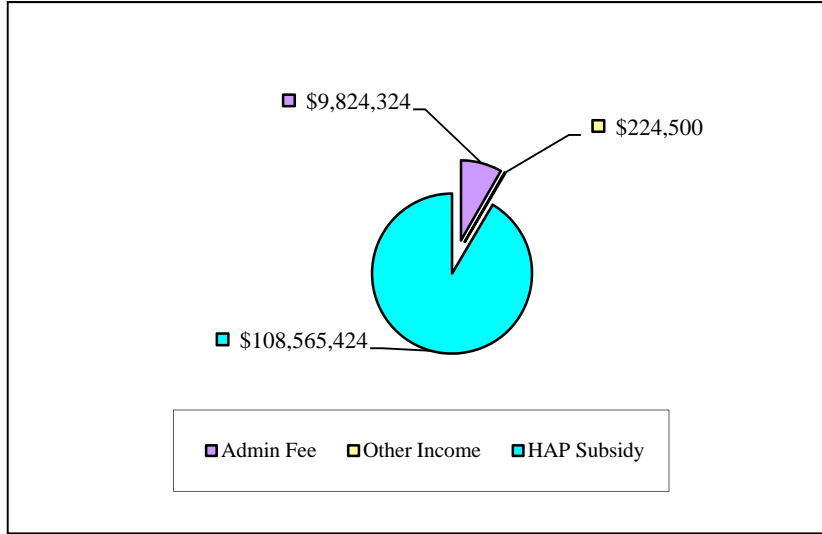
Rental Income represents 30% of total LIPH receipts, Other Income (Includes amount from Interest for Other Programs) represents 2% of total LIPH receipts, and Operating Subsidy from HUD represents 68% of total LIPH –AMPS receipts.

**BREAKDOWN OF INCOME SOURCES – CENTRAL OFFICE COST CENTER (CCOC)
FISCAL YEAR ENDING SEPTEMBER 30, 2019**



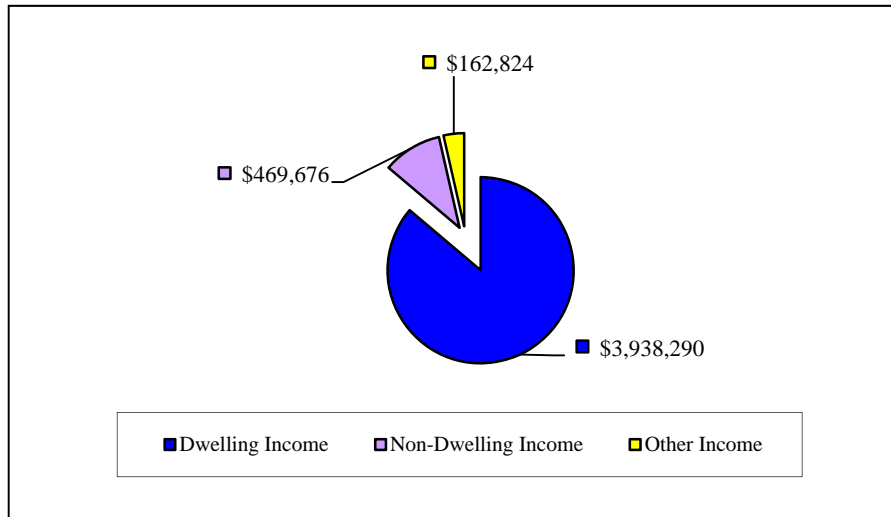
Management Fees Income represents 68% of total Central Office Cost Center (CCOC) receipt, Other Income (includes interest income and other income) represents 3% of total CCOC receipts, Fee for Service income totals 2%, and Frontline income represents 27% of total CCOC receipts.

**BREAKDOWN OF INCOME SOURCES – HOUSING CHOICE VOUCHER PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2019**



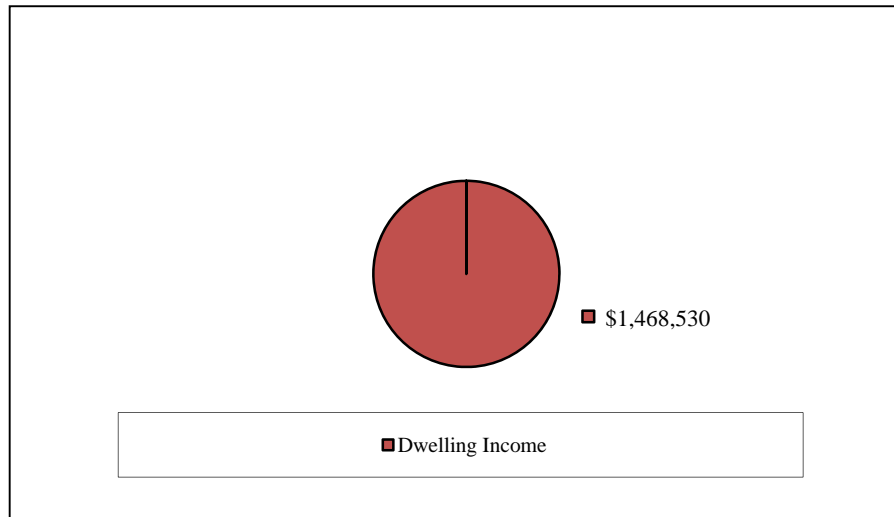
Administrative Fees represent 8.3% of total Housing Choice Voucher Program receipts, Other Income represents less than .2% of total Housing Choice Voucher receipts, and HAP Subsidy from HUD represents 91.5% of total Housing Choice Voucher Program receipts.

**BREAKDOWN OF INCOME SOURCES – AFFORDABLE HOUSING PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2019**



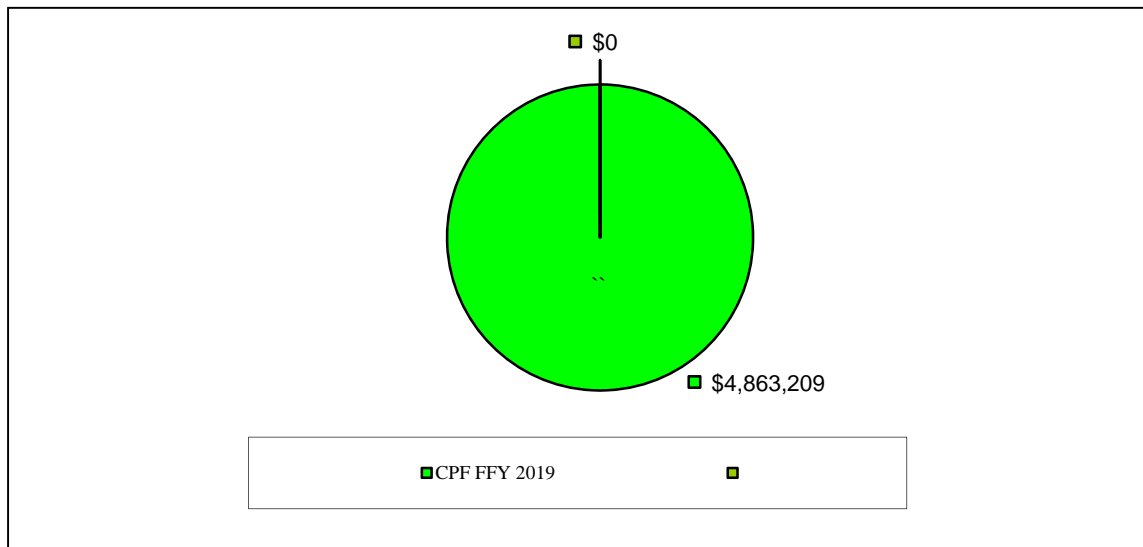
Dwelling Income represents 86.16% of total Affordable Housing receipts, Non-Dwelling Income represents 10.28% of total Affordable Housing receipts, and Other Income represents 3.56% of total Affordable Housing receipts.

**BREAKDOWN OF INCOME SOURCES – NEIGHBORHOOD STABILIZATION PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2019**



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

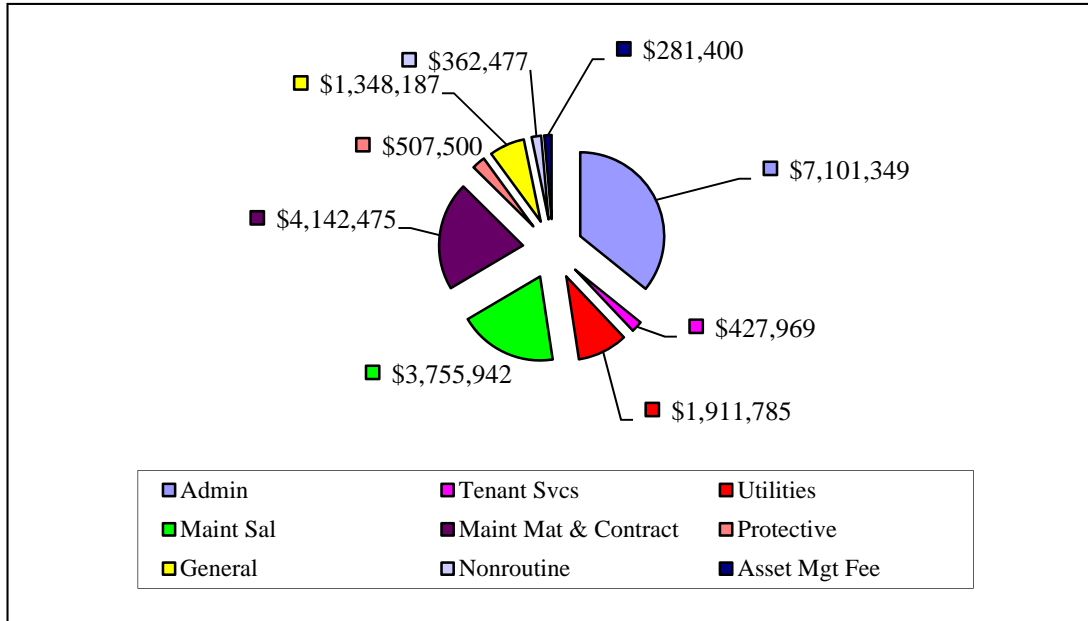
INCOME FROM SPECIAL REVENUE FUNDS



All special revenue funds are from HUD FFY 2019 and are awarded during the PHA’s FY 2019 based on budgets submitted with this plan. Of special revenue funds, the Capital Fund Program represents 100% of funding. Total special revenue funds are \$4,863,209 resulting in total agency income for FY 2019 of \$154,246,464.

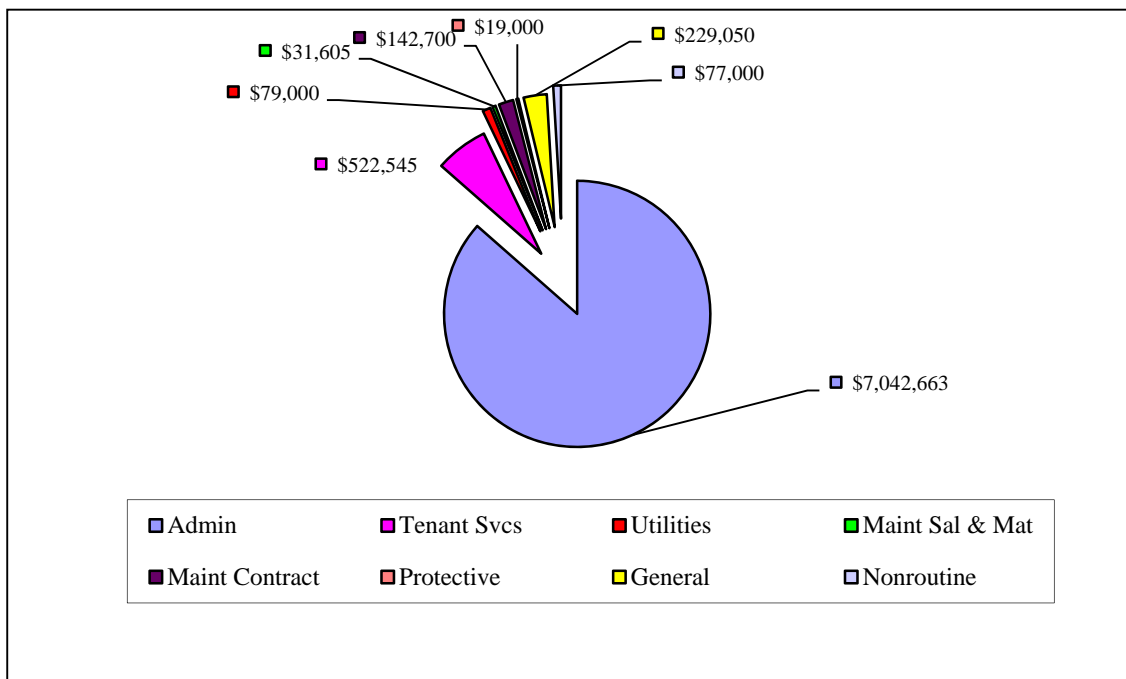
Estimated Expenditures – Public Housing Program-AMPS

FISCAL YEAR ENDING SEPTEMBER 30, 2019



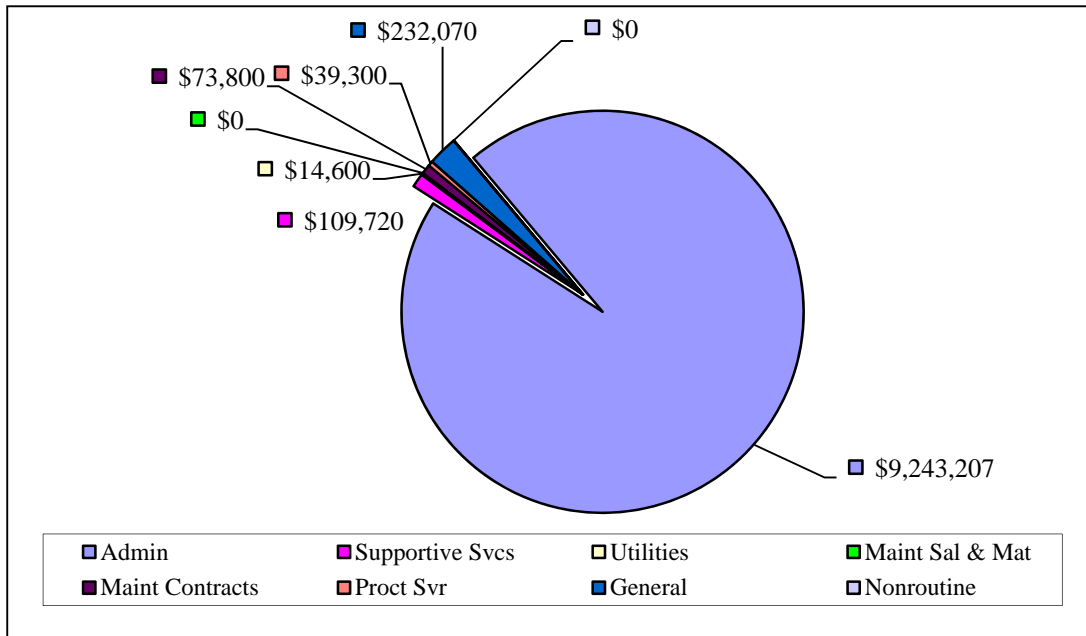
Estimated Expenditures – Central Office Cost Center-COCC

FISCAL YEAR ENDING SEPTEMBER 30, 2019



Estimated Expenditures – Housing Choice Voucher Program

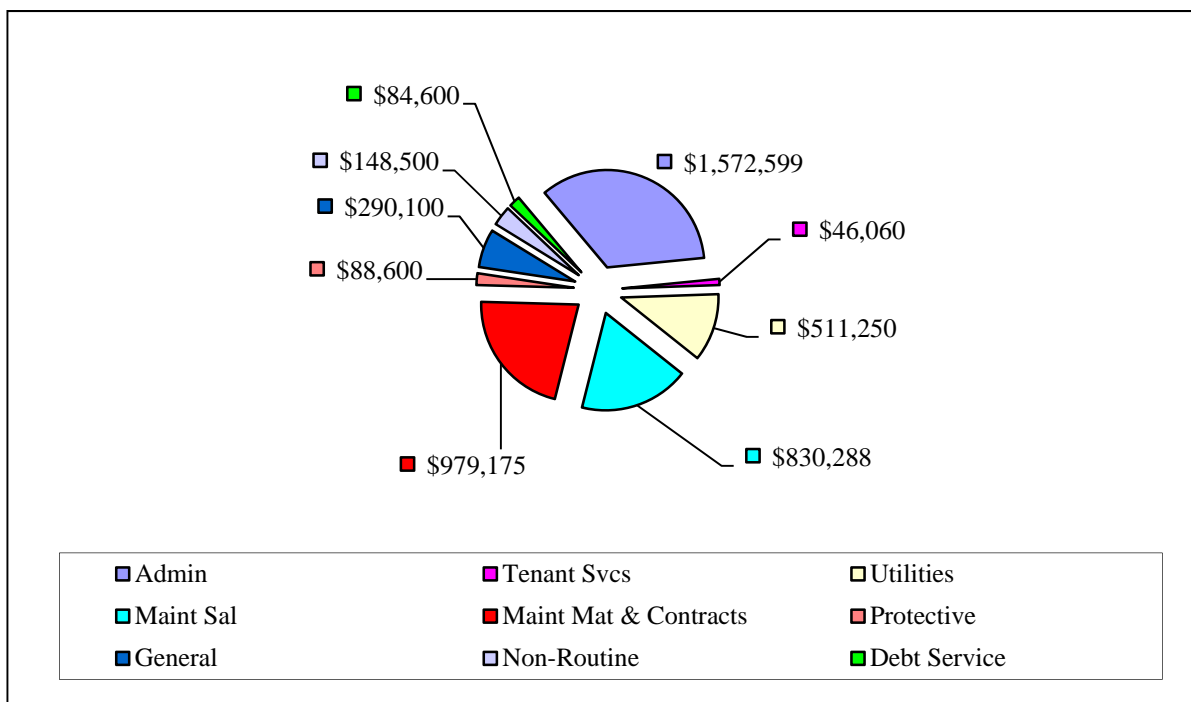
FISCAL YEAR ENDING SEPTEMBER 30, 2019



The above Housing Choice Voucher Program expenditures do not include \$105,673,185 in HAP Payments.

Estimated Expenditures – Affordable Housing Program

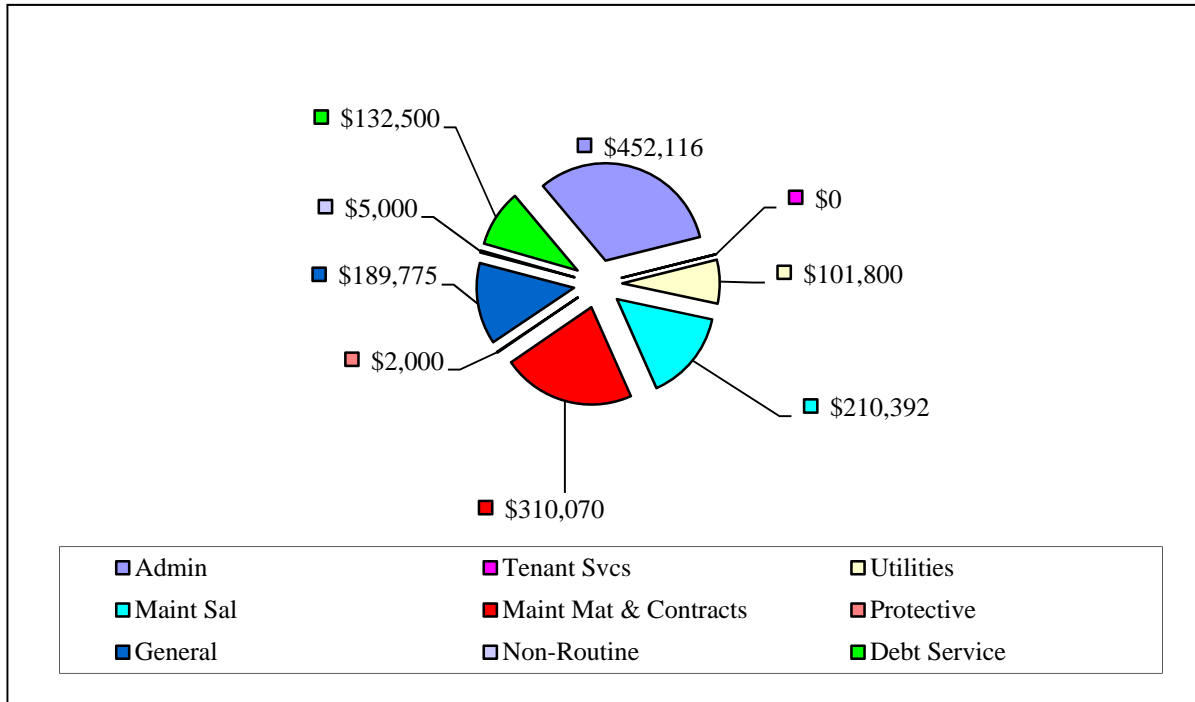
FISCAL YEAR ENDING SEPTEMBER 30, 2019



The above Affordable Housing expenditures are based on the FY 2019 budget.

Estimated Expenditures – NEIGHBORHOOD STABILIZATION Program

FISCAL YEAR ENDING SEPTEMBER 30, 2019



The above Neighborhood Stabilization Program expenditures are based on the FY 2019 budget.

TAB 7

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	2651	18.7%
Section 8 Vouchers	7388	7.4% 8%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
VASH	1419 1406	18.4%
NED	1576	4.6%
MAIN5	95	4.2%
FUP	365	9.3%
RAD PH	323	5.9%
PBV	118	7.6%
VASH/PBV	13	0.0%
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

B. Management and Maintenance Policies

The following is a list of our public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(i) Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Emergency Maintenance Policy
- Additionally, SNRHA has a pest control program to prevent and address any pest control infestations. SNRHA addresses bed bug issues aggressively on an as needed basis in conjunction with resident cooperation, through the use of multiple remedies, including chemical and heat treatments.

(ii) Section 8 Management:

- Administrative Plan

A

FY2019 ANNUAL PLAN REVISION SUGGESTIONS

April 24, 2019

Housing Programs Department

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

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
3	4	3-I.C.	C	<p>Under: Family Break-up:</p> <p>In the absence of a judicial decision, or an agreement among the original family members, the Admissions Eligibility Eligibility Manager or their designee will determine which family retains their placement on the waiting list, or will continue to receive assistance taking into consideration the following factors: (1) which family member</p>	SC: There is no title for Admissions Manager, only Eligibility Mgr.	
3	7	3-I.J.	D	<p>Under: Guests:</p> <p>A guest can remain in the assisted unit no longer than 30 consecutive calendar days or a total of 60 cumulative calendar days during any 12-month period. A verified full time college student may be a guest up to 90 consecutive calendar days. A minor with whom the family has shared custody shall be a guest up to 180 calendar days.</p> <p>Children who are subject to a joint custody arrangement or for whom a family has visitation privileges, that are not included as a family member because they live outside of the assisted household more than 50 percent of the time, are not subject to the time limitations of guests as described above.</p>	SR/EB: For better clarification.	
3	9	3-I.L.	C	<p>Absent Head, Spouse, or Co-head § 982.312: If a family is going to be away from their unit for more than 30 calendar days they “must” receive “prior” written approval from report this information to SNRHA with an anticipated date of return, before leaving the unit.</p>	SR/EB: Don't practice pre-approval process. Some cases, participants don't know they'll be gone more than 30 days.	
3	9	3-I.L.	C	<p>An employed An absent head, spouse, or co-head absent from the unit will continue to be considered a family member, unless:</p> <ul style="list-style-type: none"> • a legal separation or divorce has been applied for or • SNRHA's <u>“Certification of Absent Spouse”</u> form has been completed, or • <u>the</u> individual has been removed from the household as covered in VAWA. 	SR/EB: For better clarification and definition.	

FY2019 ANNUAL PLAN REVISION SUGGESTIONS

April 24, 2019

Housing Programs Department

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

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3	9	3-I.L.	C	<p>Notice is required under this provision only when <u>all</u> family members will be absent from the unit for an extended period. An extended period is defined as any period greater than 30 calendar days. Written notice must be provided to SNRHA at the start of the extended absence. No absences from the unit shall be approved for more than 30 consecutive calendar days unless it is approved as a reasonable accommodation for medical treatments/care.</p> <p>Family members absent for more than 180 <u>consecutive calendar</u> days due to employment, <u>student status (higher education)</u>, or active duty in the military shall be considered a family member and income will be considered.</p>	<p>SR/EB: No pre-approval process.</p> <p>Also to offer better clarification and definition.</p>	
3	10	3-I.L.	A	<p>SNRHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member. ‘Permanent’ for this purpose is defined as 180 <u>consecutive</u> calendar days or more.</p>	<p>SR/EB: To maintain consistency</p>	
3	10	3-I.M.	A	<p>A live-in aide is a member of the household, not the family, and the income of the aide is not considered in income calculations [24 CFR 5.609(b)]. Relatives may be approved as live-in aides if they meet all of the criteria defining a live-in aide. However, a relative who serves as a live-in aide is not considered a family member and would not be considered a remaining member of a tenant family. <u>In addition, an existing family member cannot become a live-in-aide for any household member.</u></p>	<p>SR/EB: To offer better clarification and definition.</p>	

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4	16	4-III.D.	A	<p>Under: SNRHA Policy for the following Local Preferences:</p> <p><u>Veteran preference for veteran as defined by the State of Nevada. A Veteran/Disabled Veteran may submit an admissions application at any time for any housing program, whether the waiting list is open or closed - with the exception of the Housing Choice Voucher Program. The Veteran/Disabled Veteran must be the head, spouse, or co-head member of the household. At the time of eligibility, the Veteran/Disabled Veteran must submit their DD214 (or other official discharge documents from the Official Military Personnel File) which shows enlistment date, discharge dates, branch of service, social security number, birthdate, net active service, and type of discharge. If the military documents are not submitted accordingly, the Veteran's/Disabled Veteran's name will be withdrawn from the wait list.</u></p> <p><u>The Veteran/Disabled Veteran is entitled to request and receive an informal review of that determination as described in this Administrative Plan, Chapter 14, Program Administration, Part III: Informal Reviews and Hearings.</u></p> <p><u>The Veteran/Disabled Veteran may submit another admissions application 35 points</u></p>	<p>SC: When we opened Patriots Place, a veteran was requesting an extension for the application process. However, that extension was allotted for everyone. By defining a "Veteran Preference", we can close a waitlist as needed, but allow veterans the extension(s).</p>	
4	16	4-III.D.	A	<p><u>Non-Elderly Disabled (NED) persons transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless 10 points</u></p>	<p>SC:</p>	
5	4	5-I.C.	D	<p>Under: Absence of Any Member:</p> <p>Any member of the household will be considered permanently absent if s/he is away from the unit for more than three (3) consecutive months or as otherwise provided in this Chapter, except students or children with shared custody for which the head of household has notified SNRHA of their absence in writing. If a family is going to be away from their unit for more than 30 calendar days they "must" receive "prior" written approval from SNRHA before leaving the unit.</p>		

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5	4	5-I.C.	C	<p>Under: Absences Due to Placement in Foster Care:</p> <p>If a child has been placed in foster care, and not returned to the biological family, by the next annual reexamination or move, the voucher size will be changed accordingly. If a participant's family gains custody of the foster child, the foster child will be added to the participant's family composition. SNRHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. 'Permanently removed' is defined as more than 365 calendar days.</p>		
5	5	5-I.C.	C	<p>Under: Absent Head, Spouse, or Co-head:</p> <p><u>SNRHA Policy</u></p> <p>An employed head, spouse, or co-head absent from the unit will continue to be considered a family member. The absent head, spouse, or co-head will be considered as part of the family and their income will count "unless" the head of household certifies the head/spouse/co-head is no longer in the unit, or contributing to the family. Failure to notify SNRHA in writing prior to the spouse/co-head returning to the unit, or within 10 calendar days of receiving any contribution to the household, shall result in termination of assistance.</p> <p>SNRHA's "Certification of Marital Status Absent Spouse" form certifies the spouse is not a member of the household and; will not reside in the assisted unit, will not provide income to the family living in the assisted unit, and shall be signed by the head of household as applicable. Signing this form shall result in termination of assistance if any statement is found to be untrue.</p>		

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5	5	5-I.C.	C	<p>Under: Family Members Permanently Confined for Medical Reasons:</p> <p>SNRHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis (<u>180 days or more</u>) and request that the person not be considered a family member.</p> <p>When an individual who has been counted as a family member is determined permanently absent, the family is eligible for the medical expense deduction only if the remaining head, spouse, or co-head qualifies as an elderly person or a person with disabilities.</p> <p>If any family member leaves the household to enter a facility such as hospital, nursing home, or rehabilitation center, SNRHA will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered permanently absent. If the verification indicates that the family member will return in "less" than 180 consecutive calendar days, the family member will not be considered permanently absent.</p> <p>If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with SNRHA's "Absence of Entire Family" policy.</p>		

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5	7	5-I.C.	D	<p>Under: Caretakers for a Child</p> <p>If neither parent remains in the household and the appropriate agency has determined that another adult is to be brought into the assisted unit to care for the children for an indefinite period, SNRHA will treat that adult as a visitor for the first 90 calendar days. If, by the end of that period, court awarded custody or legal guardianship has been awarded to the caretaker, the Voucher will be transferred to the caretaker.</p> <p>If the appropriate agency cannot confirm the guardianship status of the caretaker, SNRHA will review the status at 30 calendar day intervals.</p> <p>If custody or legal guardianship has not been awarded by the court, but the action is in process, SNRHA will secure verification from social services staff or the attorney as to the status.</p> <p>If custody is awarded for a limited time in excess of stated period, SNRHA will state in writing that the transfer of the Voucher is for that limited time or as long as they have custody of the children. SNRHA will use discretion as deemed appropriate in determining any further assignment of the Voucher on behalf of the children.</p> <p>The caretaker will be allowed to remain in the unit, as a visitor, until a determination of eustody is made but this shall not exceed 120 calendar days.</p> <p>SNRHA must receive court awarded guardianship or custody within 120 calendar days or must withdraw the assistance.</p> <p>When SNRHA approves a person to reside in the unit as caretaker for the <u>child(ren)</u>, the income should not be counted pending a final disposition. SNRHA will work with the appropriate service agencies and the landlord to provide a smooth transition in these cases.</p>		

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5	7&8	5-I.C.	C	<p>Under: Unauthorized Residents:</p> <p>In those cases where SNRHA has reason to believe that the family has an unauthorized resident(s) in the assisted unit, a family must demonstrate that the person is not an unauthorized resident by submitting at least two (2) <u>verifiable items of information, for example of the following:</u></p> <ol style="list-style-type: none"> 1. A written notarized statement from the landlord 2. A legible copy of the person's current driver's license, State identification, or vehicle registration which is current. 3. A lease in their name at another address shall be the most prudent choice of evidence. 4. <u>Verification of residence from another government entity</u> 5. <u>Most recent IRS tax transcript</u> 6. <u>Current pay-stub (dated within the last 60 days)</u> 7. <u>Auto Insurance Verification and/or Department of Motor Vehicle (DMV) Registration</u> 		
5	8	5-I.C.	C	<p>Under: Reporting Absences to SNRHA:</p> <p>If a family member leaves the household, the family must report this change to SNRHA, in writing, within 10 calendar days of the change and certify as to whether the member is temporarily absent or if the household member is to be or permanently removed absent. <u>Additionally, prior to the family leaving the unit for more than 30 calendar days they must notify SNRHA in writing or other method as needed for a disabled person.</u></p>		

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5	8&9	5-I.C.	C	<p>Under: Temporary Guardianship:</p> <p>SNRHA shall require participants who are requesting to add family members that are minors and who are not their children by birth, foster care, court awarded custody, or court awarded guardianship to sign SNRHA’s <u>“Guardianship – Acceptance of Appointment of Temporary Guardian”</u> forms certifying they have <u>guardianship of minor children. the child(ren) parent’s consent to care for the child full time.</u> The family must also provide proof of income for the care of the child such as TANF payment or other support, if any income is being received by an adult for the care of the child. The family member must be the payee. School record (if the child is of school age), must be provided to document the subsidized residence as the record of enrollment for the <u>child(ren).</u></p> <p>SNRHA shall verify through welfare and the district attorney’s office any payments being made for children residing in its HCV subsidized units.</p> <hr/> <p>SNRHA will not accept temporary guardianship for the purpose of dependent deductions and/or occupancy subsidy. _____</p>		

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5	11	5-I.D.		5-I.D. Anticipating Annual Income	BRF: We only verify with the State Unemployment Agency – and Credit Checks (with National Credit Reporting [NCR]). We don't verify with Welfare & Child Support. SR:	

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				<p>MINIMUM INCOME — Zero Income Interims</p> <p>There is no minimum income requirement.</p> <p><u>SNRHA Policy</u></p> <p>Families who report zero income are required to complete a written certification annually that will be verified with all federal, state and local agencies and other sources, as appropriate, including credit checks, to verify income sources, and an interim will be submitted to MTCS.</p> <p>Families that report zero income will be required to provide information regarding their means of basic subsistence, such as food, utilities, transportation, and other subsistence of expenses in writing. SNRHA will require a printout of utility bills for the past three (3) consecutive months to be submitted at interim evaluations for participants claiming zero income. The average for the last three months of utility bill payments over the amount of the family's Utility Reimbursement Payment will be averaged, and annualized. The results analyzed to determine the possibility of unreported or under reported income, shall be counted as income.</p> <p>When the amounts indicate that the family has received monies from outside sources or that an outside source has paid the family's bills on their behalf, SNRHA will call the family into an interview to discuss how the family has made the payments. When it is discovered that an outside source has provided money to the family, or has paid the bills on the family's behalf, SNRHA will send third party verification to the providing party to determine whether the income is sporadic or recurring in order to determine whether the amount is to be included in the family's annual income. SNRHA will also verify no other income has been received via third party verification at the annual re-examination being sent to such agencies as the unemployment department, welfare, and child support, and will perform credit checks to identify reoccurring payments.</p> <p>If the family's expenses exceed their known income, SNRHA will make inquiry of the head of household as to the nature of the family's resources and terminate the family for fraud, or offer a repayment agreement when documented evidence indicates the family has unreported 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% within the established guidelines shall result in the termination of the subsidy. Only two (2) repayment agreements will ever be approved for any one HCV household. The second cannot be approved unless the first has been paid in full. Repeating this action after the 2nd violation of unreported income will result in termination from the HCV program.</p>		

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5	47	5-III.D.	C	5-III.D. Applying Utility Allowances Utility Allowance Revisions At reexamination, SNRHA must use SNRHA current utility allowance schedule [24-CFR 982.517(d)(2)] . [HCV GB p. 18-8.]	NMA: PIH Notice 2017-12	
6	1	Heading	A	Chapter 6 VERIFICATION [24 CFR 982.516, 24 CFR 982.551, 24 CFR 5.230, <u>and Notice PIH 2017-12</u>]	NMA: PIH Notice 2017-12	
6	1	Introduction	C	SNRHA will follow the verification guidance provided by HUD in PIH Notice 2004-01 and 2013-3 2017-12 . Verification Guidance and any subsequent guidance issued by HUD. This chapter summarizes those requirements and provides supplementary SNRHA policies.	NMA: PIH Notice 2017-12	
6	2	6-I.B.	C	6-I.B. OVERVIEW OF VERIFICATION REQUIREMENTS HUD's Verification Hierarchy [Notice PIH 2017-122010-19]	NMA: PIH Notice 2017-12	
6	8	6-I.B.	C	When SNRHA is unable to obtain 3rd party verification, SNRHA will document in the family file the reason that third-party verification was not available (including oral verification attempt) and will place a photocopy of any original document(s) in the family file. [24 CFR 960.259(e)(1); VG, p.15]. [24 CFR 982.516(a)(2); PIH Notice 2017-12.]	NMA: PIH Notice 2017-12	
6	10	6-I.C.	C	Under: EIV Identity Verification PHAs are required to use EIV's Identify Verification Reports on a monthly basis to improve the availability of income information in EIV (PIH Notice 2012-10 2017-12)	NMA: PIH Notice 2017-12	
6	13	6-I.D.	A	Third-Party Written Verification [PIH Notice 2017-12] Third-Party Oral Verification [Notice PIH 2017-12]	NMA: PIH Notice 2017-12	
6	15	6-I.D.	A	When Third-Party Verification is Not Required [PIH Notice 2017-12]	NMA: PIH Notice 2017-12	
7	6	7-I.B.	D	Under: Briefing Packet • An explanation of how portability works, including a list of portability contact persons for neighboring PHAs including names, addresses, and telephone numbers	LR: Duplicate. Already on Page 7-5.	

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7	6	7-I.B.	A	<p>Additional Items to be Included in the Briefing Packet</p> <p>In addition to items required by the regulations, SNRHA may wish to include supplemental materials to help explain the program to both participants and owners [HCV GB p. 8-7 <u>Notice PIH 2017-12</u>]</p>	NMA: PIH Notice 2017-12	
7	13	7-I.C.	C	<p>Under: Remaining Member of Tenant Family – Retention of Voucher</p> <ul style="list-style-type: none"> • SNRHA shall conduct an overview a briefing for <u>any</u> new Head of Household (<u>HoH</u>) regarding family obligations <u>and the new HoH will sign and complete all required documentation.</u> 	EB: Lessons Learned: to ensure a family member (taking over a voucher) signs.	
7	15	7-II.B.	D	<p>Under: Determining Family Unit (Voucher) Size:</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 		
7	16	7-II.B.	C	<p>If SNRHA errs <u>an error</u> in the bedroom size designation <u>is made</u>, the family will be issued a voucher of the appropriate size <u>at the next annual reexamination.</u></p>		

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7	21	7-II.E.	C	<p><i>SNRHA ERROR IN DETERMINING VOUCHER SIZE</i></p> <p><u>If a higher bedroom size voucher is issued in error (during a family’s initial lease-up, ReHAP, or move,) the family will not be penalized. The family’s correct voucher size will be adjusted at their next annual examination or if the family moves.</u></p> <p>If SNRHA errs in the bedroom size designation, the family will be issued a Voucher of the appropriate size so that the family is not penalized. At the next annual re-examination or move the family’s voucher size shall be adjusted to the requirements of SNRHA’s occupancy standards. If the err is found prior to the initial leasing, the voucher size shall be adjusted at that time. Changes to the family’s voucher due to updated subsidy standards (such as not increasing voucher sizes for new family members that are not by birth, marriage, adoption, or foster care;) shall be grandfathered in. However, no new family members can be added to the family that are not in compliance with new policies. This includes adding children-adults that are 18 years and older back into the family. A larger voucher size shall not be issued.</p>		
8	7	8-I.E.	A	<p>8-I.E. SPECIAL REQUIREMENTS FOR CHILDREN WITH ELEVATED BLOOD LEAD LEVEL [24 CFR 35.1225; FR Notice 1/13/17; <u>[PIH Notice 2017-13]</u>]</p>	NMA: PIH Notice 2017-13	
8	25	Exhibit 8-1	A	<p>Under: Overview of HUD HQS ... Lead-Based Paint</p> <ul style="list-style-type: none"> • Stabilize deteriorated painted surfaces and conduct hazard reduction activities <u>within 30 days</u> when identified by the PHA • <u>Maintain covered housing without deteriorated paint if there is child under six in the family.</u> <p>For units occupied by elevated blood lead level (lead poisoned) children under six years of age, an environmental investigation must be conducted (paid for by the PHA). If lead hazards are identified during the risk assessment, the owner must complete hazard reduction activities <u>within 30 days.</u></p>	EB: PIH Notice 2017-13	

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11	9	11-II.C.	C	<p>II-II.C. CHANGES AFFECTING INCOME OR EXPENSES</p> <p>Interim reexaminations can be scheduled either because SNRHA has reason to believe that changes in income or expenses may have occurred, or because the family reports a change. When a family reports a change, SNRHA may take different actions depending on whether the family reported the change voluntarily, or because it was required to do so.</p> <p>SNRHA Initiated Interim Reexaminations</p> <p><u>SNRHA must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 982.516(c)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)].</u></p>	<p>SR:</p> <p>Moved from Page 11-10 so it's at the top of the category</p>	
11	9	11-II.C.	C	<ul style="list-style-type: none"> • For families receiving the Earned Income Disallowance (EID), SNRHA will conduct an interim reexamination at the start of the EID process, at Phase-In, and at the conclusion of the 24-month eligibility period. • If the family has reported zero income, SNRHA will conduct an annual reexamination as long as the family continues to report that they have no income. • <u>Families that report zero income will be required to provide information regarding their means of basic subsistence, such as food, utilities, transportation, and other subsistence of expenses in writing by completing SNRHA's 'Zero Income Packet.' SNRHA will also send third party verification(s) to the state unemployment department whenever a participant claims zero income.</u> 	<p>BRF/NMA:</p>	
11	9	11-II.C.	C	<p><u>For families reporting zero income for six (6) months or more:</u></p> <p>SNRHA will require a printout of utility bills for the past 12-three (3) months to be submitted at interim evaluations for participants claiming zero income. The average for of the last three (3) months of utility bill payments (over the amount of the family's Utility Reimbursement Payment [if applicable]); <u>will also be averaged, annualized and the results analyzed to to</u> determine the possibility of un-reported or under-reported income. <u>SNRHA will also perform credit checks.</u></p>		

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11	9&10	11-II.C.	D	<ul style="list-style-type: none"> When the amounts indicate that the family has received monies from outside sources, or that an outside source has paid the family's bills on their behalf, SNRHA will call the family into an interview to discuss how the family has made the payments. When <hr/>it is discovered that an outside source has provided money to the family, or has paid the bills on the family's behalf, SNRHA will send third party verification(s) to the providing party to verify whether the income is sporadic or recurring in order to determine whether the amount is to be included in the family's annual income. SNRHA will also verify no other income has been received via third party verification at the annual re examination being sent to such agencies as the unemployment department, welfare, and child support, and will perform credit checks to identify reoccurring payments. EIV printouts will also be reviewed for all interim reexaminations. 		
11	10	11-II.C.	D	<p>Family Initiated Interim Reexaminations</p> <p>SNRHA must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 982.516(e)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)].</p>	<p>Moved to top of category (to page 11-9)</p>	
11	14	11-III.B.	C	<p>Utility Allowances [24 CFR 982.517(d)HCV GB pg. 18-8]</p>	<p>NMA: PIH Notice 2017-21</p>	

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12	8	12-I.C.	D	<p>Under: Criteria for Deciding to Deny Assistance</p> <p><u>B. TEN YEAR ADMISSION BAR PERIOD</u></p> <p>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.</p> <ul style="list-style-type: none"> • 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) <hr/> <ul style="list-style-type: none"> • Kidnapping, attempted kidnapping • Sexual assault attempted sexual assault • Child molestation • Child pornography 	LR: (Removed one of the duplicate bullets)	
12	9	C – 5 Yr	C	<p>Under: <u>C. FIVE YEAR PROHIBITION</u></p> <p>Previously Assisted Families:</p> <p style="padding-left: 40px;">If the family’s assistance was terminated for the following reasons the family will <u>may</u> be denied assistance for five years:</p>	BRF/NMA:	
12	14	12-II.B.	C	<p><u>12-II.B. FAMILY CHOOSES TO TERMINATE ASSISTANCE</u></p> <p>The family may request SNRHA terminate the family's assistance at any time.</p> <p><u>SNRHA Policy</u></p> <p>The request to terminate assistance should be made in writing and signed by the head of household, spouse, or co head. Before terminating the family’s assistance, SNRHA will provide proper notice by notifying the family of the cancellation of assistance in writing. The owner/agent shall receive a 30 calendar day notice of cancellation of the contract, unless the family vacant the unit prior to the end of the month. 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.</p>		

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12	18	12-II.D.	C	<p>Under: Other Authorized Reasons for Termination of Assistance:</p> <ul style="list-style-type: none"> • Fails to take immediate possession of the unit. Immediate is defined as within 15<u>20</u> calendar days of the date the unit has passed the initial HQS inspection. 	BRF/NMA:	
12	22	12-II.D.	C	<p>Under: Ownership Interest in the Assisted Unit:</p> <p>When the above-referenced determinations are made, SNRHA shall<u>may</u> refer the matter forthwith to the Office of the Inspector General (OIG) for criminal investigation. The referral to the OIG shall not preclude, postpone, or otherwise interfere with SNRHA's administrative termination process.</p>		
12	22	12-II.D.	C	<p>1. Mitigating Circumstances</p> <p>If a family misrepresented facts that caused SNRHA to overpay assistance, SNRHA may choose to continue assistance if the family enters into a repayment agreement within fourteen(14)<u>thirty(30)</u> calendar days of the date of SNRHA's determination.</p>		
12	24	12-III.A.	C	<p>Under: Part III, Approach to Termination of Assistance</p> <p>If a family owes amounts to SNRHA, as a condition of continued assistance, SNRHA will require the family to repay the full amount or to enter into a repayment agreement, within 14<u>thirty (30)</u> calendar days of receiving notice from SNRHA of the amount owed. See Chapter 14 for policies on repayment agreements.</p>		
13	7	13-I.D.	A	<p><u>For Purposes of this section, "owner" includes a principal or other interested party.</u></p> <p><u>If SNRHA finds the owner/agent is collecting side payments, SNRHA must notify the owner/agent to immediately cease collecting these payments and require repayment to the tenant of the full amount collected.</u></p> <p><u>SNRHA must determine whether the owner/agent also collected side payments from other participants and follow up to require repayment.</u></p> <p><u>If found side payments were made, SNRHA will disbar those owner/agents for five (5) years. SNRHA will cancel the HAP contracts associated by giving a 60-day Notice of Cancellation to the owner/agent.</u></p> <p><u>Participants will be issued a moving packet to locate other housing.</u></p>	BRF/NMA:	

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
14	4	14-II.B.	C	<p>Under: Updating Payment Standards</p> <p>Changes to payment standard amounts will be effective February-March <u>March</u> 1, of each year, after FMRs are posted by HUD, unless the current payment standard is out of the 'basic range' (90% – 110% of FMR). In that case the Payment Standard shall be effective December 1.</p> <p>If SNRHA has already processed reexaminations that will be effective on or after December 1st, and the effective date of the payment standards is December 1st, SNRHA will make retroactive adjustments to any such reexaminations if the new payment standard amount is higher than the one used by SNRHA at the time the reexamination was originally processed.</p>	NMA: PIH Notice 2017-21	
14	9	14-III.B.	D	<p>Under: Informal Review Decision:</p> <p>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 calendar days of the informal review, to the applicant and his or her representative, if any, along with proof of mailing.</p>	LR:	
14	12	14-III.C.	C	<p>Under: Scheduling an Informal Hearing:</p> <p>SNRHA must schedule and send written notice of the informal hearing to the family within 10 calendar <u>business</u> days of the family's request.</p>	LR:	
14	22	14-IV.B.	C	<p>Under: Repayment Agreement Guidelines</p> <ul style="list-style-type: none"> • The Repayment Agreement must be executed by the Housing Programs Deputy Director <u>SNRHA's Fraud Investigator</u> -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 by <u>after</u> 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. 		
14	23	14-IV.B	A	<p>Under: Due Dates:</p> <p>All payments are due on the 1st of each month, and considered late after <u>by</u> the close of business on the 10^h 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.</p>		

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
14	23	14-IV.B	C	<p>Under: Non-Payment: The agreement will be in default when one payment is delinquent by<u>after</u> 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.</p>		
14	31	14-VII.B.	C	<p><u>14-VII.B. REPORTING REQUIREMENT [24 CFR 35.1225(e)] [Notice PIH 2017-13]</u> <u>SNRHA-The owner</u> must report the name and address of a child identified as having an elevated blood lead level to the public health department within five (5) business days of being so notified by any other medical health care professional. <u>The owner must also notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child’s address within five (5) business days. The PHA may collaborate with the owner on the notification process, such as by agreeing with the owner to provide the required notifications on the owner’s behalf.</u></p> <p><u>SNRHA Policy</u> <u>Upon notification by the owner,</u> SNRHA will provide the public health department written notice of the name and address of any child identified as having an elevated blood lead level <u>within five (5) business days.</u></p> <p><u>Upon notification by the owner, the PHA will notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child’s address within five (5) business days.</u></p>	NMA: PIH Notice 2017-13	

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
16	3	16-I.C.	C	<p>16-I.C. INVESTIGATING ERRORS AND PROGRAM ABUSE</p> <p>When SNRHA Will Investigate</p> <p><u>SNRHA Policy</u></p> <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 <u>should include the address of the suspected violator and</u> must contain at least one independently-verifiable item of information, such as the name of an employer or the name of an unauthorized household member.</p> <p>SNRHA will investigate inconsistent information related to the family that is identified through file reviews and the verification process.</p> <p>SNRHA will <u>may</u> investigate using Non-HQS inspections form to document unauthorized person living in assisted units and participants that have skipped.</p>	EB:	
16	4	16-II.A.	A	<p>Under: Subsidy Under- or Over-Payments:</p> <p>Corrections</p> <p>Whether the incorrect subsidy determination is an overpayment or underpayment of subsidy, SNRHA must promptly correct the HAP, family share, and any utility reimbursement prospectively. <u>Except, if a higher bedroom size voucher is issued in error (during a family's initial lease-up, ReHAP, or move,) the family will not be penalized. The family's correct voucher size will be adjusted at their next annual examination or if the family moves.</u></p>	EB:	
17	2	17-I.A.	A	<p>17-I.A. OVERVIEW [24 CFR 983.5; <u>FR Notice 1/18/17; Notice 2017-21</u>]</p>	NNA: PIH Notice 2017-21	
17	6	17-II.B.	C	<p>Under: Owner Proposal Selection Procedures:</p> <p>SNRHA-owned Units [24 CFR 983.51(e), 983.59; <u>FR Notice 1/18/17, and Notice PIH 2015-052017-21</u>]</p>	NNA: PIH Notice 2017-21	
17	9	17-II.F.	A	<p>17-II.F. CAP ON NUMBER OF PBV UNITS IN EACH PROJECT</p> <p>25 Percent per Project Cap [24 CFR 983.56(a); <u>FR Notice 1/18/17, and Notice PIH 2017-21</u>]</p>	NNA: PIH Notice 2017-21	

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
17	9	17-II.F.	C	<p>Exceptions to 25 Percent per Project Cap [24 CFR 983.56(b)]</p> <p>Exceptions are allowed and PBVAs of April 18, 2017, units are not counted against the 25 percent per project cap if the units are <i>excepted units</i> in a multifamily building because they are specifically made available for elderly or disabled families or families receiving supportive services (also known as <i>qualifying families</i>).</p>	NNA: PIH Notice 2017-21	
17	18	17-V.B.	A	<p>Term of HAP Contract [24 CFR 983.205, <u>FR Notice 1/18/17, and Notice PIH 2017-21</u>]</p>	NNA: PIH Notice 2017-21	
18	All	All	C	<p>Chapter 18, “Family Self-Sufficiency, Statement of Policies” has not been properly updated in a couple years. Therefore, the entire chapter was deleted and replaced with the current “FSS Action Plan.”</p>	MF:	
Glossary	1	-	A	<p><u>EBLL</u> <u>Elevated Blood Lead Level</u></p>	DL: PIH Notice 2017-13	
A	2	Step 3	A	<p>Addendum A, “Reasonable Accommodation Policy”:</p> <p>Upon receiving and no later than three (3) business days after receipt, staff shall complete the top portion of the <i>Certification of Need for a Reasonable Accommodation/Modification form</i> and mail, <u>email, or fax</u> with the completed <i>Reasonable Accommodation/Structural Request Form</i> to the health provider listed on the <i>Reasonable Accommodation Modification Form</i>. Notes shall be placed in our</p>	LR:	
A	3	Step 4	C	<p>If the provider refuses to complete the form, the client is<u>will be</u> notified in writing that the request is denied until verification can be provided that they are indeed disabled and need the requested accommodation.</p>	LR:	
A	3	Step 5	C	<p>Once the documents are received by the 504 Coordinator, she<u>they</u> shall review the documents to ensure all items required are provided, in compliance with SNRHA’s Reasonable Accommodation policy as well as HUD’s Fair Housing Regulations and guidance.</p>	LR:	

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
A	3	Step 5	C	<p>Upon receiving the favorable determination document, the Manager is to contact the resident to sign the RA Agreement within two (2) calendar<u>business</u> days of receipt. The Manager is to make a minimum of two (2) attempts to contact the resident to sign the RA agreement. The Manager must leave a door knocker/hanger verifying their attempt to contact the resident. The first attempt will be by knocking on the resident’s door. The second attempt will be within three (3) calendar days and must be by letter sent to the resident by Mail Confirmation requesting their presence in the office to sign the form and informing the resident that if they fail to sign the</p> <hr/> <p>form, it will result in their RA being denied. All attempts to contact the resident must be documented. <i>(PH/Affordable only)</i></p>	LR:	
A	4	Step 6	D	<p>Under: Step 6, “Notice Process”: 2) Signing of the RA Agreement. When filling out the form, specify the accommodations/modifications that will be made, the proposed timeline, and any administrative solution.</p>	LR:	
A	4	Step 7	C	<p>f) Admission’s RA requests for additional bedroom sizes and/or reasonable modifications to units to be offered in the future will be placed in the client’s admission files and the family will be coded in our IS system to ensure the correct unit type/size is offered in compliance with the approved request once their name comes to the top of the certificated<u>certified</u> eligible pool wait list for the unit type/size required.</p>	LR:	
A	5	Step 7	A	<p>g)h) <u>If a client refuses to utilize a reasonable accommodation that has been approved, they must put the refusal in writing and state the reason for the refusal.</u></p>	LR:	
D	5	Step 6	D	<p>Addendum D, “Effective Communications Policy”: Signing of the RA Agreement. When filling out the form, specify the accommodations/modifications that will be made, the proposed timeline, and any administrative solution.</p>	LR:	

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
D	7	Step 7	C	<p>If at any time you feel your request is not being processed appropriately, you have the right to file a complaint with SNRHA's 504 Coordinator at:</p> <p style="text-align: center;">Southern Nevada Regional Housing Authority <u>504 Coordinator</u> 5390 E. Flamingo Road Las Vegas, NV 89122 <u>(702) 922-6808</u> 340 N. 11th Street <u>Las Vegas, NV 89101</u> <u>(702) 477-3113</u> <u>(702) 387-1898</u> tel/TTY</p>	LR:	
D	8	Form	C	<p>Forms were outdated, therefore we deleted and replaced the forms:</p> <p>Applicant/Resident Request for Alternative Method of Communication Certification of Need for Reasonable Accommodation/Structural Modification Reasonable Accommodation Agreement (RA) RA Determination Notice HCV Participant Request for Reasonable Accommodation Certification for Need of RA/Structural Modification RA Agreement for Participants RA Determination Notice</p>	LR:	
H	1	Header	A	<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: center;"> <p>Southern Nevada Regional Housing Authority</p> <p><u>Housing Choice Voucher (HCV)</u></p> <p><u>Project Based Voucher (PBV)</u></p> <p><u>Rental Assistance Demonstration (RAD) Program</u></p> </div>  </div> <p style="text-align: center;">Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking</p>	BRF: Added the three (3) Programs to the header	

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	Reason	(x) if proposed change requires training
H	2&3	Emergency Transfers	A	<p><u>Emergency Transfers: Housing Choice Voucher (HCV) Program</u> <u>Tenant Based Assistance: If you are a participant in the tenant-based HCV program and request an emergency transfer as described in this plan, SNRHA will assist you to move to a safe unit quickly using your existing HCV assistance. SNRHA will make exceptions to program regulations restricting moves as required.</u></p> <p><u>At your request, SNRHA will refer you to organizations that may be able to further assist you.</u></p> <p><u>Project-Based Voucher (RAD-PBV) Assistance: If you are assisted under the PBV program, you may request an emergency transfer under the following programs for which you are not required to apply:</u></p> <hr/> <p><u>If you have lived in your RAD-PBV unit for less than one (1) Year:</u></p> <ul style="list-style-type: none"> • <u>RAD-PBV assistance in the same project (if a vacant unit is available and you determine the vacant unit is safe.)</u> <p><u>If you have lived in your RAD-PBV unit for one (1) year or more:</u></p> <ul style="list-style-type: none"> • <u>Housing Choice Voucher: If you have lived in your RAD-PBV unit for one (1) year or more, and if a Housing Choice Voucher is available, SNRHA will issue you an HCV voucher under this provision.</u> <p><u>SNRHA will assist you in identifying other housing providers who may have safe and available units to which you could move and local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking (attached to this plan) in the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>If you seek to move sooner than a Housing Choice Voucher will be available; or</u> • <u>If SNRHA cannot offer you other assistance (because you have not lived in your RAD-PBV unit for one (1) year or more); or</u> • <u>Another safe RAD-PBV unit is not immediately available.</u> 	BRF: Inserted Emergency Transfer verbiage for HCV, TBRA, and PBV/RAD Assistance.	



An individual in the household who is equally responsible for the lease with the Head of Household. A family may have a spouse or co-head, but not both. A co-head never qualifies as a dependent nor shall any family have more than one co-head.

3-LC. FAMILY BREAK-UP AND REMAINING MEMBER OF TENANT FAMILY

Family Break-up [24 CFR 982.315] ; Notice PIH 2017-08]

SNRHA has discretion to determine which members of an assisted family continue to receive assistance if the family breaks up. However, if a court determines the disposition of property between members of the assisted family in a divorce or separation decree, SNRHA is bound by the court's determination of which family members continue to receive assistance.

SNRHA Policy

When a family on the waiting list breaks up into two otherwise eligible families, only one of the new families may retain the original application date. Other former family members may make a new application with a new application date if the waiting list is open.

If a family breaks up into two otherwise eligible families while receiving assistance, only one of the new families will continue to be assisted.

In the absence of a judicial decision, or an agreement among the original family members, the ~~Admissions-Eligibility~~ Eligibility Manager or their designee will determine which family retains their placement on the waiting list, or will continue to receive assistance taking into consideration the following factors: (1) which family member applied as head of household (this will be given primary consideration); (2) the interest of any minor children, including custody arrangements; (3) the interest of any ill, elderly, or disabled family members; (4) any possible risks to family members as a result of domestic violence or criminal activity; and (5) the recommendations of social service professionals.

Documentation of these factors is the responsibility of the application families. If the families do not provide the documentation, they may be denied placement on the waiting list.

If there is a family break up of participants, only one of the new families will continue to receive assistance and that will be the head of household on the original application; unless, as a result of domestic violence which is reported and VAWA rules apply or judicial decision is provided to SNRHA.

Multiple Families in the Same Household

When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as a family unit.

Remaining Member of a Tenant Family [24 CFR 5.403]

The HUD definition of family includes the *remaining member of a tenant family*, which is a member of an assisted family who remains in the unit when other members of the family have



3-I.I. PERSONS WITH DISABILITIES AND DISABLED FAMILY [24 CFR 5.403]FR Notice 02/02/12

Persons with Disabilities

Under the HCV program, special rules apply to persons with disabilities and to any family whose head, spouse, or co-head is a person with disabilities. The technical definitions of individual with disabilities are provided in Exhibit 3-1 at the end of this chapter. These definitions are used for a number of purposes including ensuring that persons with disabilities are not discriminated against based upon disability.

As discussed in Chapter 2, SNRHA must make all aspects of the HCV program accessible to persons with disabilities and consider reasonable accommodations requested based upon a person's disability.

Disabled Family

A *disabled family* is one in which the head, spouse, or co-head is a person with disabilities. Identifying disabled families is important because these families qualify for special deductions from income as described in Chapter 5.

Even though persons with drug or alcohol dependencies are considered persons with disabilities for the purpose of non-discrimination, this does not prevent SNRHA from denying assistance for reasons related to alcohol and drug abuse following policies found in Part III of this chapter, or from terminating assistance following the policies in Chapter 12.

3-I.J. GUESTS [24 CFR 5.100]

A *guest* is a person temporarily staying in the unit with the consent of a member of the household who has express or implied authority to so consent.

SNRHA Policy

A guest can remain in the assisted unit no longer than 30 consecutive calendar days or a total of 60 cumulative calendar days during any 12-month period. ~~A verified full-time college student may be a guest up to 90 consecutive calendar days.~~ A minor with whom the family has shared custody shall be a guest up to 180 calendar days.

~~Children who are subject to a joint custody arrangement or for whom a family has visitation privileges, that are not included as a family member because they live outside of the assisted household more than 50 percent of the time, are not subject to the time limitations of guests as described above.~~

A family may request an exception to this policy for valid reasons (e.g., care of a relative recovering from a medical procedure is expected to last 40 consecutive calendar days). An exception will not be made unless the family can identify and provide documentation of the residence to which the guest will return. Approvals must be done, in writing prior to the guest remaining in the unit past 30 consecutive calendar days. The exception will be when guardianship is being processed and SNRHA has documents from the courts to verify the process has begun.



Absences Due to Placement in Foster Care [24 CFR 5.403]

Children temporarily absent from the home as a result of placement in foster care are considered members of the family.

SNRHA Policy

If a child has been placed in foster care, SNRHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. 'Permanently removed' is defined as more than 365 calendar days. When any family member is absent for more than 30 calendar days, the head of household must notify SNRHA in writing within ten (10) calendar days of their departure and notify in writing when they return.

Failure, by the family, to report the absence of the children may result in termination from the program. The head of household is responsible for reporting this change in household composition in writing within 10 calendar days of the child(ren) being removed from the home.

Absent Head, Spouse, or Co-head § 982.312: If a family is going to be away from their unit for more than 30 calendar days they "must" ~~receive "prior" written approval from~~ report this information to SNRHA with an anticipated date of return. before leaving the unit.

SNRHA Policy

~~An employed~~ An absent-head, spouse, or co-head ~~absent~~ from the unit will continue to be considered a family member, unless:

- a legal separation or divorce has been applied for or
- SNRHA's "Certification of Absent Spouse" form has been completed, or
- the individual has been removed from the household as covered in VAWA.

Notice is required under this provision only when all family members will be absent from the unit for an extended period. An extended period is defined as any period greater than 30 calendar days. ~~Written notice must be provided to SNRHA at the start of the extended absence. No absences from the unit shall be approved for more than 30 consecutive calendar days unless it is approved as a reasonable accommodation for medical treatments/care.~~

Family members absent for more than 180 consecutive calendar days due to employment, student status (higher education), or active duty in the military shall be considered a family member and income will be considered.

Family Members Permanently Confined for Medical Reasons [HCV GB, p. 5-22]

If a family member is confined to a nursing home or hospital on a permanent basis, that person is no longer considered a family member and the income of that person is not counted [HCV GB, p. 5-22].



SNRHA Policy

SNRHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member. 'Permanent' for this purpose is defined as 180 **consecutive** calendar days or more.

Return of Permanently Absent Family Members

SNRHA Policy

The family must request SNRHA approval for the return of any adult family members that SNRHA has determined to be permanently absent. The individual is subject to the eligibility and screening requirements discussed elsewhere in this chapter.

3-1.M. LIVE-IN AIDE CFR (982.316)

Live-in aide means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who: (1) is determined to be essential to the care and well-being of the persons, (2) is not obligated for the support of the persons, (3) would not be living in the unit except to provide the necessary supportive services [24 CFR 5.403] and must be 18 years of age.

SNRHA must approve a live-in aide if needed as a reasonable accommodation in accordance with 24 CFR 8, to make the program accessible to and usable by the family member with disabilities.

A live-in aide is a member of the household, not the family, and the income of the aide is not considered in income calculations [24 CFR 5.609(b)]. Relatives may be approved as live-in aides if they meet all of the criteria defining a live-in aide. However, a relative who serves as a live-in aide is not considered a family member and would not be considered a remaining member of a tenant family. **In addition, an existing family member cannot become a live-in-aide for any household member.**

SNRHA Policy

A Live-in Aide may only reside in the unit with the approval of SNRHA. A family's request for a live-in aide must be made in writing or as an accommodation, can request staff assistance in completing a request as needed. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or case worker, that the live-in aide is essential for the care and well-being of the elderly, near-elderly (50-61), or disabled family member.

For continued approval, the family and live-in aide will be required to submit a certification stating that the live-in aide is (1) not obligated for the support of the person(s) needing the care, and (2) would not be living in the unit except to provide the necessary supportive services.



spouse is receiving SSI, SSD, or who can be verified to be unable to work, if both the head of household and spouse is either elderly or disabled. **30 points**

Veteran preference for veteran as defined by the State of Nevada. A Veteran/Disabled Veteran may submit an admissions application at any time for any housing program, whether the waiting list is open or closed - with the exception of the Housing Choice Voucher Program. The Veteran/Disabled Veteran must be the head, spouse, or co-head member of the household. At the time of eligibility, the Veteran/Disabled Veteran must submit their DD214 (or other official discharge documents from the Official Military Personnel File) which shows enlistment date, discharge dates, branch of service, social security number, birthdate, net active service, and type of discharge. If the military documents are not submitted accordingly, the Veteran's/Disabled Veteran's name will be withdrawn from the wait list.

The Veteran/Disabled Veteran is entitled to request and receive an informal review of that determination as described in this Administrative Plan, Chapter 14, Program Administration, Part III: Informal Reviews and Hearings.

The Veteran/Disabled Veteran may submit another admissions application **35 points**

Residency preferences for head, co-head or spouse, who live, work, have been hired to work, or are enrolled full time in an accredited school in Clark County. **5 points**

Disabled veteran or family (defined as son, daughter, and spouse) of a veteran with a service-connected disability. **5 points**

Family of (defined as spouse) a deceased veteran with a service-connected death. **33 points**

Non-Elderly Disabled (NED) persons transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless..... **10 points**

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.



Absence of Any Member

SNRHA Policy

Any member of the household will be considered permanently absent if s/he is away from the unit for more than three (3) consecutive months or as otherwise provided in this Chapter, except students or children with shared custody for which the head of household has notified SNRHA of their absence in writing. ~~If a family is going to be away from their unit for more than 30 calendar days they "must" receive "prior" written approval from SNRHA before leaving the unit.~~

Absent Students

SNRHA Policy

When someone who has been considered a family member attends school for higher education away from home, the person will continue to be considered a family member unless information becomes available to SNRHA indicating that the student has established a separate household or the family declares that the student has established a separate household.

Full time students who attend school away from the home will be treated in the following manner:

A student (other than head of household or spouse) who attends school for higher education away from home but lives with the family during school recesses may, at the family's choice, be considered either temporarily or permanently absent. If the family decides that the member is permanently absent, income of that member will not be included in total household income, the member will not be included on the lease, and the member will not be included for determination of Voucher size.

Absences Due to Placement in Foster Care

Children temporarily absent from the home as a result of placement in foster care are considered members of the family [24 CFR 5.403].

SNRHA Policy

~~If a child has been placed in foster care, and not returned to the biological family, by the next annual reexamination or move, the voucher size will be changed accordingly. If a participant's family gains custody of the foster child, the foster child will be added to the participant's family composition. SNRHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. 'Permanently removed' is defined as more than 365 calendar days.~~

Absent Head, Spouse, or Co-head



SNRHA Policy

~~An employed head, spouse, or co-head absent from the unit will continue to be considered a family member. The absent head, spouse, or co-head will be considered as part of the family and their income will count "unless" the head of household certifies the head/spouse/co-head is no longer in the unit, or contributing to the family. Failure to notify SNRHA in writing prior to the spouse/co-head returning to the unit, or within 10 calendar days of receiving any contribution to the household, shall result in termination of assistance.~~

SNRHA's "~~Marital Status~~ Absent Spouse" form certifies the spouse is not a member of the household and, will not reside in the assisted unit, will not provide income to the family living in the assisted unit, ~~and shall be signed by the head of household as applicable. Signing this form shall result in termination of assistance if any statement is found to be untrue.~~

Family Members Permanently Confined for Medical Reasons

If a family member is confined to a nursing home or hospital on a permanent basis, that person is no longer considered a family member and the income of that person is not counted [HCV GB, p. 5-22].

SNRHA Policy

SNRHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis (180 days or more) and request ~~that~~ the person not be considered a family member.

~~When an individual who has been counted as a family member is determined permanently absent, the family is eligible for the medical expense deduction only if the remaining head, spouse, or co-head qualifies as an elderly person or a person with disabilities.~~

~~If any family member leaves the household to enter a facility such as hospital, nursing home, or rehabilitation center, SNRHA will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered permanently absent. If the verification indicates that the family member will return in "less" than 180 consecutive calendar days, the family member will not be considered permanently absent.~~

If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with SNRHA's "Absence of Entire Family" policy.

Absence Due to Incarceration



~~If neither parent remains in the household and the appropriate agency has determined that another adult is to be brought into the assisted unit to care for the children for an indefinite period, SNRHA will treat that adult as a visitor for the first 90 calendar days.~~

~~If, by the end of that period, court awarded custody or legal guardianship has been awarded to the caretaker, the Voucher will be transferred to the caretaker.~~

If the appropriate agency cannot confirm the guardianship status of the caretaker, SNRHA will review the status at 30 calendar day intervals.

If custody or legal guardianship has not been awarded by the court, but the action is in process, SNRHA will secure verification from social services staff or the attorney as to the status.

If custody is awarded for a limited time in excess of stated period, SNRHA will state in writing that the transfer of the Voucher is for that limited time or as long as they have custody of the children. SNRHA will use discretion as deemed appropriate in determining any further assignment of the Voucher on behalf of the children.

~~The caretaker will be allowed to remain in the unit, as a visitor, until a determination of custody is made but this shall not exceed 120 calendar days.~~

~~SNRHA must receive court awarded guardianship or custody within 120 calendar days or must withdraw the assistance.~~

When SNRHA approves a person to reside in the unit as caretaker for the child(ren), the income should not be counted pending a final disposition. SNRHA will work with the appropriate service agencies and the landlord to provide a smooth transition in these cases.

Unauthorized Residents [24 CFR 551(h)(2)]

Only household members listed on the HUD 50058 are permitted to reside in the assisted unit.

SNRHA Policy

Adults who reside in the assisted unit, for more than thirty (30) consecutive calendar days or for a minimum period of sixty (60) cumulative calendar days during a twelve (12) month period and are not listed on the HUD 50058 form, will be deemed unauthorized residents (unless SNRHA has provided prior approval and is in the process of said resident being evaluated for eligibility.)

In those cases where SNRHA has reason to believe that the family has an unauthorized resident(s) in the assisted unit, a family must demonstrate that the person is not an unauthorized resident by submitting at least two (2) verifiable items of information, for example: of the following:

1. A written notarized statement from the landlord
2. A legible copy of the person's current driver's license, State identification, or vehicle registration which is current.
3. A lease in their name at another address shall be the most prudent choice of evidence.



4. Verification of residence from another government entity
5. Most recent IRS tax transcript
6. Current pay-stub (dated within the last 60 days)
7. Auto Insurance Verification and/or Department of Motor Vehicle (DMV) Registration

The burden of proof that the individual is a visitor rests on the family. In the absence of such proof, the individual will be considered an unauthorized member of the household and SNRHA will terminate assistance since prior approval was not requested for the addition.

Minors and College Students:

SNRHA Policy

Minors and college students who were part of the family but who now live away from home during the school year and are no longer on the lease may visit for up to 90 days per year.

Reporting Absences to SNRHA

SNRHA Policy

If a family member leaves the household, the family must report this change to SNRHA, in writing, within 10 calendar days of the change and certify ~~as to whether~~ the member is temporarily absent ~~or if the household member is to be or permanently removed.~~ ~~absent. Additionally, prior to the family leaving the unit for more than 30 calendar days they must notify SNRHA in writing or other method as needed for a disabled person.~~

SNRHA will conduct an interim evaluation for changes which affect the Total Tenant Payment in accordance with the interim policy.

Temporary Guardianship

SNRHA Policy

SNRHA shall require participants who are requesting to add family members that are minors and who are not their children by birth, foster care, court awarded custody, or court awarded guardianship to sign SNRHA's "Guardianship – Acceptance of Appointment of Temporary Guardian" forms certifying they have guardianship of minor children. ~~the child(ren) parent's consent to care for the child full time.~~ The family must also provide proof of income for the care of the child such as TANF payment or other support, if any income is being received by an adult for the care of the child. ~~The family member must be the payee.~~ School record (if the child is of school age), must be provided to document the subsidized residence as the record of enrollment for the child(ren).

~~SNRHA shall verify through welfare and the district attorney's office any payments being made for children residing in its HCV subsidized units.~~



~~SNRHA will not accept temporary guardianship for the purpose of dependent deductions and/or occupancy subsidy.~~

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

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 that 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 past fixed income (non-wages) for elderly or disabled clients along with EIV and any posted increases.



~~MINIMUM INCOME—Zero Income Interims~~

~~There is no minimum income requirement.~~

~~SNRHA Policy~~

~~Families who report zero income are required to complete a written certification annually that will be verified with all federal, state and local agencies and other sources, as appropriate, including credit checks, to verify income sources, and an interim will be submitted to MTCS.~~

~~Families that report zero income will be required to provide information regarding their means of basic subsistence, such as food, utilities, transportation, and other subsistence of expenses in writing. SNRHA will require a printout of utility bills for the past three (3) consecutive months to be submitted at interim evaluations for participants claiming zero income. The average for the last three months of utility bill payments over the amount of the family's Utility Reimbursement Payment will be averaged, and annualized. The results analyzed to determine the possibility of un-reported or under-reported income, shall be counted as income.~~

~~When the amounts indicate that the family has received monies from outside sources or that an outside source has paid the family's bills on their behalf, SNRHA will call the family into an interview to discuss how the family has made the payments. When it is discovered that an outside source has provided money to the family, or has paid the bills on the family's behalf, SNRHA will send third party verification to the providing party to determine whether the income is sporadic or recurring in order to determine whether the amount is to be included in the family's annual income. SNRHA will also verify no other income has been received via third party verification at the annual re-examination being sent to such agencies as the unemployment department, welfare, and child support, and will perform credit checks to identify reoccurring payments.~~

~~If the family's expenses exceed their known income, SNRHA will make inquiry of the head of household as to the nature of the family's resources and terminate the family for fraud, or offer a repayment agreement when documented evidence indicates the family has unreported 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% within the established guidelines shall result in the termination of the subsidy. Only two (2) repayment agreements will ever be approved for any one HCV household. The second cannot be approved unless the first has been paid in full. Repeating this action after the 2nd violation of unreported income will result in termination from the HCV program.~~

Known Changes in Income

If SNRHA verifies an upcoming increase or decrease in income, annual income will be calculated by applying each income amount to the appropriate part of the 12-month period.



5-III.D. APPLYING UTILITY ALLOWANCES [24 CFR 982.517]

Overview

SNRHA established utility allowance schedule is used in determining the family's share and SNRHA subsidy. SNRHA must use the appropriate utility allowance for the size of dwelling unit actually leased by a family rather than the voucher unit size for which the family qualifies using SNRHA subsidy standards.

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.

The family must request the higher allowance and provide SNRHA with an explanation of the need for the reasonable accommodation and information about the amount of additional allowance required [HCV GB, p. 18-8].

Utility Allowance Revisions

At reexamination, SNRHA must use SNRHA current utility allowance schedule ~~[24-CFR 982.517(d)(2)]~~. [HCV GB p. 18-8.]

SNRHA Policy

Revised utility allowances will be applied to a family's rent and subsidy calculations at the first annual reexamination that is effective after the allowance is adopted.

5-III.E. PRORATED ASSISTANCE FOR MIXED FAMILIES [24 CFR 5.520]

HUD regulations prohibit assistance to ineligible family members. A *mixed family* is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible family members. SNRHA must prorate the assistance provided to a mixed family. SNRHA will first determine assistance as if all family members were eligible and then prorate the assistance based upon the percentage of family members that actually are eligible. For example, if SNRHA subsidy for a family is calculated at \$500 and two of four family members are ineligible, SNRHA subsidy would be reduced to \$250.

*** Exhibit 5-1... See Next Page



Chapter 6

VERIFICATION

[24 CFR 982.516, 24 CFR 982.551, 24 CFR 5.230, [and Notice PIH 2017-12](#)]

INTRODUCTION

SNRHA must verify all information that is used to establish the family's eligibility and level of assistance and is required to obtain the family's consent to collect the information. Applicants and program participants must cooperate with the verification process as a condition of receiving assistance. SNRHA must not pass on the cost of verification to the family.

SNRHA will follow the verification guidance provided by HUD in PIH Notice [2004-01 and 2013-3 2017-12](#), Verification Guidance and any subsequent guidance issued by HUD. This chapter summarizes those requirements and provides supplementary SNRHA policies.

Part I describes the general verification process. More detailed requirements related to individual factors are provided in subsequent parts including family information (Part II), income and assets (Part III), and mandatory deductions (Part IV).

Verification policies, rules and procedures will be modified as needed to accommodate persons with disabilities. All information obtained through the verification process will be handled in accordance with the records management policies of SNRHA.

PART I: GENERAL VERIFICATION REQUIREMENTS

6-I.A. FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 982.516 AND 982.551, 24 CFR 5.230]

The family must supply any information that SNRHA or HUD determines is necessary to the administration of the program and must consent to SNRHA verification of that information [24 CFR 982.551].

Consent Forms

It is required that all adult applicants and participants sign form HUD-9886, Authorization for Release of Information. The purpose of form HUD-9886 is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form. HUD and SNRHA may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members. Only HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA). Adult family members must sign other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.

Penalties for Failing to Consent [24 CFR 5.232]

If any family member who is required to sign a consent form fails to do so, SNRHA will deny admission to applicants and terminate assistance of participants. The family may request an informal review (applicants) or informal hearing (participants) in accordance with SNRHA procedures.



6-I.B. OVERVIEW OF VERIFICATION REQUIREMENTS

HUD's Verification Hierarchy [Notice PIH ~~2017-122010-19~~]

HUD authorizes SNRHA to use six methods to verify family information and specifies the circumstances in which each method will be used. In general HUD requires SNRHA to use the most reliable form of verification that is available and to document the reasons when SNRHA uses a lesser form of verification.

SNRHA Policy

Upfront Income Verification (UIV): The verification of income at admission or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals. HUD's **Enterprise Income Verification System (EIV)** is considered to be this method. This is currently not available for applicants.

SNRHA shall not verify income in accordance with the following Verification Hierarchy for fully excluded income such as Supplemental Nutrition Assistance Program (SNAP) benefits formerly known as food stamps. Document on file narratives shall not be required for fully excluded incomes to state why third party verification was not received. (PIH Notice-2013-4). Additionally, SNRHA shall not enter this income on section 7 of the HUD form 50058. SNRHA shall accept the participant's self-certification on the reexamination application of fully excluded income. SNRHA has the option of requiring additional verification, as needed.

SNRHA shall not follow the Verification Hierarchy below when completing annuals reexaminations for elderly or disabled families on "fixed" non-wage income.

SNRHA shall simplify the requirements associated with determining the annual income of participants on "fixed income- non-wage" when 100% of the family's income consists fixed income. SNRHA has opted to conduct streamlined reexaminations by recalculating of the family's income by applying any published cost of living adjustments to the previously verified income amount in compliance with PIH Notice 2013-03.

For the purpose of this policy, as noted in PIH 2013-03, fixed income includes income from:

1. Social Security payments including SSI and SSDI
2. Federal, State, local and private pensions plans; and
3. Other periodic payments from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic receipts that are of substantially the same amount from year to year.

The Verification Hierarchy. SNRHA shall begin with the highest level of verification techniques, except as noted in 6.I.B. PHAs are required to access the EIV system and obtain an Income Report for each household. SNRHA shall maintain the Income Report in the tenant's file along with the form HUD-50058 and other supporting documentation to support income and rent determinations for all mandatory annual reexaminations of family income and composition.



- Expenses related to deductions from annual income;
- Other factors influencing the adjusted income or income-based rent determination.

When SNRHA is unable to obtain 3rd party verification, SNRHA will document in the family file the reason that third-party verification was not available (including oral verification attempt) and will place a photocopy of any original document(s) in the family file. ~~[24 CFR 960.259(e)(1); VG, p.15]~~ [24 CFR 982.516(a)(2); PIH Notice 2017-12.]

6-I.C. UP-FRONT INCOME VERIFICATION (UIV)

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

HUD allows SNRHA to use the EIV information in conjunction with family-provided documents to anticipate income.

SNRHA Policy

SNRHA will inform all applicants and participants of its use of the following UIV resources during the admission and reexamination process:

HUD’s Enterprise Income Verification System (EIV)

SNRHA must restrict access to and safeguard UIV data in accordance with HUD guidance on security procedures, as issued and made available by HUD.

There may be legitimate differences between the information provided by the family and EIV-generated information. No adverse action can be taken against a family until SNRHA has independently verified the EIV information and the family has been granted an opportunity to contest any adverse findings through the informal review/hearing process of SNRHA.

Use of HUD’s Enterprise Income Verification (EIV) System

HUD’s EIV system contains data showing earned income, unemployment benefits, Social Security and SSI benefits for participant families. HUD requires SNRHA to use the EIV system when available. The following policies will apply when SNRHA has access to HUD’s EIV system.

The EIV system contains two main components: tenant income data reports and “exceeds threshold” reports.

Tenant Income Data (TID) Reports (EIV)

The data shown on TID reports is updated quarterly. Data may be between 3 and 6 months old at the time reports are generated.



SNRHA Policy

SNRHA shall proceed as follows:

SNRHA shall identify underreported income and/or unreported income sources: EIV Income Discrepancies Reports shall be run at least quarterly and appropriate actions taken.

No adverse action may be taken based solely on EIV data. In order to protect any individual whose records are being used in a matching program, no recipient agency, non-Federal agency, or source agency may suspend, terminate, reduce or make a final denial of any financial assistance or payment under a Federal Benefit program to such individual, as a result of information produced by such matching program, until the agency has independently verified the information;

Review current and historical 50058s;

Verify effective dates of new and terminated income sources;

Discuss the income discrepancy with the tenant;

View past and current interim and annual recertification documents in the tenant's file;

Obtain additional documents from the tenant and/or third party (if necessary);

Obtain Social Security Earnings Statement (SSA Form 7004) for historical wage earnings (Form available on HUD's website) for retroactive rent calculations.

EIV Identity Verification

The EIV system verifies tenant identities against SSA records. These records are compared to PIC data for a match on Social Security number, name, and date of birth.

PHAs are required to use EIV's Identify Verification Reports on a monthly basis to improve the availability of income information in EIV (PIH Notice ~~2012-10~~ 2017-12)

When identity verification for a participant fails, a message will be displayed within the EIV system and no income information will be displayed.

SNRHA Policy

SNRHA will identify participants whose identity verification has failed as part of the annual reexamination process.

SNRHA will attempt to resolve PIC/SSA discrepancies by reviewing file documents. When SNRHA determines that discrepancies exist due to SNRHA errors such as spelling errors or incorrect birth dates, the errors will be corrected promptly and correction transmitted to HUD.

Review of EIV Reports:

SNRHA shall monitor EIV Reports according to the following schedule:

- The following reports shall be ran and reviewed and appropriate actions taken:



Third-Party Written Verification [PIH Notice 2017-12]

Third-party verification is used to verify information directly with the source. Third-party written verification forms will be sent and returned via first class mail or fax. The family will be required to sign an authorization for the information source to release the specified information.

Verifications received electronically directly from the source as well as items as noted above in the Chart (Including those provided directly from a clients) are considered third party written verifications.

SNRHA Policy

SNRHA will accept verifications in the form of computerized printouts, showing payments, faxed, mailed or received via upfront verification systems directly from the following agencies:

- Social Security Administration –EIV;
- Veterans Administration;
- Welfare Assistance;
- Unemployment Compensation Board;
- City or County Courts;
- Other State and Federal Offices, including HUD.

SNRHA will use computer printouts as well as other acceptable forms of third party verification that do not appear as altered and are on a business or other entity's letterhead, received directly from the family for calculation family's income. Staff must attempt third party verification when EIV nor family provided acceptable documentation is not available. If no response, then staff must attempt oral verifications and must document on the file narrative why third party was not used and complete an oral verification form.

If the family disputes the information provided by the third party, the staff is to seek further clarification by phone with the third party. The information provided by the 3rd party is to prevail.

Third-Party Oral Verification [Notice PIH 2017-12]

SNRHA Policy

Oral third-party verification will be used when written third-party verification is delayed; not returned within 10 calendar days or not possible. When third-party oral verification is used, staff will be required to complete an Oral Verification/Review of Documents form, noting with whom they spoke, the date of the conversation, and the facts provided. If oral third party verification is not available, SNRHA will document the file narrative and utilize documents provided by the participant. If the oral is provided by telephone, SNRHA must originate the call.



Self-Certification/Self-Declaration

When verification cannot be made by third-party verification, including oral verification or review of documents, families will be required to submit a self-certification.

SNRHA Policy

Self-certification means a statement under penalty of perjury, and the signature must be witnessed by SNRHA staff.

When Third-Party Information is Late

When third-party verification has been requested and the timeframes for submission have been exceeded, SNRHA will use the information from documents on a provisional basis.

SNRHA Policy

If SNRHA later receives third-party verification that differs from the amounts used in income and rent determinations and it is past the deadline for processing the reexamination, SNRHA will conduct an interim reexamination to adjust the figures used for the reexamination, regardless of SNRHA's interim reexamination policy, if needed.

When Third-Party Verification is Not Required [|PIII Notice 2017-12|](#)

Primary Documents

Third-party verification is not required when legal documents are the primary source, such as a birth certificate or other legal documentation of birth and for verification of checking/saving accounts.

Certain Assets and Expenses

SNRHA will accept a self-certification from a family as verification of assets disposed of for less than fair market value [HCV GB, p. 5-28].

SNRHA will determine that third-party verification is not available if the asset or expense involves an insignificant amount, making it not cost-effective or reasonable to obtain third-party verification [VG, p. 15].

SNRHA Policy

SNRHA will use review of documents in lieu of requesting third-party verification when the market value of an individual asset or an expense is less than \$1,000 annually *and* the family has original documents that support the declared amount.

Certain Income, Asset and Expense Sources

SNRHA will determine that third-party verification is not available when it is known that an income source does not have the ability to provide written or oral third-party verification [VG, p. 15]. For example, SNRHA will rely upon review of documents when SNRHA determines that a third party's privacy rules prohibit the source from disclosing information.



- Information about the characteristics of these areas including job opportunities, schools, transportation and other services
- ~~An explanation of how portability works, including a list of portability contact persons for neighboring PHAs including names, addresses, and telephone numbers~~

Additional Items to be Included in the Briefing Packet

In addition to items required by the regulations, SNRHA may wish to include supplemental materials to help explain the program to both participants and owners [HCV GB p. 8-7 **Notice PIH 2017-12**]

SNRHA Policy

SNRHA will provide the following additional materials in the briefing packet:

The HUD pamphlet on lead-based paint entitled *Protect Your Family from Lead in Your Home*

When SNRHA-owned units are available for lease, a written statement that the family has the right to select any eligible unit available for lease, and is not obligated to choose a SNRHA-owned unit.

Information on how to fill out and file a housing discrimination complaint form.

The publication *Things You Should Know (HUD-1140-OIG)* that explains the types of actions a family must avoid and the penalties for program abuse.

HUD Form-5380 domestic violence certification form and HUD's Form-5382 notice of occupancy rights, which contains information on VAWA protections for victims of domestic violence, dating violence, sexual assault, and stalking.

7-I.C. FAMILY OBLIGATIONS

The obligations of the family are described in the housing choice voucher (HCV) regulations and on the voucher itself. These obligations include responsibilities the family is required to fulfill, as well as prohibited actions. SNRHA must inform families of these obligations during the oral briefing, and the same information must be included in the briefing packet. When the family's unit is approved and the HAP contract is executed, the family must meet those obligations in order to continue participating in the program. Violation of any family obligation may result in termination of assistance, as described in Chapter 12.

Time Frames for Reporting Changes Required By Family Obligations

SNRHA Policy

Unless otherwise noted below, when family obligations require the family to respond to a request or notify SNRHA of a change, notifying SNRHA of the request or change within 10 calendar days is considered prompt notice.

When a family is required to provide notice to SNRHA, the notice must be in writing.



REMAINING MEMBER OF TENANT FAMILY – RETENTION OF VOUCHER [24 CFR 982.315]

To be considered the remaining member of the tenant family, the person must have been previously approved by SNRHA to be living in the unit. An adult, other than the co-head can take over the voucher if the voucher holder decides they no longer want the voucher. This includes other adult children in the unit. However, the adult would be required to complete and pass a criminal background check prior to the voucher being reassigned and must have been listed as an original member of the household at the time of the original application or approved as a household member who is at least 18 years of age by SNRHA who has been added to the household for more than two (2) years.

In the event of a death or removal of the only adult in the unit, the person receiving court awarded guardianship will be assigned the voucher, if they request it.

Household members such as live-in aides, foster children, and foster adults do not qualify as remaining members of a family. In order for a minor child to continue to receive assistance as a remaining family member:

- The court has to have awarded emancipated minor status to the minor or
- SNRHA has to have verified that social services and/or the Juvenile Court has arranged for another adult to be brought into the assisted unit to care for the child(ren) for an indefinite period. The adult must meet all eligibility requirements of the Housing Choice Voucher Program
- The Court has awarded custody of the minors to another adult who must meet all eligibility requirements of the Housing Choice Voucher Program
- Only one voucher will be issued in the case where award of children are given to more than one adult. The adult receiving the greater number of children will receive the voucher, if he/she meets all other program requirements. In the case of equal number of children and multiple parents or guardians, neither parent will receive the voucher unless a formal court decision is rendered and provided to SNRHA providing guidance for which adult is to receive the voucher. (See Chapter 5 regarding Caretaker for Children) A reduction in family size may require a reduction in the voucher family unit size.
- SNRHA shall conduct an overview – briefing for any new Head of Household (HoH) regarding family obligations and the new HoH will sign and complete all required documentation.

PART II: SUBSIDY STANDARDS AND VOUCHER ISSUANCE

7-II.A. OVERVIEW

HUD guidelines require that SNRHA establish subsidy standards for the determination of family unit size, and that such standards provide for a minimum commitment of subsidy while avoiding overcrowding. The standards used for the unit size selected by the family must be within the minimum unit size requirements of HUD's Housing Quality Standards. This Chapter explains the subsidy standards that will be used to determine the voucher size (family unit size) for various sized families when they are selected from the waiting list, as well as SNRHA's procedures when a family's size changes or a family selects a unit size that is different from the size of the voucher issued, voucher term, and to any extensions of the voucher term.



- SNRHA will consider those minor children of family members that are temporarily placed in foster care in determining the family unit size (voucher size).
- When Department of Family Services (DFS) requires a larger size unit in order for the child/ren to be returned to the home, SNRHA will increase the voucher size as needed prior to the annual reexamination. However, the family may not move if they are in the initial term of their lease, and SNRHA will still not permit overcrowding.

SNRHA Policy

SNRHA will assign one (1) bedroom for each two (2) persons within the household, except in the following circumstances:

Persons of the opposite sex (other than spouses) will be allocated a separate bedroom.

Foster children will be included in determining unit size only if they will be in the unit for more than 12 months.

Live-in aides will be allocated a separate bedroom. No additional bedrooms are provided for the attendant's family.

Space may be provided for a child who is away at school but who lives with the family during school recesses.

Space will not be provided for a family member, other than a spouse, who will be absent most of the time, such as a member who is away in the military.

A single pregnant woman with no family members must be treated as a two-person family.

Single person families shall be allocated a one (1) bedroom voucher.

~~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.~~



SNRHA will reference the following chart in determining the appropriate voucher size for a family:

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 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 shall not result in additional bedroom size increases nor will they be allowed if the results will cause overcrowding.

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 ~~SNRHA errs~~ an error in the bedroom size designation is made, the family will be issued a voucher of the appropriate size at the next annual reexamination.

7-ILC. EXCEPTIONS TO SUBSIDY STANDARDS

In determining family unit size for a particular family, SNRHA may grant an exception to its established subsidy standards as a reasonable accommodation. [24 CFR 982.402(b)(8)].



The exception will be as an approved reasonable accommodation for a disabled family member, for a live-in aide, medical equipment, or other accommodations verified by a medical professional.

Under-housed and Over-housed Families

If a unit does not meet HQS space standards due to an increase or decrease in family size, (unit too small) or the family no longer meets SNRHA's occupancy standards, SNRHA will issue a new voucher of the appropriate size, at annual recertification date if the addition to the unit has been approved by SNRHA or is due to a birth of a child/ren. SNRHA shall not approve additions to the unit that would result in the family being under housed. If the increase in family size results in the assisted unit failing HQS space standards, SNRHA shall issue a larger voucher at their annual recertification date. The HAP shall be terminated as of the anniversary date of the contract.

SNRHA ERROR IN DETERMINING VOUCHER SIZE

If a higher bedroom size voucher is issued in error (during a family's initial lease-up, ReHAP, or move,) the family will not be penalized. The family's correct voucher size will be adjusted at their next annual examination or if the family moves.

~~If SNRHA errs in the bedroom size designation, the family will be issued a Voucher of the appropriate size so that the family is not penalized. At the next annual re-examination or move the family's voucher size shall be adjusted to the requirements of SNRHA's occupancy standards. If the err is found prior to the initial leasing, the voucher size shall be adjusted at that time.~~ Changes to the family's voucher due to updated subsidy standards (such as not increasing voucher sizes for new family members that are not by birth, marriage, adoption, or foster care,) shall be grandfathered in. However, no new family members can be added to the family that are not in compliance with new policies. This includes adding ~~children~~ **adults** that are 18 **years** and older back into the family. A larger voucher size shall not be issued.

UNIT SIZE SELECTED [24 CFR 982.402(c)]

The family may select a different size dwelling unit than that listed on the Voucher. There are three criteria to consider:

- **Subsidy Limitation:** The family unit size as determined for a family under SNRHA subsidy standard for a family assisted in the voucher program is based on SNRHA's adopted payment standards. The payment standard for a family shall be the lower of:
 - The payment standard amount for the family unit size or
 - The payment standard amount for the unit size rented by the family
- **Utility Allowance:** The utility allowance used to calculate the gross rent is based on the actual size of the unit the family selects, regardless of the size authorized on the family's Voucher.
- **Housing Quality Standards (HQS):** The standards allow two persons per living/sleeping room and permit maximum occupancy levels (assuming a living room is used as a living/sleeping area) as shown in the table in section 7.II.B. The levels may be exceeded if a room in addition to bedrooms and living room is used for sleeping.



- Failure to maintain the unit and premises in decent and sanitary conditions which could result in potential health and/or safety concerns.
- Damages to the unit or premises caused by a household member or guest beyond normal wear and tear that result in HQS deficiencies.
- Tenant may be billed for the cost of repairs made by the owner that were determined to be caused by the family.

Owner Responsibilities

The owner is responsible for all HQS violations not listed as a family responsibility above, even if the violation is caused by the family's living habits (e.g., vermin infestation). However, if the family's actions constitute a serious or repeated lease violation the owner may take legal action to evict the family.

Owners are responsible for conducting intermittent inspections to ensure HQS Standards are being met.

SNRHA Policy

Owners are not permitted to keep storage within the assisted unit including, but not limited to: garage, parking space, attics, basements, or other storage areas designed to be utilized by the occupants of the unit.

8-LE. SPECIAL REQUIREMENTS FOR CHILDREN WITH ELEVATED BLOOD LEAD LEVEL [24 CFR 35.1225; FR Notice 1/13/17; [PIH Notice 2017-13](#)]

If SNRHA is notified by a public health department or other medical health care provider, or verifies information from a source other than a public health department or medical health care provider, that a child of less than six (6) years of age, living in an HCV-assisted unit has been identified as having an elevated blood lead level, SNRHA must complete an environmental investigation of the dwelling unit. The risk assessment must be completed in accordance with program requirements, and the result of the risk assessment must be immediately provided to the owner of the dwelling unit. In cases where the public health department has already completed an evaluation of the unit, this information must be provided to the owner.

Within 30 calendar days after receiving the risk assessment report from SNRHA, or the evaluation from the public health department, the owner is required to complete the reduction of identified lead-based paint hazards in accordance with the lead-based paint regulations [24 CFR 35.1325 and 35.1330]. If the owner does not complete the "hazard reduction", as required the dwelling unit is in violation of HQS and SNRHA will take action in accordance with Section 8-II.G.

Additionally, SNRHA shall submit a listing to Clark County Health Department of units under lease with children age six (6) and under to determine if any have been identified as having elevated blood lead levels. This assessment shall be completed quarterly and the results maintained for future audits.



Interior Air Quality

The dwelling unit must be free of air pollutant levels that threaten the occupants' health. There must be adequate air circulation in the dwelling unit. Bathroom areas must have one openable window or other adequate ventilation. Any sleeping room must have at least one window. If a window was designed to be opened, it must be in proper working order.

Water Supply

The dwelling unit must be served by an approved public or private water supply that is sanitary and free from contamination. Plumbing fixtures and pipes must be free of leaks and threats to health and safety.

Lead-Based Paint

Lead-based paint requirements apply to dwelling units built prior to 1978 that are occupied or can be occupied by families with children less than six years of age, excluding zero bedroom dwellings. Owners must:

- Disclose known lead-based paint hazards to prospective tenants before the lease is signed,
- provide all prospective families with "Protect Your Family from Lead in Your Home",
- Stabilize deteriorated painted surfaces and conduct hazard reduction activities **within 30 days** when identified by the PHA
- Notify tenants each time such an activity is performed
- Conduct all work in accordance with HUD safe practices
- **As part of ongoing maintenance ask each family to report deteriorated paint.**
- **Maintain covered housing without deteriorated paint if there is child under six in the family.**

For units occupied by elevated blood lead level (lead poisoned) children under six years of age, an environmental investigation must be conducted (paid for by the PHA). If lead hazards are identified during the risk assessment, the owner must complete hazard reduction activities **within 30 days**.

See HCV GB p. 10-15 for a detailed description of these requirements. For additional information on lead-based paint requirements see 24 CFR 35, Subparts A, B, M, and R.

Access

Use and maintenance of the unit must be possible without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire.

Site and Neighborhood

The site and neighborhood must be reasonably free from disturbing noises and reverberations, excessive trash or vermin, or other dangers to the health, safety, and general welfare of the occupants.

Sanitary Condition

The dwelling unit and its equipment must be in sanitary condition and free of vermin and rodent infestation. The unit must have adequate barriers to prevent infestation.



11-ILC. CHANGES AFFECTING INCOME OR EXPENSES

Interim reexaminations can be scheduled either because SNRHA has reason to believe that changes in income or expenses may have occurred, or because the family reports a change. ~~When a family reports a change, SNRHA may take different actions depending on whether the family reported the change voluntarily, or because it was required to do so.~~

~~SNRHA-Initiated~~ Interim Reexaminations

SNRHA must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 982.516(c)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)].

SNRHA-initiated interim reexaminations are those that are scheduled based on circumstances or criteria defined by SNRHA. They are not scheduled because of changes reported by the family.

SNRHA Policy

SNRHA will conduct interim reexaminations in each of the following instances:

- For families receiving the Earned Income Disallowance (EID), SNRHA will conduct an interim reexamination at the start of the EID process, at Phase-In, and at the conclusion of the 24-month eligibility period.
- ~~If the family has reported zero income, SNRHA will conduct an annual reexamination as long as the family continues to report that they have no income.~~
- Families that report zero income will be required to provide information regarding their means of basic subsistence, such as food, utilities, transportation, and other subsistence of expenses in writing by completing SNRHA's 'Zero Income Packet.' SNRHA will also send third party verification(s) to the state unemployment department whenever a participant claims zero income.

For families reporting zero income for six (6) months or more:

SNRHA will require a printout of utility bills for the past ~~12~~ three (3) months to be submitted at ~~interim~~ evaluations for participants claiming zero income. The average ~~for of~~ the last three (3) months of utility bill payments (over the amount of the family's Utility Reimbursement Payment [if applicable]), will also be averaged, annualized and the results analyzed to to determine the possibility of un-reported or under-reported income. SNRHA will also perform credit checks.

- When the amounts indicate ~~that~~ the family has received monies from outside sources, or that an outside source has paid the family's bills on their behalf, ~~SNRHA will call the family into an interview to discuss how the family has made the payments. When~~



~~it is discovered that an outside source has provided money to the family, or has paid the bills on the family's behalf,~~ SNRHA will send third party verification(s) to the providing party to verify whether the income is sporadic or recurring in order to determine whether the amount is to be included in the family's annual income. ~~SNRHA will also verify no other income has been received via third party verification at the annual re-examination being sent to such agencies as the unemployment department, welfare, and child support, and will perform credit checks to identify reoccurring payments.~~ EIV printouts will also be reviewed for all interim reexaminations.

If the family's expenses exceed their known income, SNRHA will make inquiry of the head of household as to the nature of the family's resources and terminate the family for fraud, or offer a repayment agreement when documented evidence indicates the family has unreported 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% within the established guidelines shall result in the termination of the subsidy. Only two (2) repayment agreements will ever be approved for any one HCV household. The second cannot be approved unless the first has been paid in full. Repeating this action after the 2nd violation of unreported income will result in termination from the HCV program.

- If at the time of the annual reexamination, it is not feasible to anticipate a level of income for the next 12 months (e.g. seasonal or cyclic income), SNRHA will schedule an interim reexamination to coincide with the end of the period for which it is feasible to project income.
- If at the time of the annual reexamination, tenant-provided documents were used on a provisional basis due to the lack of third-party verification, and third-party verification becomes available, SNRHA will conduct an interim reexamination.
- SNRHA may conduct an interim reexamination at any time in order to correct an error in a previous reexamination, or to investigate a tenant fraud complaint.

Family-Initiated Interim Reexaminations

~~SNRHA must adopt policies proscribing when and under what conditions the family must report changes in family income or expenses [24 CFR 982.516(e)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)].~~

Required Reporting

HUD regulations give SNRHA the freedom to determine the circumstances under which families will be required to report changes affecting income.

SNRHA Policy

Families are required to report all increases in income, including new employment, within 10 calendar days of the date the change takes effect.



- If the payment standard amount has *increased*, the increased payment standard will be applied at the *first annual* reexamination following the effective date of the increase in the payment standard.
- If the payment standard amount has *decreased*, the decreased payment standard will be applied at the *second annual* reexamination following the effective date of the decrease in the payment standard.
- If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the current payment standard applicable to the family will be used when the new HAP contract is processed.

Subsidy Standards [24 CFR 982.505(c)(4)]

If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in SNRHA's subsidy standards (see Chapter 6), the new family unit size must be used to determine the payment standard amount for the family at the family's *first annual* reexamination following the change in family unit size.

SNRHA Policy

Family composition changes resulting in a change in voucher size: Although SNRHA will conduct interims for all changes in family composition, the voucher size will not be adjusted until the family's first annual reexamination following the family composition change.

(Exception: see 24 CFR 982.403 for violations of the HQS space standards.)

Utility Allowances [24 CFR 982.517(d)HCV GB pg. 18-8]

The family share of the rent and HAP calculations must reflect any changes in the family's utility arrangement with the owner, or in SNRHA's utility allowance schedule [HCV GB, p. 12-5]. Chapter 14 discusses how utility allowance schedules are established.

When there are changes in the utility arrangement with the owner, SNRHA must use the utility allowances in effect at the time the new lease and HAP contract are executed.

At reexamination, SNRHA must use SNRHA current utility allowance schedule.

SNRHA Policy

Revised utility allowances will be applied to a family's rent and subsidy calculations at the first reexamination after the allowance is adopted.

11-III.C. NOTIFICATION OF NEW FAMILY SHARE AND HAP AMOUNT

SNRHA must notify the owner and family of any changes in the amount of the HAP payment [HUD-52641, HAP Contract]. The notice must include the following information [HCV GB, p. 12-6]:

- The amount and effective date of the new HAP payment
- The amount and effective date of the new family share of the rent
- The amount and effective date of the new tenant rent to owner



- Kidnapping, attempted kidnapping
- Sexual assault attempted sexual assault
- **Child molestation**
- Child pornography

C. FIVE YEAR PROHIBITION

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.

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
- 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)
- 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 basis for the denial or proof that the applicant engaged in disqualifying criminal activity.
- Any record of eviction from public or privately-owned housing as a result of criminal activity within the past five (5) years.
- 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 **will** **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.



12-IL.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, spouse, or co head. ~~Before terminating the family's assistance, SNRHA will provide proper notice by notifying the family of the cancellation of assistance in writing. The owner/agent shall receive a 30 calendar day notice of cancellation of the contract, unless the family vacant the unit prior to the end of the month. 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-IL.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-IL.C. SNRHA shall not issue a voucher to move if SNRHA has received a notice of proceeding for an eviction for 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 30 calendar days' notice to their property owner 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,



- 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 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.
- 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 ~~15~~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



4. Falsification or Fraud by Family Members:

SNRHA shall terminate assistance to a participant family that has submitted false, fraudulent or intentionally misleading information to SNRHA in order to obtain assistance and/or during the term of their Housing Assistance Payment (HAP) Contract.

a. Ownership Interest in the Assisted Unit

SNRHA will terminate assistance to a participant family when, through verifiable evidence, SNRHA determines that:

- A family member has an ownership interest in the assisted unit; or
- The family has permitted the Owner, of the assisted unit, to reside therein.

When the above-referenced determinations are made, SNRHA ~~shall~~ may refer the matter forthwith to the Office of the Inspector General (OIG) for criminal investigation. The referral to the OIG shall not preclude, postpone, or otherwise interfere with SNRHA's administrative termination process.

b. False, Misleading or Fraudulent Information

SNRHA may terminate assistance to a participant family when, through verifiable evidence, SNRHA verifies:

- The family willfully misrepresented income on a zero income certification; or
- The family misrepresented facts that caused SNRHA to overpay assistance.

1. Mitigating Circumstances

If a family misrepresented facts that caused SNRHA to overpay assistance, SNRHA may choose to continue assistance if the family enters into a repayment agreement within ~~fourteen (14)~~ thirty (30) calendar days of the date of SNRHA's determination.

c. Business Activity in the Assisted Unit

SNRHA shall terminate assistance to a participant family when SNRHA verifies that the assisted unit is being used primarily for business purposes.

In making this determination, SNRHA shall consider whether the business activity resulted in the inability of the family member to utilize critical living space such as, bedrooms and bathrooms.

1. Illegal Business Activity

When SNRHA verifies the participant is conducting an illegal business at the assisted unit, the family's assistance shall be terminated.

For purposes of this Section, an illegal business is one that violates the State of Nevada criminal code.

False or Incomplete Citizenship/Eligible Non-Citizen Information



assisted. The reinstatement for families shall be done in reserve order of SNRHA's list of termination of assistance for the lack of sufficient funds.

In the event SNRHA decides to stop issuing vouchers as a result of a funding shortfall, and SNRHA is not assisting the number of special purpose vouchers (NED families, HUD-VASH families, and Family Unification Program (FUP) families, when SNRHA resumes issuing vouchers, it will issue vouchers first to the special purpose vouchers, when applicable.

PART III: APPROACH TO TERMINATION OF ASSISTANCE

12-III.A. OVERVIEW

SNRHA is required by regulation to terminate a family's assistance if certain program rules are violated. For other types of offenses, the regulations give SNRHA the discretion to either terminate the family's assistance or to take another action. This part discusses the various actions SNRHA may choose to take when it has discretion, and outlines the criteria SNRHA will use to make its decision about whether or not to terminate assistance. It also specifies the requirements for the notice that must be provided before terminating assistance.

12-III.B. METHOD OF TERMINATION [24 CFR 982.552(a)(3)]

The way in which SNRHA terminates assistance depends upon individual circumstances. HUD permits SNRHA to terminate assistance by:

- Terminating housing assistance payments under a current HAP contract,
- Refusing to approve a request for tenancy or to enter into a new HAP contract, or
- Refusing to process a request for or to provide assistance under portability procedures.

12-III.C. ALTERNATIVES TO TERMINATION OF ASSISTANCE

Repayment of Family Debts

SNRHA Policy

If a family owes amounts to SNRHA, as a condition of continued assistance, SNRHA will require the family to repay the full amount or to enter into a repayment agreement, within ~~14~~ **thirty (30)** calendar days of receiving notice from SNRHA of the amount owed. See Chapter 14 for policies on repayment agreements.

12-III.D. CRITERIA FOR DECIDING TO TERMINATE ASSISTANCE

Evidence

For criminal activity, HUD permits SNRHA to terminate assistance if a *preponderance of the evidence* indicates that a household member has engaged in the activity, regardless of whether the household member has been convicted [24 CFR 982.553(c)].

SNRHA Policy



Assistance Payments (HAP) for a period of five (5) years from the date of the last HAP payment made to said landlord under current contracts.

For Purposes of this section, "owner" includes a principal or other interested party.

If SNRHA finds the owner/agent is collecting side payments, SNRHA must notify the owner/agent to immediately cease collecting these payments and require repayment to the tenant of the full amount collected. The owner/agent must provide SNRHA with proof of repayment to the tenant.

SNRHA must determine whether the owner/agent also collected side payments from other participants and follow up to require repayment.

If found side payments were made, SNRHA may disbar those owner/agents for five (5) years. For those owners/agents disbarred, SNRHA will cancel the HAP contracts associated by giving a 60-day Notice of Cancellation to the owner/agent.

Participants will be issued a moving packet to locate other housing.

- i. The owner owes a past debt that is outstanding with SNRHA. The debt must be paid in full prior to entering into a new contract.

4. Breach of Housing Assistance Payment Contract

a. Owner Breach:

Any of the actions, listed below, constitute breach of the HAP Contract by the Owner:

- Violation of any obligation expressed in the HAP Contract, including, but not limited to, failure to maintain the unit in accordance with the HQS - unless said failure is the result of uncorrected tenant caused damage, beyond normal wear and tear.
- Violation of any obligation expressed in any other HAP Contract.
- The commission of fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
- Involvement in drug trafficking.

SNRHA's rights and remedies against the owner under the HAP Contract include:

- Recovery of overpayment in small claims court;
- Abatement or partial reduction of housing assistance payments; and
- Termination of the HAP Contract.

Leasing to Relatives [24 CFR 982.306(d), HCV GB p. 11-2]



Changes in Rent to Owner: SNRHA may review a sample of the units to determine how often owners are increasing or decreasing rents and the average percent of increases/decreases by bedroom size.

Unit Availability: SNRHA will review the availability of units for each unit size, particularly in areas with low concentrations of poor and minority families.

Lease-up Time and Success Rate: SNRHA will consider the percentage of families that are unable to locate suitable housing before the voucher expires and whether families are leaving the jurisdiction to find affordable housing.

~~Changes to payment standard amounts will be effective **February-March 1**, of each year, after FMRs are posted by HUD, unless the current payment standard is out of the 'basic range' (90%—110% of FMR). In that case the Payment Standard shall be effective December 1.~~

~~If SNRHA has already processed reexaminations that will be effective on or after December 1st, and the effective date of the payment standards is December 1st, SNRHA will make retroactive adjustments to any such reexaminations if the new payment standard amount is higher than the one used by SNRHA at the time the reexamination was originally processed.~~

Exception Payment Standards [982.503(c)]

According to HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," the PHA may establish an exception payment standard of not more than 120 percent of the published FMR (fair market rent) if required as a reasonable accommodation in accordance with 24 CFR part 8 for a family that includes a person with a disability. Any unit approved under an exception payment standard must still meet the reasonable rent requirements found at 24 CFR 982.507.

SNRHA must request HUD approval to establish payment standards that are higher than the basic range. At HUD's sole discretion, HUD may approve a payment standard amount that is higher than the basic range for a designated part of the FMR area. HUD may approve an exception payment standard amount (in accordance with program requirements) for all units, or for all units of a given size, leased by program families in the exception area. Any PHA with jurisdiction in the exception area may use the HUD-approved exception payment standard amount. The total population of all HUD-approved exception areas in an FMR area may not include more than 50 percent of the population of the FMR area.

Unit-by-Unit Exceptions [24 CFR 982.503(b), 24 CFR 982.505(d), Notice PIH 2010-26]

Unit-by-unit exceptions to SNRHA's payment standards generally are not permitted. However, an exception may be made as a reasonable accommodation for a family that includes a person with disabilities. (See Chapter 2 for a discussion of reasonable accommodations.) This type of exception does not affect SNRHA's payment standard schedule.

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



- If the facts prove the grounds for denial, and the denial is discretionary, SNRHA will consider the recommendation of the person conducting the informal review in making the final decision whether to deny assistance.

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 calendar days of the informal review, to the applicant and his or her representative, if any, ~~along with proof of mailing.~~

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.

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.



SNRHA must schedule and send written notice of the informal hearing to the family within 10 ~~calendar~~-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 24 hours of the scheduled hearing date, excluding weekends and holidays. 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.

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.

The SNRHA hearing procedures may provide that SNRHA must be given the opportunity to examine at SNRHA offices before the hearing, any family documents that are directly relevant to the hearing. SNRHA must be allowed to copy any such document at the SNRHA's expense. If the family does not make the document available for examination upon request of SNRHA, the family may not rely on the document at the hearing.

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. on the business day prior to the scheduled hearing date



Repayment Agreement Guidelines

- Payment Agreements will be executed between SNRHA and the head of household, co-head, or spouse.
- The Repayment Agreement must be executed by ~~the Housing Programs Deputy Director~~ 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 by-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.
- Payment Agreements must be in writing.
- Length of Payment Agreements not to exceed one year.
- 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.

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 11 additional months. Minimal payments as outlined below and are due each month by the 10th.

The minimum monthly amount of monthly payment for any payment agreement is \$25.

BALANCE DUE	PAYMENT DUE
\$25-\$100	\$25 down and \$25 per month
\$101-\$500	25% down and balance within 11 months with minimum payment of \$35 per month
\$501-\$1000	25% down and balance within 11 months with minimum payment of \$50 per month
\$1001+	25% down and balance within 11 months with minimum payment of \$75 per month

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 by-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



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-VILA. 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 discussed in Chapter 8. This part deals with the reporting requirements, and data collection and record keeping responsibilities SNRHA is subject to.

14-VILB. REPORTING REQUIREMENT [24 CFR 35.1225(e)] [Notice PIH 2017-13]

SNRHA-The owner must report the name and address of a child identified as having an elevated blood lead level to the public health department within five (5) business days of being so notified by any other medical health care professional. The owner must also notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child's address within five (5) business days. The PHA may collaborate with the owner on the notification process, such as by agreeing with the owner to provide the required notifications on the owner's behalf.

SNRHA Policy

Upon notification by the owner, SNRHA will provide the public health department written notice of the name and address of any child identified as having an elevated blood lead level within five (5) business days.

Upon notification by the owner, the PHA will notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child's address within five (5) business days.

14-VILC. DATA COLLECTION AND RECORD KEEPING [24 CFR 35.1225(f)]

At least quarterly, SNRHA must attempt to obtain from the public health department(s) with a similar area of jurisdiction, the names and/or addresses of children less than 6 years old with an identified elevated blood lead level.

If SNRHA obtains names and addresses of elevated blood lead level children from the public health department(s), SNRHA must match this information with the names and addresses of families receiving HCV assistance, unless the public health department



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-LC. 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 **should include the address of the suspected violator and** must contain at least one independently-verifiable item of information, such as the name of an employer or the name of an unauthorized household member.

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

SNRHA ~~will~~may investigate using Non-HQS inspections form to document unauthorized person living in assisted units and participants that have skipped.

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 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.

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 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, and (4) the family's right to appeal the results through the informal review or hearing process, if applicable (see Chapter 14).

PART II: CORRECTIVE MEASURES AND PENALTIES

16-ILA. SUBSIDY UNDER- OR OVERPAYMENTS

A subsidy under- or overpayment includes (1) an incorrect housing assistance payment to the owner, (2) an incorrect family share established for the family, and (3) an incorrect utility reimbursement to a family.

Corrections

Whether the incorrect subsidy determination is an overpayment or underpayment of subsidy, SNRHA must promptly correct the HAP, family share, and any utility reimbursement prospectively. Except, if a higher bedroom size voucher is issued in error (during a family's initial lease-up, ReHAP, or move,) the family will not be penalized. The family's correct voucher size will be adjusted at their next annual examination or if the family moves.

SNRHA Policy

Increases in the family share will be implemented only after the family has received at least 30 days notice.

Any decreases in family share will become effective the first of the month following the discovery of the error.

Reimbursement



PART I: GENERAL REQUIREMENTS

17-LA. OVERVIEW [24 CFR 983.5: **FR Notice 1/18/17: Notice 2017-21**]

The project-based voucher (PBV) program allows SNRHA that already administers a tenant-based voucher program under an annual contributions contract (ACC) with HUD to use up to 10 percent of its voucher program budget authority and attach the funding to spend on project-based assistance [24 CFR 983.6]. SNRHA may only use project-based assistance if doing so is consistent with SNRHA's Annual Plan, and the goal of reducing poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(c)]. SNRHA may not commit PBV until or unless it has followed the proposal selection requirements in 24 CFR 983.51 (Notice PIH 2011-54).

SNRHA Policy

SNRHA will operate a project-based voucher program using up to 10 percent of its budget authority for project-based assistance.

PBV assistance may be attached to existing housing or newly constructed housing [24 CFR 983.52]. If PBV units are already selected for project-based assistance under an agreement to enter into HAP Contract (Agreement) or a HAP contract, SNRHA is required to reduce the number of these units if the amount of budget authority is reduced. However, SNRHA is responsible for determining the amount of budget authority available for project-based vouchers and ensuring that the amount of assistance for project-based units is within the amounts available under the ACC [24 CFR 983.6].

While HUD's permission is not required to operate a PBV program, before SNRHA issues a Request for Proposal or makes a selection, SNRHA must submit the following information to the HUD field office for review (24 CFR 983.6 (d)).

- The total amount of annual budget authority
- The percentage of annual budget authority to be project-based
- The total amount of the annual budget authority the PHA is planning to use pursuant to the selection and the number of units that such budget authority will cover

17-LB. TENANT-BASED VS. PROJECT-BASED VOUCHER ASSISTANCE [24 CFR 983.2]

Much of the tenant-based voucher program regulations also apply to the project-based voucher program. Consequently, many of SNRHA policies related to tenant-based assistance also apply to project-based assistance. The provisions of the tenant-based voucher regulations that do not apply to the project-based program are listed at 24 CFR 983.2.

SNRHA Policy

Except as otherwise noted in this chapter, or unless specifically prohibited by project-based voucher program regulations, SNRHA policies for the tenant-based voucher program also apply to the PBV program and its participants.



Proposals will be reviewed on a first-come first-served basis. SNRHA will evaluate each proposal on its merits using the following factors:

- Extent to which the project furthers the SNRHA goal of deconcentrating poverty and expanding housing and economic opportunities; and
- Extent to which the proposal complements other local activities such as the redevelopment of a public housing site under the HOPE VI program, the HOME program, CDBG activities, other development activities in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community.

SNRHA-owned Units [24 CFR 983.51(e), 983.59; [FR Notice 1/18/17](#), and Notice PIH 2015-052017-21]

A SNRHA-owned unit may be assisted under the PBV program only if the HUD field office or HUD-approved independent entity reviews the selection process and determines SNRHA-owned units were appropriately selected based on the selection procedures specified in SNRHA's administrative plan. If SNRHA selects a proposal for housing that is owned or controlled by SNRHA, SNRHA must identify the entity that will review the SNRHA proposal selection process and perform specific functions with respect to rent determinations and inspections.

In the case of SNRHA-owned units, the term of the HAP contract and any HAP contract renewal must be agreed upon by the PHA and a HUD-approved independent entity (such as a licensed, state-certified appraiser.) In addition, an independent entity must provide rental comparables in order to determine the rent to owner, the redetermined rent to owner, and reasonable rent. Housing Quality Standards (HQS) inspections must also be conducted by an independent entity. If SNRHA selects a proposal for housing that is owned or controlled by the PHA, the PHA must identify the entity that will review the PHA proposal selection process and perform specific functions with respect to rent determination and inspections.

Noncompetitive selections must also be reviewed to ensure that the selection was done properly particularly in regards to low-income housing tax credit (LIHTC) project applications not receiving the benefit of a commitment of PBV's by the PHA and that the comparable competition was held with three years of the project selection.

Prior to the submitting a proposal for PHA-owned units, the PHA must determine if there is any entity that is approvable by HUD and will be willing to perform required duties. In addition, housing quality standards inspections must be conducted by an independent entity.

The independent entity that performs these program services may be the unit of general local government for SNRHA's jurisdiction (unless SNRHA is itself the unit of general local government or an agency of such government) or another HUD-approved public or private independent entity.

SNRHA Policy

SNRHA may submit a proposal for project-based housing that is owned or controlled by SNRHA. If the proposal for SNRHA-owned housing is selected, SNRHA will use another entity to review SNRHA's selection and to administer the PBV program. SNRHA will obtain HUD approval of entity prior to selecting the proposal for SNRHA-owned housing.



17-II.E. SUBSIDY LAYERING REQUIREMENTS [24 CFR 983.55]

SNRHA may provide PBV assistance only in accordance with HUD subsidy layering regulations [24 CFR 4.13] and other requirements.

The subsidy layering review is intended to prevent excessive public assistance by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits.

A subsidy layering review is not required prior to execution of a HAP contract for an existing housing project if a subsidy layering review was previously conducted by a State or local agency.

SNRHA must submit the necessary documentation to HUD for a subsidy layering review. SNRHA may not enter into an agreement to enter into a HAP contract or a HAP contract until HUD (or an independent entity approved by HUD) has conducted any required subsidy layering review and determined that the PBV assistance is in accordance with HUD subsidy layering requirements.

The HAP contract must contain the owner's certification that the project has not received and will not receive (before or during the term of the HAP contract) any public assistance for acquisition, development, or operation of the housing other than assistance disclosed in the subsidy layering review in accordance with HUD requirements.

17-ILF. CAP ON NUMBER OF PBV UNITS IN EACH PROJECT

25 Percent per Project Cap [24 CFR 983.56(a); [FR Notice 1/18/17](#), and [Notice PIH 2017-21](#)]

In general, SNRHA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than 25 percent of the number of dwelling units (assisted or unassisted) in the project.

Exceptions to 25 Percent per Project Cap [24 CFR 983.56(b)]

~~Exceptions are allowed and PBVAs of April 18, 2017,~~ units are not counted against the 25 percent per project cap if the units are *excepted units* in a multifamily building because they are specifically made available for elderly or disabled families or families receiving supportive services (also known as *qualifying families*).

SNRHA must include in SNRHA's administrative plan the type of services offered to families for a project to qualify for the exception and the extent to which such services will be provided. It is not necessary that the services be provided at or by the project, if they are approved services. To qualify, a family must have at least one member receiving at least one qualifying supportive service. A SNRHA may not require participation in medical or disability-related services other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted unit, although such services may be offered.

If a family at the time of initial tenancy is receiving, and while the resident of an excepted unit has received, FSS supportive services or any other supportive services as defined in SNRHA's administrative plan, and successfully completes the FSS contract of participation or the



- Services, maintenance, and equipment to be supplied by the owner and included in the rent to owner;
- Utilities available to the contract units, including a specification of utility services to be paid by the owner (included in rent) and utility services to be paid by the resident;
- Features provided to comply with program accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR part 8;
- The HAP contract term;
- The number of units in any project that will exceed the 25 percent per project cap, which will be set-aside for occupancy by qualifying families; and
- The initial rent to owner for the first 12 months of the HAP contract term.

Execution of the HAP Contract [24 CFR 983.204]

SNRHA may not enter into a HAP contract until each contract unit has been inspected and SNRHA has determined that the unit complies with the Housing Quality Standards (HQS). For existing housing, the HAP contract must be executed promptly after SNRHA selects the owner proposal and inspects the housing units. For newly constructed or rehabilitated housing the HAP contract must be executed after SNRHA has inspected the completed units and has determined that the units have been completed in accordance with the agreement to enter into HAP, and the owner furnishes all required evidence of completion.

SNRHA Policy

For existing housing, the HAP contract will be executed within 10 business days of SNRHA determining that all units pass HQS.

For rehabilitated or newly constructed housing, the HAP contract will be executed within 10 business days of SNRHA determining that the units have been completed in accordance with the agreement to enter into HAP, all units meet HQS, and the owner has submitted all required evidence of completion.

Term of HAP Contract [24 CFR 983.205, [FR Notice 1/18/17](#), and [Notice PIH 2017-21](#)]

SNRHA may enter into a HAP contract with an owner for an initial term of no less than one year and no more than twenty (20) years for HAP contracts entered into on or after June 30, 2008.

SNRHA Policy

The term of all PBV HAP contracts will be negotiated with the owner on a case-by-case basis.

Within one year before expiration of the HAP contract, SNRHA may extend the term of the contract for an additional term of up to twenty (20) years if SNRHA determines an extension is appropriate to continue providing affordable housing for low-income families. The maximum term for all extensions is twenty (20) years and is subject to the same limitations that an extension is appropriate to continue providing affordable housing for low-income families. All extensions must be on the form and subject to the conditions prescribed by HUD at the time of the extension.



Chapter 18

FAMILY SELF-SUFFICIENCY STATEMENT OF POLICIES

PURPOSE

~~The purpose of the Family Self-Sufficiency Program (FSS) is to promote the development of local strategies to coordinate the use of Housing Choice Voucher (HCV) and Public Housing (PH) assistance with public and private resources to enable eligible families to achieve economic independence and self-sufficiency.~~

~~The FSS is a program designed to promote employment 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 the services; (3) the creation of an escrow account.~~

~~The FSS Program has been in existence since 1992, operating within the City of Las Vegas Housing Authority, City of North Las Vegas Housing Authority and the Housing Authority of the County of Clark, Nevada until the regionalization into Southern Nevada Regional Housing Authority (SNRHA) on January 1, 2010).~~

~~The local FSS Program is intended to serve as a catalyst for families to accept responsibility for themselves as they move toward achieving economic independence and self-sufficiency through the full utilization of resources made available through the FSS program.~~

~~In implementing its *Family Self-Sufficiency (FSS) Program*, SNRHA is committed to providing the highest quality of housing and related non-housing services to its FSS Program Participants. Such non-housing services will take the form of a wide range of *supportive services* directly related to promoting the *economic self-sufficiency* of program participants. To encourage participants to reach their fullest economic potential, SNRHA will link community supportive services with an individual's educational, job training, and job placement goals. Goal setting will be facilitated by the staff of the agency's FSS program.~~

~~Each participant will develop their *Individual Training and Service Plan (ITSP)* with the assistance of their FSS Coordinator.~~

~~The FSS Coordinator will develop the ITSP with input from each participant.~~

PART I: INTRODUCTION

BENEFITS OF OPERATING A VOLUNTARY FSS PROGRAM:

~~An aggressive and innovative FSS program will yield numerous, positive benefits such as:~~

- ~~• A direct increase in the number of working families within SNRHA programs—participants who, initially, may have received welfare benefits will be encouraged to seek and maintain employment in order to graduate from the program.~~
- ~~• A reduction of under-employed families—participants who may have lacked the necessary job skills to reach economic independence will have access to appropriate training which will lead to greater employment opportunities.~~



- ~~Encourage good working relationships with local service providers and other community agencies for the benefit of the residents and program participants.~~

~~PROGRAM COORDINATING COMMITTEE (PCC)~~

~~The purpose of the SNRHA PCC is to assist with providing and/or securing public and private resources for the operation of the FSS programs and the development of the FSS Action Plan.~~

~~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.~~

~~The PCC membership shall include the following:~~

- ~~A PH resident and a Housing Choice Voucher (HCV) participant, who has currently or previously received public assistance, has successfully completed, or is currently enrolled in a self-sufficiency or welfare to work related program, and is in compliance with their program obligations;~~
- ~~SNRHA FSS Coordinators~~
- ~~Representatives from financial institutions~~
- ~~Representative from local post-secondary educational institution~~
- ~~Representative from local welfare agency~~
- ~~Child care provider~~
- ~~Representatives from non-profit service providers~~
- ~~All Onsite Service Providers (at least one representative from each provider)~~

~~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. The FSS Program Coordinating Committee and FSS Coordinators shall coordinate this endeavor.~~

~~GOALS AND OBJECTIVES:~~

~~The Family Self-Sufficiency (FSS) program is intended to promote the development of local strategies to coordinate the use of Public Housing (PH) assistance and Housing Choice Vouchers (HCV) with public and private resources, to enable eligible families receive assistance under these programs to achieve economic independence and self-sufficiency.~~

~~The overall goal of the FSS Program is to assist and motivate low-income individuals and families by working together to overcome barriers, build self-esteem, and establish obtainable goals. The objective of the FSS Program is to reduce dependence of low-income families on welfare assistance, HCV and public housing assistance, and/or any other federal, state, or local rental or homeownership subsidies.~~

~~In order to obtain self-sufficiency, participating families are introduced to individualized case management where obstacles are identified so suitable goals can be set. Appropriate services are~~



~~then identified to promote successful attainment of these goals. Participants shall be required to attend a set number of self-help workshops and seminars. Failure to attend required sessions can result in termination of the FSS contract, unless failure to attend is for good cause and prior notice was provided. Goals of the FSS Program are achieved through:~~

- ~~• One-on-one counseling to emphasize the importance of education and training to increase earning potential~~
- ~~• Career and personal counseling to set realistic goals and timeframes~~
- ~~• Strategies that encourage employment, entrepreneurship, and homeownership~~
- ~~• Referrals to community support services~~
- ~~• Incentives and recognition for achievements (i.e. escrow savings account, achievement highlights in the agency newsletter, and/or other communication tools.)~~

PROGRAM MEASUREMENTS

~~The FSS Program will measure the success of the families who participate in the program and achieve self-sufficiency or accomplish similar goals, by tracking:~~

- ~~• Family members who seek and maintain suitable employment~~
- ~~• Family members who get higher paying jobs~~
- ~~• Family members who get the GED or higher educational degrees~~
- ~~• Family members who no longer are receiving welfare benefits~~

PROGRAM SIZE

~~The minimum program size for the FSS Program of Southern Nevada Regional Housing Authority (SNRHA) is 57 **140** mandatory slots as of February 2016.~~

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

~~SNRHA owns 2592 **2,882** Public Housing units and administers 11,013 Housing Choice Vouchers which together provide housing assistance to over 35,500 **32,600** residents. The FSS Program is open to all adults, ages 18 and over, without regards to race, color, religion, sexual orientation, age, disability, familial status, or national origin.~~

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 training~~



- ~~Life Skills~~
 - ~~Domestic Violence awareness and prevention~~
 - ~~Home Management~~
 - ~~Self-Enrichment~~
 - ~~Child Care~~
 - ~~Parenting and Child Development~~
 - ~~Transportation~~

- ~~Financial Literacy~~
 - ~~Credit Counseling~~
 - ~~Budgeting~~
 - ~~Asset Building~~
 - ~~Debt Management~~
 - ~~Homebuyer Education~~

- ~~Employment~~
 - ~~Vocational Training~~
 - ~~Resume Building~~
 - ~~Effective Job Search~~
 - ~~Interview Skills and Techniques~~
 - ~~Job Placement and Retention~~

- ~~Healthcare~~
 - ~~Affordable Health Care~~
 - ~~Social Services~~
 - ~~Addiction Prevention~~

INCENTIVES TO ENCOURAGE PARTICIPATION:

SNRHA offers many incentives to encourage FSS Program participation, including the following services:

- ~~Individual case management~~
- ~~Links to community resources~~
 - ~~Career assessment~~
 - ~~Job skills/training~~
 - ~~Financial management~~
 - ~~Credit repair services~~
- ~~Escrow account credits~~
- ~~Homeownership opportunities~~



~~ASSURANCE OF NON-INTERFERENCE:~~

- ~~• The decision, by a 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, sexual orientation, marital status, handicap, familial status or national origin.~~

~~SNRHA observes all federal regulations related to FSS participation for all applicants.~~

~~After lease up or occupancy, the participant/resident who has expressed an interest in participating in the FSS program is placed on the applicable FSS waiting list until there are available FSS slots available.~~

~~Applicants shall be selected in order of the date they were placed on the Interest List and the date of next annual re-examination. For the voucher FSS program, preference will be given to HCV Program FSS Port in participants; then to those PH residents receiving HCV assistance as a result of demolition of their PH developments; then to Foster Care Youth preference holders.~~

~~Applicants will be denied participation if:~~

- ~~• They were previous participants in FSS and previously received escrow, violated the family obligations under HCV, or lease violations under PH the programs.~~
- ~~• Have an unpaid debt to any PHA and does not have a current repayment agreement that is compliant.~~

~~Applicants will be notified of their status within 15 calendar days. Each eligible head of household will be notified in writing or other communication method requested by a participant with a disability and given a date/time for their initial FSS program orientation session. This session may be conducted individually or in a group.~~

~~For each program applicant deemed ineligible for FSS program participation, the written notice shall inform the family of reason(s) for denial with enough specificity to allow them the opportunity to provide specific written evidence of eligibility and inform them of their right to an informal review of the decision to be held conducted by the Director of Supportive Services.~~

~~Each family must complete a Pre Assessment Form. 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, and career interest and program readiness. It will not be used to screen out any participant.~~

~~Portability:~~

~~Portability members (Port ins) from other FSS Programs will be welcomed into the SNRHA Family Self-Sufficiency Program, if 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. A new Contract of Participation (COP) will be executed for the remaining time of the~~



~~initial contract. Exceptions to this policy in accordance with 24 CFR 984.306 regarding absorbing of FSS port in clients. If SNRHA is absorbing under the HCV program, incoming HCV participants already enrolled in FSS and in good standing with the initial PHA will be absorbed, if funding is available.~~

~~The Head of Household (HOH) must sign the COP before other family members can participate.~~

~~The program participant must be:~~

- ~~• A current resident/participant, 18 years or older, in good standing with the SNRHA program under which they are a participant.~~
- ~~• Lease compliant (PH Residents)~~
- ~~• Current with community service hours (not applicable to HCV) or current on repayment agreement~~
- ~~• Not under eviction or termination.~~

~~SNRHA FSS Coordinators will use multiple methods to inform and recruit eligible program participants. Promotional materials are distributed to existing program participants and to applicants who are near completion in the lease-up process. These materials highlight program information and benefits, may include flyers, posters, FSS Brochure, and Interest Form. 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, annually to all eligible households~~
- ~~• FSS presentations may be conducted during any resident informational sessions~~

~~The FSS application process is as follows:~~

- ~~• The HOH must submit an interest form~~
- ~~• FSS Coordinators will verify the status of the resident, if lease compliant, the HOH will be placed on the interest list, in the YARDI system, by the date the interest form was received~~
- ~~• Eligible HOH will be invited, and must attend, an orientation session, if not; the family will be removed from the interest list. The orientation sessions will be held at various times on at least two different days, per month~~
- ~~• 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 interest and program readiness. It will not be used to screen-out any participant.~~

~~The FSS enrollment criteria are as follows:~~

- ~~• The participant must be compliant with the terms of the lease or Housing Assistance~~



~~Payment (HAP) agreement Family Obligations under the HCV program~~

- ~~• The HOH must have had an annual certification within the previous 120 days to begin the enrollment process.~~

~~ACTION PLAN~~

~~SNRHA's FSS Program Action Plan will govern the operation of the FSS Program. This plan shall be updated annually as needed and submitted during SNRHA's submission of its Annual Plan, to HUD each January.~~

~~INCREASING NUMBER OF WORKING FAMILIES~~

~~In an effort to increase the number of working families within the agency's housing assistance programs, SNRHA will identify, mobilize, and link resources in a manner that will expand the Family Self Sufficiency (FSS) Program to assist as many motivated and interested families as the program resources will accommodate.~~

~~SNRHA will implement this process as follows:~~

- ~~• Execute MOUs, if appropriate, with the initially targeted self sufficiency partners, in order to have adequate services available to meet obligations to the motivated families as the families are selected for participation in the FSS program~~
- ~~• Develop and issue an FSS program booklet listing the basic program objectives, enrollment procedures, and primary service providers to all currently enrolled and interested families~~
- ~~• Coordinators shall identify resources to ensure families have tools to assist them in achieving their goals.~~

~~TARGETED SUPPORTIVE SERVICES TO BE PROVIDED~~

~~The following forms of supportive services will be provided for the FSS Program participants through collaborative partnerships with area governmental, educational, and/or non-profit service providers:~~

- ~~• Childcare~~
- ~~• Transportation~~
- ~~• Remedial Education~~
- ~~• Secondary and Post-Secondary Education~~
- ~~• Job Readiness Training~~
- ~~• Jobs Referrals~~
- ~~• Homeownership Counseling~~
- ~~• Credit Counseling/Credit Repair~~
- ~~• Referrals to local supportive services; i.e. welfare; LIHEA; SSA and Medicaid~~

~~INCENTIVES TO ENCOURAGE PARTICIPATION~~



~~SNRHA offers many incentives to encourage FSS Program participation, including the following:~~

- ~~• Individual case management~~
- ~~• Quarterly Meetings~~
- ~~• Links to community resources~~
 - ~~— Career assessment~~
 - ~~— Job skills/training~~
 - ~~— Financial management~~
 - ~~— Credit repair services~~
- ~~• Escrow account credits~~
- ~~• Homeownership opportunities~~

~~ASSURANCE OF NON-INTERFERENCE~~

~~If a family decides not to participate in the FSS Program, that decision will not affect the family's right to admission in the Public Housing or HCV Programs or the right to occupancy in accordance with the lease.~~

~~METHOD FOR IDENTIFICATION OF SUPPORTIVE SERVICE NEEDS:~~

~~The FSS Coordinator will provide on-going coordination and encouragement to the FSS Family. A critical factor in the provision of case management services is a regular communication between the Coordinators and their assigned families. All newly enrolled participants are required to meet with their Coordinator monthly, for the first three (3) months and quarterly thereafter. Assessment of the participant's needs and their on-going progress continues throughout the length of the FSS Contract of Participation (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:~~

- ~~1. ITSP~~
- ~~2. A list of interim goals, one of which must be that all family members receiving Temporary Assistance to Needy Families (TANF), are off welfare assistance and remain independent for at least 12 consecutive months before the contract expires~~
- ~~3. Finals goals~~
- ~~4. The "seek and maintain suitable employment" clause which includes employment,~~



~~interviews, and other activities related to job search. A determination of suitable employment shall be made by SNRHA based on the skills, education, and job training of the HOH and based on the available job opportunities within the jurisdiction served by SNRHA~~

- ~~5. Baseline information, annual income, earned income, and Total Tenant Payment (TTP)/30% of monthly adjusted income~~

~~After the initial activities have been completed, the FSS head of household will be required to sign an FSS Contract of Participation (HUD Form 52650).~~

~~The Contract of Participation will set forth the terms and conditions of participation in the FSS Program. It also includes the rights and responsibilities of the FSS family and SNRHA.~~

~~The ITSP will be an attachment to the FSS Contract. If the FSS participants are receiving benefits under the TANF program, SNRHA shall establish a goal that the family will become independent from TANF assistance at least one (1) year before the expiration of the term of the Contract of Participation. The Contract of Participation provides that one of the obligations of the FSS family is to comply with the terms of the HCV and/or PH requirements.~~

~~It is the responsibility of the FSS Coordinator to review the FSS Contract of Participation, in its entirety, with the participant. This will include a review of both the contract terms and the ITSP.~~

~~During this meeting, the participant will have the opportunity to amend any portion of the ITSP with the concurrence of the FSS Coordinator. Should the proposed changes substantially alter the participant's goals in a manner that does not meet the program objectives and/or the original selection criteria, such change may not be approved. FSS Coordinator determines the participant is no longer committed to the objectives of the FSS program the FSS Coordinator may terminate the FSS participant's enrollment process. Any terminations must be made in writing and the family must be advised of the procedures for obtaining an informal hearing under the public housing or HCV program, as applicable.~~

~~The participant and FSS Coordinator will jointly execute the Contract of Participation. The original Contract, and any applicable attachments, will be maintained in the participant folder. At the close of this meeting, the participant will be provided with copies of the:~~

- ~~• Service Provider Referral Letters (original with copies to file)~~
- ~~• Contract of Participation and ITSP (copy)~~
- ~~• Escrow Worksheet (copy)~~

EMPLOYMENT AND EDUCATION REQUIREMENTS

~~At any time the participant is not enrolled in an approved jobs training or educational program, the participant shall be required under the Contract of Participation to seek and maintain suitable employment of at least 20+ hours per week at minimum federal wages.~~

~~Only the head of household of the FSS family will be required to seek and maintain suitable employment. To seek employment means to provide evidence that he or she is actively completing/submitting job applications, participating in job interviews, and/or soliciting job leads through the Nevada Employment Services. The participant must complete and submit the Documentation of Search Form and submit monthly to the FSS Coordinator.~~



~~Determination of a participant's employability shall be made by SNRHA based on skills, education, prior work experience and or jobs training, as well as the perceived level of work opportunities based on individual attributes.~~

~~Alternatively, a participant may be enrolled in an educational program that is expected to result in the award of a diploma, certificate or degree. For anything other than remedial/basic education, the FSS participant must provide evidence that they are enrolled full time in accordance with the institution's requirements for full time status for day students. The participant may also be required to periodically provide evidence that they are continually enrolled throughout the calendar year.~~

~~In summary, the FSS participant must be employed, in school/jobs training on a full time basis, or evidence a combination of school and work.~~

~~Participants must attend a FSS Support Group once every six (6) months.~~

~~Reasonable accommodations will be made upon request for FSS applicants with disabilities. SNRHA will work closely with heads of household who are disabled and may require a disability-specific jobs training program.~~

CONTRACT TERM

~~The Contract of Participation (COP) shall provide that each FSS participant will be required to fulfill their FSS obligations in not more than five (5) years after the effective date of the contract. This COP is a binding, five-year agreement between the Head of Household and the Southern Nevada Regional Housing Authority. This COP must:~~

- ~~a. Help develop the Individual Training & Service Plan (ITSP).~~
- ~~b. List interim and final goals—one of which must be that all family members are off welfare assistance and remain independent for at least one (1) year before contract expires, including any extensions.~~
- ~~c. Include "seek and maintain suitable employment" clause which includes employment, interviews, and other activities related to job search. (An employment counselor will determine the definition of 'suitable employment' for occupations outside the norm.)~~
- ~~d. Include baseline information—income, rent, and employment status.~~
- ~~e. Interim goals may not be changed during the last six (6) months of the contract.~~

~~The COP will be discussed in detail with interested family members, prior to being signed by the HH; however, the family must be in compliance with all lease terms and conditions.~~

~~Other household members, 18 or older, may enroll in FSS at any time during the program. These household members will be required to work one on one with the FSS Coordinator to develop and sign their own ITSP.~~

~~During the term of the COP, changes may be made to the ITSP and/or change of the FSS designated HH, by written request. The FSS Coordinator will forward the request as appropriate. Once the decision has been made, the Coordinator will respond in writing.~~

~~The participant will have ten (10) calendar days, to appeal the decision to the Director of Supportive Services (DSSSSM) or designee. The participant shall have the opportunity to~~



~~present written or oral objections.~~

~~Case Files~~

~~The FSS Coordinator will maintain an individual case file on each FSS participant. The file will contain the following documents:~~

- ~~• Contract of Participation~~
- ~~• ITSP(s)~~
- ~~• Interest Form, FSS Pre-assessment & Assessment Forms~~
- ~~• Escrow Calculation 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~~
- ~~• Extension approvals of approved changes to ITSPs~~

~~ESCROW ACCOUNT MANAGEMENT~~

~~SNRHA shall maintain all FSS participant escrow accounts in accordance with HUD's regulations for recording program accounts. Escrow accounts are maintained on each participant. The escrow calculation allocates monthly savings amounts for each family, based on increases in their rent due to increased earned income (salary and wages.)~~

~~The annual or interim recertification exam determines when and how much change there will be to the Total Tenant Payment (the tenant's portion of the rent and utilities), which will then result in changes to the escrow accruals.~~

~~(Special Public Housing and HCV Notice: HUD approved income exclusions (earned income disallowance) will affect the FSS escrow account accruals.)~~

~~In an effort to maximize investment earnings, FSS escrow funds are combined and placed in a HUD approved investment instruments. The interest paid on the actual investment will be credited to the individual FSS escrow accounts at least annually.~~

~~If the FSS participant has not paid the family's contribution towards rent during the month in which such payment was due, or the other amounts, if any, due under the Public Housing lease and/or amounts due the SNHRA under the HCV program (e.g., repayment agreement), the balance in the account shall be reduced by that amount before prorating/calculating the interest income earned.~~

~~The participant will receive an escrow statement annually. This report will include the current monthly escrow credit along with the total escrow and interest accrual to date. These annual escrow reports serve both as a way to measure progress and as a motivator for pursuing self-sufficiency goals.~~



~~If the family is a HCV program port in and SNRHA absorbs the family, the initial PHA must send the funds in the family's escrow account to SNRHA to administer.~~

~~A family in the SNRHA HCV program may port out to the jurisdiction of a receiving PHA as long as the FSS participant has been in SNRHA's program for at least 12 months and as long as the receiving PHA has an FSS program and will accept the family.~~

~~If the receiving PHA has an FSS Program and will accept/absorb the family, then the receiving PHA will execute a new contract for the remaining time on the initial Contract. SNRHA will send the family's escrow funds to the receiving PHA and will close the contract at SNRHA.~~

~~If the receiving PHA does not have an FSS Program, then the family forfeits their FSS escrow account.~~

~~INTERIM ESCROW WITHDRAWALS:~~

~~An HOH may be permitted to withdraw escrow funds for program and/or supportive services expenses such as completion of his/her education, job training or start-up expenses for new business; however, the participant must:~~

- ~~• Have exhausted all other resources, and provided written acceptable verification~~
- ~~• 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 workshops within the last six 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 receipts(s) verifying expenditure(s) within 30 days.~~

~~All written requests for interim disbursement will be submitted to the Director of Supportive Services Manager (DSSSSM), 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 Coordinators must submit proof that other resources have been denied such as transportation cost, childcare, and care repairs if the family is eligible to receive from the Department of Welfare and Social Services (DWSS.) The DSSSSM 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/receipts(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 reasons(s) for denial, or~~



- ~~There is no appeal process for interim disbursement requests.~~

~~CONTRACT EXTENSION FOR GOOD CAUSE:~~

~~SNRHA and the FSS participant must mutually agree to modify the Contract of Participation. However, no approvals for change of head of household shall be approved unless it is due to the death of the head of household as identified at the time of signing the COP or as a reasonable accommodation approved by SNRHA's 504 Coordinator.~~

~~The COP must be modified in writing with respect to changes to the participant's individual training and supportive service plan, the FSS contract, and/or the designated head of the family.~~

~~If an FSS service partner fails to deliver the supportive services pledged pursuant to a participant's ITSP, SNRHA shall make a good faith effort to obtain the same or similar services from another agency. If the absence of certain services will severely impact the participant's ability to achieve their original goals, the FSS Coordinator is authorized to assist the family in modifying the ITSP, removing any contract obligation of the participant to receive unavailable services and revising, as appropriate, the contract terms.~~

~~Contract extensions may be approved up to two (2) years, for active FSS participants under the following conditions:~~

- ~~Goals which have not been met due to circumstance beyond the control of the participant (i.e.: loss of employment, medical issues, death in the family, etc.)~~

~~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 and verification. 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 DSSSSM 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 FSS COP, if the following conditions are met, and the participant:~~

- ~~Has achieved all of his/her personal goals stated on the FSS COP; and~~
- ~~SNRHA verifies family members have not received welfare cash assistance during the previous twelve (12) consecutive months; or~~
- ~~30% of the family's monthly adjusted income equals or is greater than the Fair Market Rent (FMR) amount for the unit size for which the family qualifies.~~

~~All members of the household with an ITSP must complete established goals in order for the family to graduate.~~

~~FSS participants may successfully complete the program in less than the five (5) year COP if all other requirements are met. 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 these funds are not subject to federal income tax.~~

~~Participants who have successfully completed the FSS program are not eligible for re-enrollment.~~

CONTRACT 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.~~

~~When SNRHA and family agree the FSS program ceases to meet the needs of the family, the FSS contract may be terminated. This must be indicated in writing and signed by both the head of household and a representative of SNRHA. This request will be honored without penalty regarding the family's housing status.~~

~~The family may reapply after one (1) year from the date of prior termination at any time in the future with acceptance being based on availability of space in the program. However, priority for participation will be for those who have not previously participated in FSS. Any amount in the family's FSS escrow account will be returned to SNRHA's appropriate program accounts.~~

Involuntary:

~~Reasons for involuntary termination from the FSS program include, but are not limited to:~~

- ~~• Adverse loss of housing assistance~~
- ~~• Failure to fulfill responsibilities under the COP~~
- ~~• Failure to provide documentation/receipts for interim disbursements~~
- ~~• An act occurs that is inconsistent with the purpose of the FSS program.~~

Failure to Meet Contract Obligations/Involuntary Terminations:

~~The following actions are considered failure of the FSS participant to meet its obligations under the contract of participation *without good cause*, including the failure of an HCV program participant to comply with the contract requirements because the family has moved outside of the jurisdiction of SNRHA.~~

- ~~• Loss of Housing Choice Voucher or PH assistance~~
- ~~• Failure to complete activities on the ITSP on a repeated basis [more than (2) occurrences, as well as failure to attend appointments with FSS Coordinator]~~
- ~~• Failure to meet requirements for graduation within the five (5) year term of the program or an approved extension, or~~
- ~~• Failure to complete 12 months of participation prior to porting out~~

~~The family's FSS escrow account will be forfeited, however, the family may re-apply to the FSS Program after a minimum twelve months.~~



~~By Other Such Act as Deemed Inconsistent with the Objectives of the FSS Program~~

~~This includes, but is not limited to, fraud, illegal activities or any activity that would normally result in eviction from public housing community or termination of the HCV housing assistance payments. Any amount in the family's FSS escrow account will be returned to SNRHA's appropriate funds.~~

~~*Good Cause* shall be defined to mean circumstances beyond the control of the FSS family such as a serious illness or loss of employment by the head of household. These circumstances must be verified by third party methods. The participant must have demonstrated active participation and progress in the FSS program.~~

~~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 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 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 DSSSSM.~~

~~If the participant does not agree with the decision of the DSSSSM, they may request a hearing with the SNRHA Hearing Officer, according to the guidelines established in the Admissions and Occupancy Policy (ACOP) for Public Housing residents or Administrative Plan for Housing Choice Voucher participants.~~

~~CHANGES TO THE ACOP AND ADMINISTRATIVE PLAN:~~

~~SNRHA recognizes that the implementation of the 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 its approved ACOP Policy and Administrative Plan as needed, to ensure the FSS Action Plan is consistent with all program objectives. Any necessary changes will be made to SNRHA policy with prior public notices and Board approval.~~

~~BY OPERATION OF LAW~~

~~If the FSS program itself is terminated by an act of law, all contracts will automatically expire. Any amount in the family's FSS escrow account will be returned to SNRHA's appropriate fund accounts.~~

~~All HCV program participants at their briefing will be provided with an FSS interest form to complete. PH residents shall be advised of the opportunity to participate in the FSS program during their initial leasing meeting.~~

~~Additional outreach will be done through newsletters and brochures are available in the lobby and SNRHA website (www.snrha.org).~~



PROGRAM ACCOUNTABILITY

~~PENALTIES FOR FAILURE TO MEET OR EXCEED THE CONTRACT TERMS~~

~~The FSS Coordinator shall clearly explain violations or non-compliance with the provisions of the Contract of Participation, which may include termination in the FSS program and forfeiture of escrow account.~~

PROGRAM ACCOUNTABILITY AND REPORTING

Service Partner Follow-Up

~~Service providers will be asked to complete and return the bottom portion of the FSS Referral Form when the family has completed their initial intake activities with the service partner. The FSS Coordinator must contact any participant who fails to initially utilize the service provider(s) within 60 calendar days of the initial date of referral or within referral timeframe.~~

~~Service providers will be encouraged to contact the FSS Coordinator when the participant fails to follow through or encounters obstacles to service or program completing.~~

~~FSS participants are required to meet with their assigned case manager on a monthly basis for the first three (3) months of program activity. Thereafter, the case manager and participant will meet on a quarterly basis. If there are problems or if the case manager suspects non-compliance, the participant shall be placed on a monthly basis.~~

~~The participant's progress will be charted on their Individual Training and Service Plan (ITSP).~~

~~The ITSP will serve as a worksheet for tracking progress in the areas of education, job skills training, jobs placement, transportation, childcare, etc. Any necessary revisions to the ITSP will be made as a result of the progress (or lack thereof) documented through the ITSP. New referrals and or adjustments in interim goals may also occur.~~

~~Attendance at the scheduled meetings with the case manager is mandatory. Failure to maintain two (2) or more consecutive appointments is grounds for termination from the program. Only the Director of Supportive Services may grant a waiver as a reasonable accommodation or for other extreme circumstances.~~



PURPOSE:

The purpose of the U.S. Department of Housing and Urban Development's (HUD) Family Self Sufficiency Program (FSS) is to promote the development of local strategies to coordinate the use of housing assistance with public and private resources to enable eligible families to achieve economic independence and self-sufficiency. The Southern Nevada Regional Housing Authority's (SNRHA) FSS Program is designed to promote employment opportunities and increase asset building among families living in assisted housing. The three main features of the FSS Program are: (1) case management; (2) delivery of services; (3) the creation of an escrow account.

SNRHA runs a combined Public Housing (PH), HCV and Project based Rental Assistance Demonstration (RAD) vouchers, FSS program and there is one Action Plan governing all.

BENEFITS OF OPERATING A VOLUNTARY FSS PROGRAM:

An aggressive and innovative FSS program will yield numerous, positive benefits such as: increases in:

- the number of working families receiving housing assistance
- earned income which directly results in a reduction of rental subsidy
- resident self-sufficiency through knowledge of community resources
- families' earning capacity which will strengthen the community

PROGRAM COORDINATING COMMITTEE (PCC):

The purpose of the SNRHA PCC is to obtain and provide resources to address the challenges of the families enrolled in SNRHA FSS and Resident Opportunity and Self-Sufficiency (ROSS) programs. SNRHA will have letters of agreement or will enter into Memorandums of Understanding (MOU) with community partners to provide services/resources to our participants.

PCC membership is composed of a cross section of service providers, sponsors of skills-based training, community partners, employers, FSS program participants and SNRHA staff. In alliance with HUD's requirement, SNRHA's PCC membership shall include the following:

- A (PH) resident and a (HCV) participant who has currently or previously received public assistance and has successfully completed or is currently enrolled in a self-sufficiency or welfare-to-work related program and is in compliance with these program obligations
- SNRHA FSS and ROSS Coordinators

SNRHA's PCC may also include representatives from:



- Local agencies which administer employment and training programs
- area employers
- private employment agencies
- financial institutions
- local post-secondary educational institutions
- local welfare agency
- Child care providers
- the non-profit sector
- Onsite Service Providers

CERTIFICATION OF COORDINATION:

The development and retention of viable, extensive partnerships with the public and private sector are paramount to the success of the FSS Program. SNRHA will coordinate and partner with entities such as the Department of Welfare and Supportive Services (DWSS), Workforce Innovation and Opportunity Act (WIOA) funded partners, and various educational and training institutions.

GOALS AND OBJECTIVES:

SNRHA's FSS program goals are to work with local partners to develop a comprehensive program to reduce barriers that prevent self-sufficiency and empower participants to obtain employment that pays a living wage and be free from TANF (excluding child only) assistance.

Participating families receive individualized case management which includes:

- One-on-one counseling with SNRHA FSS Coordinators to emphasize the importance of education and training to increase earning potential
- Mandatory financial literacy education
- Career and personal case management
- Strategies that encourage employment, entrepreneurship, and homeownership
- Referrals to community support services
- Incentives and recognition for achievements
- Participants are encouraged to attend a number of self-help workshops and seminars

PROGRAM MEASUREMENTS:

The FSS Program will measure the successes of families who participate in the program by tracking:

- Suitable employment defined as work reasonably related to an individual's skills, qualifications and training which provides a living wage.



- Increases in earned income
- Increases in education level
- Decrease in government assistance

PROGRAM SIZE:

SNRHA will operate a minimum program size of 425 including 27 mandatory slots as of February 28, 2019. As the mandatory size decreases, the voluntary size will increase.

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

SNRHA owns 2431 Public Housing units, has 551 Rental Assistance Demonstration (RAD) units and administers 11,593 Housing Choice Vouchers which together provide housing assistance to over 35,500 residents. Of these numbers, the estimate of eligible FSS families who can reasonably be expected to receive supportive services under the FSS program, based on available and anticipated Federal, tribal, State, local, and private resource are approximately 425.

The FSS Program is open to adults, ages 18 and over, without regards to race, color, religion, sexual orientation, age, disability, familial status or national origin. SNRHA does not wish to operate a joint FSS program with other PHAs.

SUPPORTIVE SERVICES NEEDS:

The following represents some of the most needed supportive services for program participants:

- Education
 - High School Equivalency Test (HiSET) preparation
 - Postsecondary education preparation
 - English as a second language (ESL)
 - Computer skills training

- Life Skills
 - Domestic Violence awareness and prevention
 - Home management
 - Self-enrichment
 - Child care
 - Parenting and child development
 - Transportation
 - Work – Life balance
 - Time management



- Financial Literacy
 - Credit counseling
 - Budgeting
 - Asset building
 - Debt management
 - Homebuyer education
 - Banking

- Employment
 - Skills assessment
 - Vocational training
 - Resume building
 - Effective job search
 - Interview skills and techniques
 - Job placement and retention

- Health
 - Affordable health care
 - Social services
 - Addiction prevention
 - Mental health
 - Vision and dental
 - Wellness

INCENTIVES TO ENCOURAGE PARTICIPATION:

SNRHA offers many incentives to encourage FSS Program participation, including the following services:

- Individual case management
- Links to community resources
- Escrow account credits
- Homeownership opportunities

ASSURANCE OF NON-INTERFERENCE:

The decision, by family, to participate or not in the FSS Program, will not affect their right to admission in the Public Housing or Housing Choice Voucher programs, or their right to occupancy in accordance with their lease.



FAMILY SELECTION PROCEDURES:

In accordance with applicable federal regulations, families are selected without regard to race, color, religion, sex, handicap, familial status, or national origin. SNRHA observes all federal regulations related to FSS participation for all applicants.

The Head of Household (HOH) must sign the FSS Contract of Participation (COP) before other family members can participate.

The program participant must be a current SNRHA resident/participant, 18 years or older.

SNRHA FSS Coordinators will use multiple methods to inform and recruit eligible program participants. Promotional materials are distributed to existing residents and to applicants who are near completion in the lease-up process. These materials include flyers, posters, brochures, and interest forms. These materials highlight program information and benefits.

Several other outreach methods will be used to encourage FSS Program participation:

- The FSS informational brochures and interest forms will be available in SNRHA lobbies, administrative offices, management offices and/or distributed upon request
- The FSS department may mail brochures to all eligible households
- FSS presentations may be conducted during any resident informational sessions
- FSS Orientation sessions will be held as needed based on program enrollment and staffing levels

The FSS application process is as follows:

- The HOH must submit an interest form
- FSS Coordinators will verify the eligibility status of the resident
- Eligible HOH will be invited to an orientation session,
- During the orientation session, detailed program information will be shared to assist the HOH in making the decision to participate
- If the HOH decides to participate, a Pre-Assessment Form must be completed
- If the HOH decides not to participate, the family will be removed from the Interest List

The Pre-Assessment Form is a tool that will be used to establish a base level of need. It will be used for case management purposes only, to determine the participant's level of education, job skills, prior work experience, career interests and program readiness. It will not be used to screen-out any participant.



Families who have successfully participated in SNRHA's Resident Opportunities and Self-Sufficiency (ROSS) Program will be given preference and receive streamlined enrollment for FSS enrollment.

METHOD FOR IDENTIFICATION OF SUPPORTIVE SERVICE NEEDS:

The FSS Coordinator will provide ongoing coordination and encouragement to the FSS family. A critical factor in the provision of case management services is regular communication between the Coordinators and their assigned families. All newly enrolled participants are strongly encouraged to meet with their Coordinator monthly, for the first three (3) months and quarterly thereafter. Assessment of the participant's needs and their ongoing progress continues throughout the length of the FSS (COP). Employment and career development plans are made based on the assessment.

CONTRACT OF PARTICIPATION:

The COP will be discussed in detail with eligible family members, prior to being signed by the HOH. Other household members, 18 or older, may enroll in the FSS Program at any time. These household members will be required to work one-on-one with the FSS Coordinator to develop and sign their own Individual Training and Service Plan (ITSP).

The enrollment process is complete once the HOH and the FSS Coordinator sign the COP.

The COP must include:

- a. Baseline information – annual income, earned income and Total Tenant Payment (TTP) for PH residents and 30% of monthly adjusted income for HCV participants
- b. ITSP which includes
 - a. Final goals one of which must be to maintain employment" for a minimum of 90 consecutive days immediately preceding completion of the program
 - b. Interim goals, one of which must be that all family members are TANF (excluding child only) free, for at least 12 consecutive months before the contract expires

During the term of the COP, changes may be made to the final goals within the first four years of the original contract date, unless there is an approved reasonable accommodation.

- Changes to ITSP - The FSS Coordinator will assist the client with changes.
- Changes to designated HOH SNRHA Management staff will make the determination to accept or reject the proposed HOH change.



The FSS participant has a right to grieve any negative decision(s) and may appeal within ten (10) calendar days. The participant shall have the opportunity to present written or oral objections to the Supportive Services Manager (SSM).

Case Files

The FSS Coordinator will maintain a case file for each FSS family. The file will contain the following documents:

- Contract of Participation
- ITSP(s)
- Interest form, FSS pre-assessment & assessment forms
- Escrow calculations and tracking forms
- Documentation of program participation
- Case notes detailing each contact with the participating family
- Extension and other related forms and letters
- Referral letters and other relevant correspondence
- Termination forms
- Other required forms, notices and correspondence

Escrow Account Management

Escrow accounts are to be maintained for each family who has earned escrow credits. The escrow calculation allocates monthly savings amounts for each family, based on increases in their rent due to increases in their earned income.

The annual or interim recertification exam determines when and how much change there will be to the participant's portion of the rent, which may result in changes to the escrow accruals.

FSS escrow funds are combined and placed in HUD-approved investment instruments. The interest paid on the actual investment will be credited to the individual FSS escrow accounts annually. The participant will receive an escrow statement annually. This statement will include the current monthly escrow credit along with the total escrow from beginning to ending balance and total interest accrual.

Interim Escrow Withdrawals

A HOH may be permitted to withdraw escrow funds for professional testing, professional license, homeownership, and transportation (only to maintain employment) purposes only¹

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



however, the participant must:

- Have exhausted all other resources
- Not owe a debt to SNRHA (unless the participant is current with a repayment agreement)
- Be in program compliance with both FSS and SNRHA
- Submit a written request and documentation of the need to the FSS Coordinator
- Have attended one FSS Support Group workshop within the last 6 months
- Be actively pursuing FSS goals
- Use the escrow funds for purposes of meeting ITSP goals only; otherwise the participant will be terminated from the FSS program
- Provide receipt(s) verifying expenditure(s)

All written requests for interim disbursements will be submitted to the Director of Supportive Services, after the FSS Coordinator and the Resident Program Coordinator (RPC) have reviewed the request, to determine the adequacy of documentation and the level of need. The Supportive Services Manager SMM has final approval.

The FSS Coordinator will inform the participant of the request results.

- If the request is approved, the interim escrow distribution check will be prepared within 10 business days.
- Within 10 business days after the escrow funds are received, the participant must provide documentation/receipt(s).
- Failure to provide documentation/receipts, participant will be terminated from the FSS program.
- If the request is denied, the FSS Coordinator will mail, to the participant, a written notification stating the reason(s) for denial.
- There is no appeal process for interim disbursement requests

Program Extensions

Contract extensions may be approved, up to two years, for active FSS participants under the following conditions:

- The participant demonstrates active participation and progress in the FSS program;
- FSS Contract goals have not all been met, but can realistically be reached within the extension period;
- Goals which have not been met due to circumstance beyond the control of the participant
- More time is needed for the participant to be free from welfare cash assistance for 12 continuous months.

To request a program extension, the FSS participant must submit a written request to the FSS Coordinator. The written request must include the reason(s) for requesting the extension. To

contribute at least 15% of the total cost



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 obtained suitable employment and achieved his/her personal goals stated on the FSS ITSP and
- SNRHA has certified that family members have not received welfare cash assistance during the previous twelve consecutive months;

- or -

- 30% of a Housing Choice Voucher family's monthly adjusted income equals or is greater than the Fair Market Rent amount for the unit size for which the family qualifies.

FSS participants may successfully complete the program in less than the five-year COP term, if they have met all other requirements. Successful program graduates are not required to leave subsidized housing.

The full balance of escrow, less any outstanding debt to SNRHA, will be given to the HOH within 30 days after the effective date of program completion.

There are no restrictions on the use of the escrow funds, and the U.S. Internal Revenue Service has ruled that these funds are not subject to federal income tax.

Participants who have successfully completed the FSS program are not eligible for re-enrollment.

PROGRAM TERMINATION:

Voluntary



Participation in the FSS Program is voluntary. Participants may withdraw from the program at any time. This request will be honored without penalty regarding the family's housing status. Should the HOH withdraw, the FSS escrow account will be forfeited. The family may re-apply to the FSS Program after a minimum twelve months unless otherwise approved by the SSM

Involuntary

Reasons for involuntary termination from the FSS program include:

- ❖ Adverse loss of housing assistance
- ❖ Failure to fulfill responsibilities under the COP
- ❖ An act occurs that is inconsistent with the purpose of the FSS program including but not limited to: committing fraud; failure to report changes in household composition and/or income with the timeframes set forth in the Administrative Plan and ACOP, and other reoccurring acts/behaviors as determined by the RPC and SMM

The FSS escrow account will be forfeited. The family may re-apply to the FSS Program after a minimum of twelve months unless otherwise approved by the SMM

Mutual Consent

The HOH and the FSS Coordinator may mutually agree to terminate participation in the FSS Program. The FSS escrow account will be forfeited.

Grievance Procedure

In the event that the FSS Coordinator terminates a participant from the program, a termination letter will be mailed to the participant clearly stating the reason(s) for the decision. The participant will have ten (10) business days, from the date of the letter, to contact the Resident Program Coordinator (RPC) or designee.

Written decision notification from the RPC or designee shall be issued to the participant within ten (10) business days. If the participant does not agree with the decision of the RPC, they may request a review of the decision with the Supportive Services Manager (SSM).

If the participant does not agree with the decision of the SSM, they may request a hearing with the SNRHA Hearing Officer, according to guidelines established in the Admissions and Occupancy Policy (ACOP) for Public Housing residents or Administrative Plan for Housing Choice Voucher participants.

Portability

Port-ins from other FSS Programs will be welcomed into the SNRHA Family Self-Sufficiency



Program, under the following conditions:

- Open slots are available If slots are not available, the family will be placed on the Interest Form List according to the date and time that the request was received.
- The participant is in compliance with the previous housing authority's FSS program
- Final goals can be attained by the time remaining on the COP
- SNRHA receives a valid signed COP and ITSP from the previous housing authority
- The participant signs a FSS COP with SNRHA within 120 days of lease up within SNRHA jurisdiction

A new COP will be executed for the remaining time of the initial Contract using the beginning income and family rent figures on the COP from the previous housing authority.

CHANGES TO THE ACOP & ADMINISTRATIVE PLAN

SNRHA recognizes that the implementation of this FSS Action Plan is a dynamic process, which may need to incorporate changes/revisions to current policies and procedures to be an effective working tool for staff.

SNRHA will review HUD FSS regulations and PIH notices as needed, to ensure that the FSS Action Plan is consistent. Any necessary changes will be made to SNRHA policy as appropriate.

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)
<u>FBLI</u>	<u>Elevated Blood Lead Level</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
LBP	Lead-Based Paint

**THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY (SNRHA)
REASONABLE ACCOMMODATION POLICY**

The Southern Nevada Regional Housing Authority (SNRHA) must comply with Federal, state, and local laws that prohibit discrimination on the basis of disability, including but not limited to the Federal Civil Rights Act (Title VI), the Federal Fair Housing Act (Title VIII), Section 504 of the Rehabilitation Act of 1973 (504) and the Americans with Disabilities Act (ADA). An applicant, resident, participant, or client with a disability may ask for specific changes in rules, policies, procedures, and methods of communication or may ask for physical modifications to a unit or common area to enable him/her access to a building, unit, or program. Such changes are referred to as "Reasonable Accommodations or Reasonable Modifications." The term "Client", for the purpose of this document, includes applicants, residents, participants, employees, and other disabled persons who may conduct business with SNRHA.

STEP 1: Ensure Clients Are Informed of SNRHA's Reasonable Accommodation (RA) Policy/Procedures

a) All departments must have copies of the Request for a Reasonable Accommodation/Modification forms available for distribution in their lobbies as well as RA signage. The SNRHA Housing Programs Department has incorporated a Request for Reasonable Accommodation form into its RA Brochure, as a tear-off document. This brochure and Reasonable Accommodation Request form is available in our lobby, management offices at all times, as well as on SNRHA's website.

b) Applicants:

All applicants applying for housing shall be provided with an RA Notice which is signed and remains a part of the applicant's file. This documents that all applicants are aware of their right to request a reasonable accommodation.

Most other forms that are generally used to verify program eligibility or continued eligibility of clients have an RA statement at the bottom as a means of ensuring all clients understand SNRHA's RA request-policy and/or contact information.

c) Participants/Residents:

All participants/residents are provided with an RA Brochure as part of their HUD required briefing/leasing packet. Further, all participants/residents after leasing receive written reminders of this policy as part of their continued occupancy packet as well as the agency's RA notice is a footnote on most widely used forms and brochures.

STEP 2: How to Request a Reasonable Accommodation (RA)

a) If a client asks for a change in rules, policies, procedures, physical structures, or type of unit because of a disability, the client must fill out the *Request for a Reasonable Accommodation/Structural Modification Form*. This form documents the actual

request and provides the contact information of the client's health care provider or other professional who can verify the need for the accommodation and the nexus to the client's disability for consideration in approving the request. A SNRHA employee **MUST** forward the form to the healthcare provider or other professional verifying the information. If the person requesting the accommodation is a minor, the parent or guardian must fill-out the form. If the client is unable to complete the form, staff may assist and have another staff witness.

- b) Staff shall instruct the client to mail or return in person, the completed *Request for a Reasonable Accommodation/Structural Modification Form* to the appropriate department/office.

Step 3: Reasonable Accommodation Verification Process When RA Forms Are Received

- a) Once staff receives a request form, the form is reviewed to ensure all areas are completed and signed. This authorizes the medical or other professional person with knowledge of the disability as well as need/nexus for an accommodation, to release information to SNRHA.
- b) Upon receiving and no later than three (3) business days after receipt, staff shall complete the top portion of the *Certification of Need for a Reasonable Accommodation/Modification form* and mail, email, or fax with the completed *Reasonable Accommodation/Structural Request Form* to the health provider listed on the *Reasonable Accommodation Modification Form*. Notes shall be placed in our MIS system, documented on the client's file narrative and a copy of the request form placed in the client's file. All documents received into the department are date stamped upon accepting or opening mail.
- c) If a person's disability is obvious, or otherwise known to the Manager or his/her designee, and if the need for the requested accommodation is also readily apparent or known, or has previously been verified by the Authority, then you do not need to send the medical certification to verify the disability or need for the RA. The Asset Manager will document the file and submit a written certification to the 504 Coordinator to approve (*FOR PH/AFFORDABLE HOUSING USE ONLY*).
- d) **Note:** Access to all medical verification documentation collected by SNRHA staff in relation to an RA or reasonable modification request shall be strictly limited to those with a specific need to know. Medical verification documentation shall be sanitized or removed from the file and shredded.
 - e) The client's caseworker shall forward originals of the RA Request and Certification forms to the 504 Coordinator for all requests.
 1. The originals will be forwarded to the 504 Coordinator within two (2) calendar days of receipt, after review by the Housing Programs

Manager/Director. The attached memo cover will be used to document all submissions.

2. A log shall be maintained for all requests for tracking purposes.

- f) If clarification is needed regarding the requested accommodation, the 504 Coordinator shall contact either the client or certifying party.

STEP 4: If the Certification of Need Form is Not Received Back From the Health Care Provider

- a) If staff does not receive the *Certification of Need Form* within fourteen (14) calendar days, they shall notify the client "in writing" to request that he/she follow up with their health care provider.
- b) Staff shall also attempt to call the health care provider and document their call to obtain the completed forms. If the medical provider states that they cannot locate the original request, staff shall fax a copy to the provider and maintain a copy of the fax confirmation in the client's file.
- c) If the provider refuses to complete the form, the client **is-will be** notified in writing that the request is denied until verification can be provided that they are indeed disabled and need the requested accommodation.

STEP 5: Approval of Reasonable Accommodations by 504 Coordinator

- a) Once the documents are received by the 504 Coordinator, **she-they** shall review the documents to ensure all items required are provided, in compliance with SNRHA's Reasonable Accommodation policy as well as HUD's Fair Housing Regulations and guidance.
- b) The 504 Coordinator shall complete the **Reasonable Accommodation/Modification Determination of Notice Form** and mail out the notice along with a **Reasonable Accommodation Agreement** for Approved RAs within fourteen (14) calendar days of receipt of the request. Copies of the Determination Notice and RA Agreement with the cover log shall be submitted to the appropriate departments no later than two (2) business days after mailing the notices.
- c) Upon receiving the favorable determination document, the Manager is to contact the resident to sign the RA Agreement **within two (2) calendar-business days of receipt**. The Manager is to make a minimum of two (2) attempts to contact the resident to sign the RA agreement. The Manager must leave a door knocker/hanger verifying their attempt to contact the resident. The first attempt will be by knocking on the resident's door. The second attempt will be within three (3) calendar days and must be by letter sent to the resident by Mail Confirmation requesting their presence in the office to sign the form and informing the resident that if they fail to sign the

form, it will result in their RA being denied and the denial will be documented. (PH/Affordable only)

- d) If two attempts were unsuccessful, the manager shall make five (5) business days along with a cover letter to contact the resident to the 504 Coordinator for a second attempt. The 504 Coordinator shall make the response is not received the RA Requester.
- e) Housing Choice Voucher (HCV) clients shall sign the increased voucher or submit the signed copy of any unsigned Agreements will be signed by the 504 Coordinator.
- f) If RA agreements are returned to a case manager, they shall be forwarded to the 504 Coordinator within 24 hours.

STEP 6: Notice Process

- a) The 504 Coordinator shall advise the client of the proposed timeline.
- b) For approvals, the notice must include:
 - 1) How the reasonable accommodation will be provided.
 - 2) Signing of the RA Agreement. Will include accommodations/modifications that will be provided as an administrative solution.
- c) For denials, the notice should include:
 - 1) An explanation of why the Authority is denying the request has been requested.
 - 2) The Authority's offer to enter into a meeting with the requester, in efforts to find an equally effective accommodation or modification.
 - 3) The process for obtaining a hearing to appeal the denial.
- d) The hearing officer shall advise the 504 Coordinator of the denial of an RA request and attend to the meeting if anyone he/she wishes to the meeting.

STEP 7: Processing of Approved Accommodations

- a) Upon receiving the approved 504 Request, the 504 Coordinator shall schedule an appointment, if needed for items such as access to the building.

unit. In this circumstance the voucher/bedroom size shall not be increased until the live-in aide has been selected by the family, screened and approved by SNRHA in compliance with HUD regulations.

- b) If the accommodation is to allow the family to relocate during the first year of the lease, after the RA is approved and received, the Occupancy Specialist shall provide a copy of SNRHA's Mutual Rescission form for the client to take to the owner to request approval to terminate their lease prior to the lease-end date. It is the owners/agent's right to agree or not. The family cannot move without the owner/agent's approval even with an approved RA. **(FOR HCV ONLY)**. (Note: if the basis for requesting premature termination of lease is related to a verified need for reasonable accommodation to relocate, and a private landlord is unwilling to allow premature termination, clients should be advised of their right to file a housing discrimination complaint with HUD against the landlord).
- c) Unit modifications are not made by SNRHA for HCV participants. These modifications are made at the participant's expense with the owners/agent's prior written approval. The owner/agent's may require an establishment of an interest-bearing escrow account to cover the expense of putting the modified interior features of the unit back into the original configuration after the family moves, particularly if those modifications have reduced the general marketability of the unit. SNRHA does have partnerships with agencies that may have funds available to assist families in need. The contact information is provided in our Resource Guide which is available in our lobbies and on our website **(FOR HCV ONLY)**.
- d) SNRHA will acknowledge in writing within five (5) calendar days of receipt of RA Determination Notice, advising the client of the timeframe within which SNRHA may be able to commence the actual work **(FOR PH AND AFFORDABLE HOUSING ONLY)**.
- e) All other administrative accommodations shall be completed within 10 calendar days of receiving the request or as soon as the family is available. Examples are enlarged documents, translation or interpretation services, and/or home visits for annual recertifications.
- f) Admission's RA requests for additional bedroom sizes and/or reasonable modifications to units to be offered in the future will be placed in the client's admission files and the family will be coded in our IS system to ensure the correct unit type/size is offered in compliance with the approved request once their name comes to the top of the ~~certificated~~-certified eligible pool wait list for the unit type/size required.
- g) Admissions administrative RA requests shall be processed within a reasonable time (reasonable time is defined as the same day if the client is needing enlarged documents or assistance with a item that staff can readily provide) or within 10 business days if they need items such as documents in Braille or other formats that may require a outside vendor to produce. Interpretation services will be scheduled

within one week of the request. RA approvals are not required for interpretation services. There are no charges for this service to the client.

g)h) If a client refuses to utilize a reasonable accommodation that has been approved, they must put the refusal in writing and state the reason for the refusal.

EFFECTIVE COMMUNICATION PROCEDURE

SNRHA has a responsibility to communicate with persons who need information or services in a language other than English. Any resident requesting an alternate communication method must complete the Effective Communication Form. This form must be signed by both the resident and staff person.

The Effective Communication Form, **placed on pink paper**, will be completed and placed on the top left side of the resident file.

This form will indicate to anyone who has to communicate with the resident the acceptable form of communication. For instance, if the resident requires communication in Spanish, then any staff communicating with the resident, either verbally or in writing will know they must have an interpreter or forms must be in Spanish.



- b) The 504 Coordinator shall complete the **Reasonable Accommodation/Modification Determination of Notice Form** and mail out the notice along with a **Reasonable Accommodation Agreement** for Approved RAs within fourteen (14) calendar days of receipt of the request. Copies of the Determination Notice and RA Agreement with the cover log shall be submitted to the appropriate departments no later than two (2) business days after mailing the notices.
- c) Upon receiving the **favorable** determination document, the Manager is to contact the resident to sign the RA Agreement **within two (2) days of receipt**. The Manager is to make a minimum of two (2) attempts to contact the resident to sign the RA agreement. The Manager must leave a door knocker/hanger verifying their attempt to contact the resident. The first attempt will be by knocking on the resident's door. The 2nd attempt will be within three (3) days and must be by letter sent to the resident by Mail Confirmation requesting their presence in the office to sign the form and informing the resident that if they fail to sign the form, it will result in their RA being denied. All attempts to contact the resident must be documented. **(PH/Affordable only)**
- d) If two attempts were unsuccessful, the manager is to return the RA Agreement within five (5) business days along with a cover letter documenting the attempts made to contact the resident to the 504 Coordinator within two (2) business days of the last attempt. The 504 Coordinator shall make one final attempt to contact the client. If the response is not received the RA Request will be closed and a letter sent to the client.
- e) Housing Choice Voucher (HCV) clients shall be required to come into the office to sign the increased voucher or submit the Live-in Aide's information and therefore, any unsigned Agreements will be signed during that appointment and submit to the 504 Coordinator.
- f) If RA agreements are returned to a caseworker or property office, they are to be forwarded to the 504 Coordinator within 24 business hours.

STEP 6: Notice Process

- a) The 504 Coordinator shall advise the client in writing of his/her decisions.
- b) For approvals, the notice must include:
 - 1) How the reasonable accommodation will be provided.
 - 2) Signing of the RA Agreement. When filling out the form, specify the accommodations/modifications that will be made, ~~the proposed timeline~~, and any administrative solution.



- d) SNRHA will acknowledge in writing within five (5) business days of receipt of RA Determination Notice, advising the client of the timeframe within which SNRHA may be able to commence the actual work *(FOR PH AND AFFORDABLE HOUSING ONLY)*.
- e) All other administrative accommodations shall be completed within 10 calendar days of receiving the request or as soon as the family is available. Examples are enlarged documents, translation or interpretation services, and/or home visits for annual re-certifications.
- f) Admission's RA requests for additional bedroom sizes and/or reasonable modifications to units to be offered in the future will be placed in the client's admission files and the family will be coded in our IS system to ensure the correct unit type/size is offered in compliance with the approved request once their name comes to the top of the certificated eligible pool wait list for the unit type/size required.
- g) Admissions administrative RA requests shall be processed within a reasonable time (reasonable time is defined as the same day if the client is needing enlarged documents or assistance with a item that staff can readily provide) or within 10 business days if they need items such as documents in Braille or other formats that may require a outside vendor to produce. Interpretation services will be scheduled within one week of the request. RA approvals are not required for interpretation services. There are no charges for this service to the client.

What other remedies exist?

If at any time you feel your request is not being processed appropriately, you have the right to file a complaint with SNRHA's 504 Coordinator at:

Southern Nevada Regional Housing Authority
504 Coordinator

~~5390 E. Flamingo Road~~

~~Las Vegas, NV 89122~~

~~(702) 922-6808 340 N. 11th Street~~

~~Las Vegas, NV 89101~~

~~(702) 477-3113~~

~~(702) 387-1898 tel/TTY~~

In addition, you have a right to seek assistance from the U.S. Department of Housing and Urban Development – Fair Housing and Equal Opportunity Office.



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY APPLICANT/RESIDENT
REQUEST FOR ALTERNATIVE METHOD OF COMMUNICATION**

~~This form is to be used by persons applying for and participants in SNRHA's Public Housing Program and Housing Choice Voucher (HCV) Program to request a change in the way we communicate with you because of your disability.~~

~~This form should be filled out by the applicant/participant with a disability unless the individual is a minor or cannot do this as a direct result of his/her disability. In this case, SNRHA staff or the applicant/participant's designee may fill out the form.~~

~~Please let the staff know if you need assistance in filling out this form. Applicants should send the completed form with their housing application to the Occupancy Department. Participants should deliver or mail this form to their occupancy specialist.~~

~~Date of Request: _____~~

~~1) Name of the applicant/participant with a disability that is requesting the accommodation:~~

~~Name: _____~~

~~Phone: _____~~

~~Address: _____~~

~~2) Name of person filling out this form if not the individual listed above:~~

~~Name: _____~~

~~Phone: _____~~

~~Address: _____~~

~~3) I need the following change as a result of my disability. Check only one box below that indicates the kind of change(s) you need:~~

~~Instead of providing materials in writing, I need:~~

~~English language written materials in large print~~

~~Spanish language written materials in large print~~

~~English language oral communications: My telephone number is: _____~~

~~Spanish language oral communications: My telephone number is: _____~~

~~English language materials on cassette tape~~

~~Spanish language materials on cassette tape~~

~~English language materials in Braille~~

~~Spanish language materials in Braille~~



Southern Nevada Regional Housing Authority
Housing Choice Voucher (HCV)
Project Based Voucher (PBV)
Rental Assistance Demonstration (RAD) Program



Emergency Transfer Plan
for
Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

Emergency Transfers

Southern Nevada Housing Authority (SNRHA) is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),¹ SNRHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.²

The ability of SNRHA to honor such request for tenants currently receiving assistance,, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether SNRHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that Southern Nevada Regional Housing Authority is in compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

¹ Despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

To request an emergency transfer, the tenant shall notify SNRHA's management office and submit a written request for a transfer. SNRHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under SNRHA's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

Southern Nevada Regional Housing Authority will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives SNRHA written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program.

This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about SNRHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

Southern Nevada Regional Housing Authority cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. SNRHA will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit.

Families currently residing in PBV/RAD (Project Based/Rental Assistance) properties who are requesting an emergency transfer in accordance with the Violence Against Women Act (VAWA), and have completed and submitted the HUD 5382 "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation" form along with any other requested documentation from SNRHA (i.e. Police Report, Temporary Protection Order, etc.) may be eligible for an HCV Mobility Voucher, if available. If not available, SNRHA will look for other units within PBV/RAD properties for the family to be relocated.

Emergency Transfers: Housing Choice Voucher (HCV) Program

Tenant Based Assistance: If you are a participant in the tenant-based HCV program and request an emergency transfer as described in this plan, SNRHA will assist you to move to a safe unit quickly using your existing HCV assistance. SNRHA will make exceptions to program regulations restricting moves as required.

At your request, SNRHA will refer you to organizations that may be able to further assist you.

Project-Based Voucher (RAD-PBV) Assistance: If you are assisted under the PBV program, you may request an emergency transfer under the following programs for which you are not required to apply:

If you have lived in your RAD-PBV unit for less than one (1) Year:

- RAD-PBV assistance in the same project (if a vacant unit is available and you determine the vacant unit is safe.)

If you have lived in your RAD-PBV unit for one (1) year or more:

- Housing Choice Voucher: If you have lived in your RAD-PBV unit for one (1) year or more, and if a Housing Choice Voucher is available, SNRHA will issue you an HCV voucher under this provision.

SNRHA will assist you in identifying other housing providers who may have safe and available units to which you could move and local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking (attached to this plan) in the following circumstances:

- If you seek to move sooner than a Housing Choice Voucher will be available; or
- If SNRHA cannot offer you other assistance (because you have not lived in your RAD-PBV unit for one (1) year or more); or
- Another safe RAD-PBV unit is not immediately available.

If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. SNRHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If SNRHA has no safe and available units for which a tenant who needs an emergency is eligible, SNRHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, SNRHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

B

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
<i>Entire Document</i>	<i>All</i>		<i>Change</i>	<i>Update and correct all page numbers, revision dates, and section labels</i>
<i>TOC</i>	<i>All</i>		<i>Change</i>	<i>All page and Section numbers will be updated as appropriate</i>
1	1	Introd	Change	2659- 27
1	1	Introd	Change	2400-2000
1	1	Introd	Change	2000— 5500
1	4	Fair Housing	add	offices are
1	5	E	Change	and all residents—and/or designated
1	6	E (h)	Change	If the PHA provides transportation to PHA sponsored/funded functions or activities then the PHA must ensure that accessible transportation is provided to accommodate person(s) with disabilities and their aides including the reasonable accompaniment of household member(s). CFR § 8.21-
				If the PHA provides transportation to PHA sponsored/funded functions or activities then the PHA must ensure that accessible transportation is provided to accommodate person(s) with disabilities and their aides including the reasonable accompaniment of household member(s).
1	7	1	delete	Braille documents
2	1	A	Change	in this chapter—in HUD Regulations;
2	1	A	Change	non-citizen—immigrants

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
2	1	A	delete	(24 CRF Part 200 and Part 5, Subpart E)
2	1	A	delete	the
2	1	A	delete	each member of the household, as described in Chapter 7 of this policy all family members, in compliance with 24 CFR 5.216, 24 CFR5.218 and 24 CFR 5.233, as described in Chapter 7 of this Policy.
2	2	Definition	delete	The
2	3	Split	add	Split Families - While on the Wating List
				<p>In the case where an applicant family on the waiting list splits into two (2), or more, otherwise eligible families and the new families claim the public housing application, the Authority will take the following factors into consideration when making a determination as to which family should be entitled to the application: a. Which family unit retains the children. If there are no children, disabled or elderly status will be considered. b) Any court or legal determination, including the role of domestic violence in the split; and) Recommendations of social service agencies or qualified professionals, such as protective services for children.</p> <p>In the case where the households are equally qualified, the application will be retained by the individual who originally submitted the public housing application, e.g., listed as the head of household. In the case of a deceased head of household, applicable factors noted above will be taken into consideration when making a determination as to which family member should be entitled to the application. Only another adult on the existing application may take over as head of household. If there are no other adults on the application, the Authority, may on a case by case basis, allow another adult to become the head of household if there are minor children and if the other adult can prove legal custody of the minor children.</p>
2	6	C.	delete	[24 CCFR 5.216, 24 CRF 5.218]

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
2	6	C.	delete	<p>Families are required to provide verification of social security numbers for all family members prior to admission. The only exceptions are for those families not claiming eligible immigration status. This requirement also applies to persons joining the family after admission to the program. Failure to furnish verification of social security numbers is grounds for denial of admission or termination of tenancy. This policy does not apply to individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most cases would not be eligible for A SSN. The SNRHA will not deny assistance to a mixed family due to non-disclosure of an SSN by an individual who does not contend to have eligible immigration status.</p>

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
				<p>In accordance with 24 CFR 5.216, applicants and participants (including each member of the household and including, live-in-aides, foster children, and foster adults) are required to disclose his/her SSA-assigned SSN, with the exception of the following individuals. Those individuals who do not content to have eligible immigration status (individuals who may be unlawfully present in the United States and have not been assigned an SSN. These individuals in most instances would not be eligible for a SSN.</p> <p>i. A family that consists of a single household member (including a pregnant individual) who does not have eligible U.S. citizenship or eligible immigration status is not eligible for housing assistance and cannot be housed. Accordance with 24 CRS 5.520. The PHA may not deny assistance to mixed families due to nondisclosure of an SSN by an individual who does not contend to have eligible immigration stauts.An individual who previously declared to have eligible immigration or eligible citizenship status may not change his/her declaration to no longer contend to have eligible immigration status to avoid compliance with SSN disclosure and documentation requirements or penalties associated with noncompliance of these requirements.</p> <p>Note: There are no provisions under HUD regulations which prohibit a mixed family from executing a lease or other legally binding contract. A mixed family includes individuals that have both eligible and ineligible aliens so long as at least one household member is eligible Note: Financial assistance may only be provided to individuals with eligible immigration Status in accordance with 42 USC 1436a, which is generally evidenced by the individual providing his/her Green Card (Form I-551-U.S. Permanent Residence Card) or other documentation approved by the Department of Homeland Security for noncitizens with refugee or asylee status.</p> <p>b. Existing program participants, who as of January 31, 2019, were 62 year sof age or older (born on or before January 31, 1948). This exemption continues even if the individual</p>
2	6	C.	add	
2	15	Denial	add	Applicant can be granted an extension for full payment up to 14 days by Eligibility Manager or designee

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
4	5	Local Preferences	delete	<p>Homeless Referral Preference: Families who are homeless (family lacks a fixed regular and adequate night time residence, or has a primary night time residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, such as welfare voucher hotels, congregate shelters or transitional housing designed for homeless persons, or a public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings) and are participating in case management with an approved referral agency. This preference shall be limited to up to 150 referrals per year60 points</p> <p>Unit offers to applicants referred for this preference will be made as follows: for every two applicants from the waiting list receiving a unit offer, one applicant referred under this preference will receive a unit offer.</p> <p>Homeless Families that live with friends or relatives who are not currently in the transition system, will be encourage to apply to other available SNRHA programs that they may qualify for.</p>
4	5	Veterans Prefence	add	<p>for veteran as defined by the State of Nevada. A Veteran/Disabled Veteran may submit an admissions application at any time for any housing program, whether the waiting list is open or closed – with the exception of the Housing Choice Voucher Program. The Veteran/Disabled Veteran must be the head, spouse, or co-head member of the household. At the time of eligibility, the Veteran/Disabled Veteran must submit their DD214 (or other official discharge documents from the Official Military Personnel File) which shows enlistment date, discharge dates, branch of service, social security number, birthdate, net active service, and type of discharge. If the military documents are not submitted accordingly, the Veteran’s/Disabled Veteran’s name will be withdrawn from the waiting list.</p>

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CHAPTER	PAGE	SECTION	ADD / DELETE / CHANGE	PROPOSED LANGUAGE
4	5	Veterans Presence	delete	<p>for veteran as defined by State. 35 points</p> <p>A Veteran as defined by the state of Nevada may submit an admissions application at any time for any Conventional Public Housing program whether the waiting list is open or closed. The Veteran must be the head, spouse, co-head or sole member of the household. At the time of eligibility, the Veteran must submit their DD214 or other official discharge documents from the Official Military Personnel File which show enlistment and discharge date, branch of service, social security number, birthdate, net active service and type of discharge. If the military documents are not submitted in accordance at the time of interview, the preference will be removed and the applicant will be placed back on the waiting list. In the case of a veteran who applies after the regular waitlist(s) are closed, if the above stated documents verifying the veteran preference are not submitted, the veteran's name will be withdrawn from the waiting list.</p> <p>The veteran is entitled to request an Informal Review of that determination as described in Chapter GP (Grievance Procedure).</p> <p>The veteran may submit another admissions application.</p>
5	1	Guidelines	delete	(other than adults who have a spousal relationship and children under 5.
5	5	Family Moves	Change	fifty —forty
5	5	Family Moves	Change	20 —40
5	5	Family Moves	Change	20 —40
				<p>For overcrowded units three factors will be considered in the following order; 1. Extent of overcrowding (with household needing more than one bedroom considered before households needing only one bedroom in order to achieve proper occupancy);</p> <p>2. The household's status as a working family and/or how household's income level would contribute to deconcentrating very low income households and date of overcrowding.</p> <p>3. For under occupancy cases, the following factors would be considered. 1. Extent of under occupancy (with household having more than one extra bedroom required to transfer those with one extra bedroom 2. Date of under occupancy.</p>

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
5	5	Family Moves	delete	See Chapter 11, Recertification's, for changes in unit size for tenants
7	4	Verification Hierarchy	add	and the Income Validation Tool (IVT)
7	26	Verification Legal Identity	add	Government Issued Identification
7	31	II.A	Change	Government Issued Identification Identification

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CHAPTER	PAGE	SECTION	ADD / DELETE / CHANGE	PROPOSED LANGUAGE
7	32	Names on Verifications	Add	<p>Individuals without an assigned SSN</p> <p>It is uncommon for certain individuals to not have a SSA-assigned SSN. Below is a listing of such individuals, which is not all inclusive:</p> <ul style="list-style-type: none"> a. U.S. newborn children (eligible citizens – these individuals will be issued an SSN upon SSA confirmation of birth) b. Noncitizens lawfully present in the U.S, (ineligible noncitizens – these individuals will be issued an SSN confirmation of the individual’s DHS documentation or confirmation that the individual is required by law to provide and SSN to receive general assistance benefits that they already have qualified for. c. Noncitizens unlawfully present in the U.S. (ineligible noncitizens – typically, these individuals cannot be assigned an SSN. <p>SNRHA will use the Public and Indian Information Center (PIC) Tenant ID Management Tool to generate a unique identifier (commonly referred to as an alternate ID (ALT ID)) for those individuals who have not been assigned an SSN.</p> <p>Once an individual discloses an SSN, the PHA must use the Tenant ID Management tool to replace the ALT ID with the disclosed SSN within 30 calendar days of receipt of the SSN.</p> <p>Individual Taxpayer Identification Number (ITIN) An ITIN is a taxpayer identification number for Federal tax purposes only for certain non-resident noncitizens, their spouses and dependents, who cannot obtain an SSN. The ITIN begins with the number “9” and is formatted like a SSN (9XX-XX-XXXX) However, the ITIN is not a SSN and SNRHA will not report the ITIN on line 3n of the HUD-50058. SNRHA will use the Tenant ID Management Tool to replace any reported ITIN on line 3n of</p>
8	3	Priority of Transfers	Change	20 40
8	3	Priority of Transfers	Change	20 40

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CHAPTER	PAGE	SECTION	ADD / DELETE / CHANGE	PROPOSED LANGUAGE
8	3	Priority of Transfers	Change	20 —40
8	6	Safety & Security of Tenants	Change	https://ohl.rainn.org/online/ — https://www.civtimsofcrims.org/our-programs/stalking-resource-center
8	8	D. Transfer to Accommodate	add	<p><u>For overcrowded units three factors will be considered in the following order:</u></p> <ol style="list-style-type: none"> <u>1. Extent of over-crowding (with household needing more than one bedroom considered before households needing only one bedroom in order to achieve proper occupancy);</u> <u>2. The household’s status as a working family and/or how household’s income level would contribute to deconcentrating very low income households and date of overcrowding.</u> <u>3. For under occupancy cases, the following factors would be considered. 1. Extend of under occupancy (with household having more than one extra bedroom required to transfer whose with one extra bedroom 2. Date of under occupancy.</u>
8	9	Resident Refusal	add	<u>Residents who currently reside in a senior designated property that requests a transfer and is offered a unit located in a non-senior designated property have a right to refuse the unit and will not be withdrawn and can continue to be on the transfer list unit such unit requested becomes available.</u>
8	11	Processing In and Out of Developments	add	<p><u>VAWA or Reasonable Accommodation Transfers:</u></p> <p><u>Any outstanding balance will transfer to the new unit and the new Manager is responsible to collect. If the tenant is on a current repayment agreement it will transfer to the new unit with the same terms. All move-out charges on the old unit will transfer to the new unit and put on a 30 day repayment agreement. All other transferred charges are considered past due and are due immediately.</u></p> <p><u>Non-VAWA or Non-Reasonable Accommodation Transfers:</u></p> <p><u>Residents that owe a balance will not be able to transfer until all balances are paid in full. Repayment agreement will not transfer to the new unit; they must be paid in full before a resident can transfer. Any charges, including move out charges, assessed on the old unit after the transfer, will be transferred to the new unit and put on a 30 day repayment agreement.</u></p>
15	1	Program	add	may and includes
15	2	Certification	Change	various educational and training institutions —College of Southern Nevada

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
15	3	Program Size	Change	56—27
15	3	Program Size	Change	2018—2019
15	3	Program Size	delete	others are voluntary
15	3	Estimate of	Change	2592 2431
15	3	Estimate of	Change	323— 551
15	3	Estimate of	Change	12163— 11,284
15	5	Family Selection	Change	The HOH must sign the COP before other family members can participate
				Families who have successfully participated in SNRHA’s Resident Opportunities and Self Sufficiency (ROSS) programs will be given preference and receive streamlined enrollment for Family Self-Sufficiency (FSS) enrollment.
16	1	16.1.A Overview	add	5] FR Notice 1/18/17; NOTICE 2017-21
16	6	SNRHA -owned	Change	2015-05— 2017-21
16	9	16-ILF.CAP	add	; FR NOTICE 1/18/17, and NOTICE 2017-2
16	9	Exceptions to 25	Change	As of April 18, 2017,— Exce[topms are allowed and PBV
16	18	Term of HAP	add]; FR NOTICE 1/18/17, and PIH NOTICE 2017-21
16	23	SNRHA Policy	Change	Landsman (Rental Assistance Demonstration [RAD] Program) Vera Johnson B (Rental Assistance Demonstration [RAD] Program)
16	23	SNRHA Policy	add	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]) Patriot Place (Rental Assistance Demonstration [RAD Program]) Allegiance (Rental Assistance Demonstration [RAD Program])
16	25	Persons with Disab	delete	(see chapter 2)

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CHAPTER	PAGE	SECTION	ADD / DELETE / CHANGE	PROPOSED LANGUAGE
16	25	Persons with limited English	delete	(see chapter 2)
16	27	16.VIL.B	Change	}]—CHOICE MOBILITY CAP/BOUCHER TURNOVER CAP
16	31	16-VIL.D.	delete	EXCEPTIONS TO THE OCCUPANCY CAP
16	38	Utility Reimb	add	[24cfr982.514(B)]
16	39	Rental Assistance	add	the designated property
16	39	Rental Assistance	delete	the designated property. A RAD property. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.
PH Lease	8	214,215,216	delete	their housing subsidy will be removed and they will be charged the flat rent for their unit as of the effective date of the household’s annual recertification
PH Lease	8	216,217	add	they will receive a 30 Day Notice of Lease Termination in accordance with Section 20.
PH Lease	9	256	add	Only one unit offer will be mae in accordance with
PH Lease	9	257	add	Section 8 of the Admissions and Continued Occupancy Policy (ACOP)
PH Lease	13	389	add	Any balances owed on the old unit will be transferred to the new unit and are considered due
PH Lease	13	390	add	immediately
PH Lease	14	415	Change	one calendar week— more than 30 days
PH Lease	19	566-567	Change	In the event of a lawsuit to enforce any provision of the Lease, the successful party shall be awarded the court costs from the other.
				In the event that this lease and/or the Landlord/Tenant relationship referenced heron shall become the subject of any legal action (inclusive of a legal action for damages before a court or arbitrator, or before an administrative or regulatory agency), the prevailing party in any such proceedings shall have the right to collect from the non-prevailing party reasonable legal fees and cost actually incurred. In the event that the Tenant shall fail to prevail on any matter giving rise to Tenant’s obligation for payment of Landlord’s legal fees and cost heron, such amount shall be invoiced and paid by Tenant within (30) days, after which time, such amount if not paid shall be deemed “other payments due” and a continuing obligation of the Tenant. These charges will be collected pursuant to Section 20 of the Lease Agreement.
SNRHA Grievance	4	III	delete	1

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<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
SNRHA Grievance	5	4.Preference Denial Mtg	Change	calendar —business
SNRHA Grievance	6	B.RESIDENTS	add	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 SNRHA action in disposing of the grievance in an appropriate judicial proceeding.
SNRHA Grievance	7	2. Formal Hearing	add	SNRHA management office with jurisdiction for the apartment in which the grievant resides or to:
SNRHA Grievance	7	2. Formal Hearing	Change	formal —calendar
SNRHA Grievance	7	2. Formal Hearing	add	business
SNRHA Grievance	8	c. Hearing Decision	add	or documentation
2019 ACOP		ADDENDUM 7	add	CIVIL RIGHTS (Complete Policy)



Chapter 1

STATEMENT OF POLICIES AND OBJECTIVES

INTRODUCTION

The Low Rent Public Housing Program was created by the U.S. Housing Act of 1937. Administration of the Public Housing Program and the functions and responsibilities of the Southern Nevada Regional Housing Authority (SNRHA) staff shall be in compliance with SNRHA's Personnel Policy, any union agreements of SNRHA, and this Admissions and Continued Occupancy Policy. The administration of SNRHA's housing program will also meet the regulations of the Department of Housing and Urban Development. Such requirements include any Public Housing Regulations, required sections of Handbooks, and applicable Notices. All applicable Federal, State and local laws, including Fair Housing Laws and regulations also apply. Changes in applicable federal laws or regulations shall supersede provisions in conflict with this policy. Federal regulations shall include those found in Volume 24 CFR, Parts V, VII and IX. (Code of Federal Regulations)

SNRHA provides public housing assistance to more than ~~2650~~ 2400 families and receives an ESTIMATED average of ~~2000~~ 5500 applications for assistance each year.

In order to address the ever growing need for housing assistance, SNRHA must administer its public housing program in accordance with all applicable federal, state and local statutes, regulations and ordinances. The purpose of this policy is to effectuate the provisions of those laws and regulations.

A. HOUSING AUTHORITY MISSION STATEMENT

It is the mission of the Southern Nevada Regional Housing Authority to provide safe, sanitary and affordable housing to eligible people within our jurisdictions, in an environment that fosters independence, self-sufficiency and community pride.

B. LOCAL OBJECTIVES

This Admissions and Continued Occupancy Plan for the Public Housing Program is designed to demonstrate that SNRHA is managing its program in a manner that reflects its commitment to improving the quality of housing available to its public, and its capacity to manage housing in a manner that demonstrates its responsibility to the public trust.

Following are the Housing Authority's goals and objectives that will enable SNRHA to serve the needs of the low income and very low-income families as identified by SNRHA for the next five fiscal years.



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

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

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

To avoid concentrations of economically and socially deprived families in any one or all of SNRHA's public housing developments.



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

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

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

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

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

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

C. PURPOSE OF THE POLICY

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

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

D. FAIR HOUSING POLICY

Civil rights laws protect the rights of applicants and residents to equal treatment by the Housing Authority in operating its programs. It is the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. SNRHA will comply with all laws relating to Civil Rights, including:

Title VI of the Civil Rights Act of 1964, which forbids discrimination on the basis of race, color, religion, national origin or sex; 24 CFR 1 and 100

Title VIII of the Civil Rights Act of 1968 (as amended by the Community



Development Act of 1974 and the Fair Housing Amendments Act of 1988), which extend protection against discrimination based on disability and familial status, and spell out forms of prohibited discrimination; 24 CFR 100

Executive Order 11063; 24 CFR 107

Section 504 of the Rehabilitation Act of 1973, which describes specific housing rights of persons with disabilities; 24 CRR 8

The Age Discrimination Act of 1975, which establishes certain rights of the elderly; 24 CFR 146

Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)

Section 119 of the Rehabilitation, Comprehensive Services and Developmental Disabilities Amendments of 1978

Any applicable State laws or local ordinances, and any legislation protecting individual rights of tenants, applicants, or staff that may subsequently be enacted including, equal access to Housing regardless of sexual orientation or gender identity.

SNRHA shall not discriminate because of race, color, sex, religion, familial status, disability, national origin, marital status, gender identity, or sexual orientation in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any community or communities under SNRHA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

Fair Housing posters and housing information are displayed in locations throughout the SNRHA's office in such a manner as to be easily readable from a wheelchair.

To further its commitment to full compliance with applicable Civil Rights laws, SNRHA will provide Federal/State/local information to public housing residents regarding "discrimination" and any recourse available to them if they believe they are victims of discrimination. Such information will be made available to them during the resident orientation session.

SNRHA's central offices is are accessible to persons with disabilities. Where additional accessibility is needed in other locations, reasonable accommodation will be made.

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



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

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

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

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

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

Deny a person access to the same level of services.

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

E. CUSTOMER SERVICE

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

F. REASONABLE ACCOMMODATIONS POLICY

1. The Authority, as a public agency that provides low rent housing to eligible families, has a legal obligation to provide "reasonable accommodations" to applicants and residents if they or any family members have a disability. See the Definitions section of this policy for the definition of "individual with a disability". **24 CFR § 8.4**
2. Applicants, residents or employees who are individuals with disabilities should contact the Authority's 504/ADA Coordinator or submit a request for a reasonable accommodation form to their manager **and/or /other designated** staff to seek reasonable accommodations.
3. A reasonable accommodation is some modification or change **the** PHA can make, at the PHA's expenses, to its units, buildings, sites, policies, practices, **program** or procedures that will assist an otherwise eligible applicant or resident with a disability to take full advantage of and use all the PHA's programs, including those that are operated by other agencies in PHA-owned public space. **24 CFR § 8.20**
4. The standard used for modifications in a PHA unit and route is the Uniform Federal Accessibility Standard (UFAS). The standard used for modifications to non-housing facilities is the Americans with Disabilities Act Accessibility Guidelines (ADAAG).



5. An accommodation is not reasonable if it: **24 CFR § 8.21(b) and 24 CFR § 8.24(a)(2)**
 - a. Causes an undue financial and administrative burden; or
 - b. Represents a fundamental alteration in the nature of the PHA's program.
6. Examples of reasonable accommodations include, but are not limited to: **24 CFR § 8.4**
 - a. Making alterations to a PHA unit to make it fully accessible so it could be used by a family member who uses a wheelchair;
 - b. Making alterations to the grounds of a property and to the route through the property and building to create an accessible route for a family member who uses a wheelchair;
 - c. Transferring a resident family to a unit with more bedrooms to provide a separate bedroom for a person with a disability or for a needed live-in aide;
 - d. Upon request, transferring a resident from a unit that cannot be made accessible to a unit that is accessible;
 - e. Widening the door of a community room or public restroom so a person in a wheelchair may use the facility (as well as other modifications that may be needed for non-housing facilities to create equal access and full usability by individuals with disabilities);
 - f. Adding or altering unit or building features so they may be used by a family member with a disability, including but not limited to:
 - 1) Installing strobe-type flashing light smoke detectors in a unit for a family with a hearing impaired member;
 - 2) Adding structural grab bars in the bathroom;
 - 3) Changing the doorknobs to lever-type door handles;
 - 4) Modifying cabinets, counters, counter heights, appliance controls and floor area to create an accessible kitchen;
 - 5) Providing accessible kitchen appliances;
 - 6) Installing a magnifier over the thermostat for a resident with a vision impairment;
 - 7) Modifying fixtures, mirror position, and faucet controls, adding structural grab bars and increasing floor area to create an accessible bathroom; and
 - 8) Lowering the peephole on the door so it can be used by a person in a wheelchair;
 - g. Permitting a family to have an animal to assist a family member with a disability in a PHA family development where no pets are allowed or the size of the animal is usually limited; **24 CFR § 8.20**
 - h. ~~Providing a van to take PHA resident children to and from their development, where the childcare facility is not accessible, to an accessible childcare facility; 24 CFR § 8.21. If the PHA provides transportation to PHA sponsored/funded functions or activities then the PHA must ensure that accessible transportation is provided to accommodate person(s) with~~



disabilities and their aides including the reasonable accommodation of household member(s).

- i. Making sure that PHA processes are understandable to applicants and residents with sensory or cognitive impairments, including but not limited to: **24 CFR § 8.6**
 - 1) Making large type documents, ~~Braille documents~~, cassettes or a reader available to an applicant or resident with a vision impairment during interviews or meetings with PHA staff;
 - 2) Making a sign language interpreter available to an applicant or resident with a hearing impairment during interviews or meetings with PHA staff;
 - 3) Providing Telecommunications Devices for the Deaf (TDDs) to permit persons with hearing impairments to communicate with the PHA by telephone;
 - 4) Permitting an applicant or resident to be accompanied or represented by a family member, friend or advocate at all meetings and interviews with PHA if the individual desires such representation;
 - 5) Permitting an outside agency or individual to assist an applicant or resident with a disability to meet the PHA's applicant screening criteria.
7. An applicant or resident family that has a member with a disability must still be able to meet essential obligations of tenancy. They must be able **24 CFR § 8.3**
 - a. to pay rent and other charges (e.g. utility bills) as required by the lease in a timely manner;
 - b. to care for and avoid damaging the unit and common areas;
 - c. to use facilities and equipment in a reasonable way;
 - d. to create no health, or safety hazards, and to report maintenance needs;
 - e. not to interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others;
 - f. not to engage in prohibited criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or staff; and not to engage in drug-related criminal activity; and
 - g. to comply with necessary and reasonable rules and program requirements of HUD and the PHA.

But there is no requirement that they be able to do these things without assistance.

8. If an applicant or resident's family member needs assistance with one of the essential obligations of tenancy, PHA will, as a reasonable accommodation, permit a friend, family member or advocate to provide such assistance or make a referral to an individual or agency that can provide such assistance. **24 CFR § 8.20**
9. If an applicant or resident receives a referral to an agency or individual who can assist the applicant or resident with complying with the essential obligations of tenancy, the applicant or resident is not obligated to accept the service, but if refusing service results in a lease violation, PHA may terminate the lease. **24 CFR § 8.2**
10. At any time an applicant or resident family has a disability and needs or wants a reasonable accommodation, it may be requested. **24 CFR § 8.20**



Chapter 2

ELIGIBILITY FOR ADMISSION

[24 CFR 960.201]

INTRODUCTION

This chapter defines both HUD's and the SNRHA's criteria for admission and denial of admission to the program. The policy of the SNRHA is to strive for objectivity and consistency in applying these criteria to evaluate the qualifications of families who apply. ~~The~~ SNRHA staff will review all information provided by the family carefully and without regard to factors other than those defined in this chapter. Families will be provided the opportunity to explain their circumstances, to furnish additional information, if needed, and to receive an explanation of the basis for any decision made by ~~the~~ SNRHA pertaining to their eligibility.

The guidelines in this chapter shall be followed consistently so as not to discriminate against applicants on the basis of race, color, nationality, religion, gender, familial status, marital status, disability, gender identity, sexual orientation, or any other prohibited basis.

A. QUALIFICATION FOR ADMISSION

It is ~~the~~ SNRHA's policy to admit qualified applicants only. An applicant is qualified if he or she meets the following criteria:

Is a family as defined ~~in this chapter;~~ in HUD Regulations;

Heads a household where at least one member of the household is either a citizen or eligible ~~non-citizen~~ immigrants. ~~(24 CFR Part 200 and Part 5, Subpart E);~~

Has an annual income at the time of admission that does not exceed the low income limits for occupancy established by HUD and posted separately in ~~the~~ SNRHA offices;

Note: The Quality Housing and Work Responsibility Act of 1998 authorizes PHAs to admit families whose income does not exceed the low-income limit (80% of median area income) once the PHA has met the annual 40% targeted income requirement of extremely low-income families (families whose income does not exceed 30% of median area income).

Provides a social security number, for each member of the household, as described in Chapter 7 of this policy ~~all family members, in compliance with 24 CFR 5.216, 24 CFR 5.218 and 24 CFR 5.233, as described in Chapter 7 of this Policy.~~



Meets or exceeds the tenant selection and suitability criteria as set forth in this policy including the standards for the criminal background check.

Timing for the Verification of Qualifying Factors

The qualifying factors of eligibility will not be verified until the family is in a position on the waiting list to be offered a housing unit.

B. FAMILY COMPOSITION

Definition of Family

The applicant must qualify as a family. A family may be a single person or a group of persons. A group of persons is defined by ~~the~~ SNRHA as two or more persons who intend to share residency whose income and resources are available to meet the family's needs, and will live together in SNRHA housing.

Discrimination on the basis of familial status is prohibited, and a group of persons may not be denied solely on the basis that they are not related by blood, marriage or operation of law.

Elderly, disabled, and displaced families are defined by HUD in CFR 5.403.

The term "family" also includes, but is not limited to:

- A family with or without children;

- An elderly family;

- A disabled family;

- A displaced family;

- The remaining member of a tenant family;

- A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a tenant family;

- Two or more elderly or disabled persons living together or one or more elderly or disabled persons living with one or more live-in aides;

- Two or more near-elderly persons living together or one or more near-elderly persons living with one or more live-in aides.

The temporary absence of a child from the home due to placement in foster care shall not be considered in determining the family composition and family size.



For the purpose of the definition of a qualified family and admission of a single higher education student, the restrictions on assistance to students enrolled in an institution of higher education do not apply to public housing. (24 CFR 5.612)

Split Families – While on the Waiting List

In the case where an applicant family on the waiting list splits into two (2), or more, otherwise eligible families and the new families claim the public housing application, the Authority will take the following factors into consideration when making a determination as to which family should be entitled to the application:

- a) Which family unit retains the children. If there are no children, disabled or elderly status will be considered.
- b) Any court or legal determination, including the role of domestic violence in the split; and
- c) Recommendations of social service agencies or qualified professionals, such as protective services for children.

In the case where the households are equally qualified, the application will be retained by the individual who originally submitted the public housing application, e.g., listed as the head of household.

In the case of a deceased head of household, applicable factors noted above will be taken into consideration when making a determination as to which family member should be entitled to the application. Only another adult on the existing application may take over as head of household. If there are no other adults on the application, the Authority, may on a case by case basis, allow another adult to become the head of household if there are minor children and if the other adult can prove legal custody of the minor children.

Occupancy by Police Officers

In order to provide an increased sense of security for public housing residents, the SNRHA may allow public housing units to be occupied by police officers.

Police officers will not be required to be income eligible to qualify for admission to ~~the~~ SNRHA's public housing program.

Head of Household

The head of household is the adult member of the household who is designated by the family as head of household, is wholly or partly responsible for paying the rent, and has



the legal capacity to enter into a lease under State/local law.

Emancipated minors who qualify under State law will be recognized as head of household if there is a court order recognizing them as an emancipated minor.

Persons who are married are legally recognized as adults under State law.

Spouse of Head of Household

Spouse means the husband or wife of the head of household. The spouse is equally responsible for the lease with the Head of Household.

For proper application of the Noncitizens Rule, the definition of spouse is: the marriage partners who, in order to dissolve the relationship, and would have to be divorced. It includes the partner in a common law marriage. The term "spouse" does not apply to boyfriends, girlfriends, significant others, or co-head of household.

Co-Head of Household

An adult individual in the household, who is equally responsible for the lease with the head of household. A household may have either a spouse or co-head of household, but not both. A co-head of household never qualifies as a dependent.

Live-In Attendants

A family may include a live-in aide provided that such live-in aide:

Is determined by ~~the~~ SNRHA to be essential to the care and well-being of an elderly person, a near-elderly person, or a person with disabilities;



Is not obligated for the support of the person(s); and

Would not be living in the unit except to provide care for the person(s).

Must be 18 years or older.

A live-in aide is not considered to be an assisted family member and has no rights or benefits under the program:

Income of the live-in aide will not be counted for purposes of determining eligibility or level of benefits.

Live-in aides are not subject to Non-Citizen Rule requirements.

Live-in aides may not be considered as a remaining member of the tenant family.

Relatives are not automatically excluded from being live-in aides, but they must meet all of the elements in the live-in aide definition described above.

Family members of a live-in aide may also reside in the unit, provided doing so does not increase the subsidy by the cost of an additional bedroom and that the presence of the family member(s) does not overcrowd the unit. The family will be eligible to increase the bedroom size by one bedroom to accommodate the live-in aide status.

The live-in aide may hold outside employment or attend school if there is evidence that appropriate alternative care will be provided to the near-elderly, elderly or disabled during these periods of time.

After ~~the~~ SNRHA approves the addition of a live-in aide on behalf of a resident, ~~the~~ resident must submit a specific live-in aide's name and information for approval by ~~the~~ SNRHA within 30 calendar days of ~~the~~ SNRHA's notification. If the 30 calendar days expire, the resident will have to resubmit an application for approval of a live-in aide.

A specific live-in aide may only reside in the unit with the approval of ~~the~~ SNRHA. ~~The~~ SNRHA shall qualify the live-in aide subject to the agency's normal screening criteria, including a criminal background check and will require the live-in aide to execute a lease rider agreeing to abide by the terms and conditions of occupancy set forth in the lease agreement. If the live-in aide violates provisions of the lease rider, ~~the~~ SNRHA may take action against the live-in aide separate from action against the assisted family. The live in aide must also certify to have the necessary skills to meet the needs of the individual requesting the reasonable accommodation.

If the live-in aide or their family members participate in drug-related or criminal activities, the SNRHA will rescind the aide's right to occupy the unit. When the agency



takes such action against the live-in aide, the aide is not entitled to the grievance hearing process of the agency.

Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or caseworker. The verification provider must certify that a live-in aide is needed for the care of the family member who is elderly, near-elderly (50-61) or disabled.

Verification of the need for a live-in aide must include the hours the care will be provided.

The SNRHA has the right to disapprove a request for a live-in aide based on the "Other Eligibility Criteria" described in this chapter.

C. MANDATORY SOCIAL SECURITY NUMBERS ~~[24 CFR 5.216, 24 CFR 5.218]~~

~~Families are required to provide verification of social security numbers for all family members prior to admission. The only exceptions are for those families not claiming eligible immigration status. This requirement also applies to persons joining the family after admission to the program.~~

~~Failure to furnish verification of social security numbers is grounds for denial of admission or termination of tenancy.~~

~~This policy does not apply to individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most cases would not be eligible for A SSN.~~

~~The SNRHA will not deny assistance to a mixed family due to non-disclosure of an SSN by an individual who does not contend to have eligible immigration status.~~

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

- a. Those individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States and have not been assigned an SSN. These individuals in most instances would not be eligible for a SSN.
- i. A family that consists of a single household member (including a pregnant individual) who does not have eligible U.S. citizenship or eligible immigration status is not eligible for housing assistance and cannot be housed.
- ii. A family that consists of two or more household members and at least one household member has eligible U.S. citizenship or eligible immigration status is classified as a mixed family, and is eligible for prorated assistance in accordance with 24 CFR



5.520. The PHA may not deny assistance to mixed families due to nondisclosure of an SSN by an individual who does not contend to have eligible immigration status.

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

b. Existing program participants, who as of January 31, 2019, were 62 years of age or older (born on or before January 31, 1948). This exemption continues even if the individual moves to a new public housing assisted unit.

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

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

Note: There are no provisions under HUD regulations which prohibit a mixed family from executing a lease or other legally binding contract. A mixed family includes individuals that have both eligible and ineligible aliens so long as at least one household member is eligible

D. CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS (24 CFR, Subpart B)

In order to receive assistance, a family member must be a U.S. citizen or eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD. Those six categories are:

1. A noncitizen who has been lawfully admitted to the U.S. for permanent residence, as defined by Section 101(a)(20) of the Immigration and Nationality Act (INA) as an immigrant, as defined by Section 101(a)(15) of the INA (8 U.S.C. 1101(a)(20) and 2101(a)(15) (immigrants), respectively. This category includes a noncitizen who has been admitted under Section 210 or 210A of the INA (8 U.S.C. 1160 or 1161) (special agricultural worker), and who has been granted lawful temporary resident status;
2. A noncitizen who entered the U.S. before January 1, 1972, or such later date as



enacted by law, and who has continuously maintained residence in the U.S. since then, and who is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General under Section 249 of the INA (8 U.S.C. 1259);

3. A noncitizen who is lawfully present in the U.S. pursuant to an admission under Section 207 of the INA (8 U.S.C. 1157) (refugee status), pursuant to the granting of asylum (which has not been terminated) under Section 208 of the INA (8 U.S.C. 1158) (asylum status), or as a result of being granted conditional entry under Section 203(a)(7) of the INA (U.S.C. 1153(a)(7) before April 1, 1980, because of persecution or fear of persecution on account of race, religion, or political opinion or because of being uprooted by catastrophic national calamity;
4. A noncitizen who is lawfully present in the U.S. as a result of an exercise of discretion by the Attorney General for emergent reasons or for reasons deemed strictly in the public interest under Section 2112(d)(5) of the INA (8 U.S.C. 1182(d)(5))(parole status);
5. A noncitizen who is lawfully present in the U.S. as a result of the Attorney Generals' withholding deportation under Section 243(h) of the INA (8 U.S.C. 1253(h)) (threat to life or freedom);
6. A noncitizen lawfully admitted for temporary or permanent residence under Section 245A of the INA (8 U.S.C. 1225a) (amnesty granted under INA 245A).

For the citizenship/eligible immigration requirement, the status of each member of the family is considered individually before the family's status is defined.

Mixed Families. A family is eligible for assistance as long as at least one family member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed". Such applicant families will be given notice that their assistance will be pro-rated and that they may request a hearing if they contest this determination.

Non eligible members. Applicant families that include no eligible members will be ineligible for assistance. Such families will be denied admission and offered an opportunity for a hearing.

Non-citizen students defined by HUD in the noncitizen regulations are not eligible for assistance. [Providing housing assistance to non-citizen students is prohibited \[24 CFR 5.522\]. This prohibition extends to non-citizen spouse of a non-citizen student as well as to minor children who accompany or follow to join the non-citizen student. Such prohibition does not extend to the citizen spouse of a non-citizen student or to the children of the non-citizen spouse and non-citizen student. Such a family is eligible for prorated assistance as a mixed family.](#)

The SNRHA will establish and verify eligibility no later than the date of the family's annual reexamination following October 21, 1998.



Assistance to a family may not be delayed, denied or terminated on the basis of the family's ineligible immigration status unless and until the family completes all the verification and appeals processes to which they are entitled under both INS and SNRHA procedures, except for a pending SNRHA hearing.

Applicants who are determined to be unqualified for admission will be promptly notified by a Notice of Denial of Admission stating the reason for the denial. The SNRHA shall provide applicants an opportunity for an informal hearing (See Grievance Procedure)

Applicants who have requested a reasonable accommodation as a person with a disability and who have been determined eligible, but fail to meet the Applicant Selection Criteria, will be offered an opportunity for a second meeting to have their cases examined to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the screening procedures.

When the SNRHA makes a preliminary determination that a family is eligible, SNRHA will notify the family of the determination. However, the availability of a suitable unit to offer a family is contingent upon factors not directly controlled by the SNRHA, such as turnover rates, and market demands as they affect bedroom sizes and community location.

Denial of Admission for Debts to This or Any Other PHA

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

Documenting Findings

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

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

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

Pattern of Drug Use - Includes a determination by the SNRHA that the applicant



Among applicants with equal preference status, the waiting list will be organized by date and time.

Local Preferences

Local preferences will be used to select among applicants on the waiting list. A public hearing with an opportunity for public comment will be held before SNRHA adopts any local reference.

SNRHA uses the following Local Preferences:

~~**Homeless Referral Preference:** Families who are homeless (family lacks a fixed regular and adequate night time residence, or has a primary night time residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, such as welfare voucher hotels, congregate shelters or transitional housing designed for homeless persons, or a public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings) and are participating in case management with an approved referral agency. This preference shall be limited to up to 150 referrals per year60 points~~

~~Unit offers to applicants referred for this preference will be made as follows: for every two applicants from the waiting list receiving a unit offer, one applicant referred under this preference will receive a unit offer.~~

~~*Homeless Families that live with friends or relatives who are not currently in the transition system, will be encourage to apply to other available SNRHA programs that they may qualify for.*~~

Federally Declared Disasters: Victims who are holders of Section 8 Vouchers or other subsidized programs as defined as eligible units by HUD, in another jurisdiction within 120 days of the President declaring a federal disaster. **55 points**

Working Preference: Head, spouse or co-head who is employed at least 20 hours per week at the equivalent of minimum wage, or who are active participants in accredited educational and training programs designed to prepare the individual for the job market. This preference is extended equally to elderly families or disabled families, including but not limited to those whose head or spouse is receiving SSI, SSD, or who can be verified to be unable to work, if both the head of household and spouse is either elderly or disabled..... **30 points**

~~**Veteran preference for veteran as defined by the State of Nevada. A Veteran/Disabled Veteran may submit an admissions application at any time for any housing program, whether the waiting list is open or closed – with the exception of the Housing Choice Voucher Program. The Veteran/Disabled Veteran must be the head, spouse, or co-head member of the household. At the time of eligibility, the Veteran/Disabled Veteran must submit their DD214 (or other official discharge documents from the Official Military Personnel File) which shows enlistment date, discharge dates, branch of service, social security number, birthdate, net active service, and type of discharge. If the military documents are not submitted accordingly, the Veteran’s/Disabled Veteran’s name will be withdrawn from the waiting list.**~~



~~for veteran as defined by State.35 points~~

~~A Veteran as defined by the state of Nevada may submit an admissions application at any time for any Conventional Public Housing program whether the waiting list is open or closed. The Veteran must be the head, spouse, co-head or sole member of the household. At the time of eligibility, the Veteran must submit their DD214 or other official discharge documents from the Official Military Personnel File which show enlistment and discharge date, branch of service, social security number, birthdate, net active service and type of discharge. If the military documents are not submitted in accordance at the time of interview, the preference will be removed and the applicant will be placed back on the waiting list. In the case of a veteran who applies after the regular waitlist(s) are closed, if the above stated documents verifying the veteran preference are not submitted, the veteran's name will be withdrawn from the waiting list.~~

~~The veteran is entitled to request an Informal Review of that determination as described in Chapter GP (Grievance Procedure).~~

~~The veteran may submit another admissions application.~~

Disabled veteran or family (defined as dependent son, daughter, and spouse) of a veteran with a service-connected disability. **5 points**

Family of (defined as spouse) a **deceased veteran** with a service-connected death. **33 points**

Residency preferences for head, co-head or spouse, who live, work, have been hired to work, or are enrolled full time in an accredited school in Clark County... **5 points**

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.



Chapter 5

OCCUPANCY GUIDELINES

The occupancy guidelines are established by the SNRHA to ensure that units are occupied by families of the appropriate size. This policy maintains the maximum usefulness of the units, while preserving them from excessive wear and tear or underutilization. This chapter explains the occupancy guidelines used to determine minimum and maximum unit sizes for various sized families when they are selected from the waiting list, or when a family’s size changes, or when a family requests an exception to the occupancy guidelines.

A. DETERMINING UNIT SIZE

The SNRHA does not determine who shares a bedroom/sleeping room, but there must be at least one person per bedroom. The SNRHA’s occupancy guideline standards for determining unit size shall be applied in a manner consistent with fair housing guidelines.

For occupancy standards, an adult is a person 18 years or older or an emancipated minor. All guidelines in this section relate to the number of bedrooms in the unit. Dwelling units will be assigned using the following guidelines:

GUIDELINES FOR DETERMINING BEDROOM SIZE

<i>BEDROOM SIZE</i>	<i>Minimum # Persons in Household</i>	<i>Maximum # Persons in Household</i>
<i>Zero (0) Bedroom</i>	1	1
<i>One (1) Bedroom</i>	1	2
<i>Two (2) Bedroom</i>	2	4
<i>Three (3) Bedroom</i>	3	6
<i>Four (4) Bedroom</i>	4	8
<i>Five (5) Bedroom</i>	6	10

Generally the SNRHA will assign one bedroom to two people within the following guidelines:

Adults of different generations, persons of the opposite sex (other than spouses) and unrelated adults will not be required to share a bedroom.

Head or co-head will not be required to share a bedroom with other family members.

Separate bedrooms should be allocated for persons of the opposite sex (~~other than~~



~~adults who have a spousal relationship and children under 5.~~

Foster children will be included in determining unit size only if there is a foster child in the unit for more than 12 months.

Live-in attendants will generally be provided a separate bedroom. No additional bedrooms are provided for the attendant's family.

Space may be provided for a child who is away at school but who lives with the family during school recesses if the family has 51% custody of the child(ren).

Space will not be provided for a family member who will be absent most of the time, such as a member who is away in the military.

Single person families shall be allocated a zero or one bedroom. The living room will not be used as a bedroom except at the request of the family and so long as it does not constitute an overcrowded unit.

B. EXCEPTIONS TO OCCUPANCY STANDARDS

The SNRHA will grant exceptions from the guidelines in cases where it is the family's request or the SNRHA determines the exceptions are justified by the relationship, age, sex, health or disability of family members, or other individual circumstances, and there is a vacant unit available. If an applicant requests to be listed on a smaller or larger bedroom size waiting list, the following guidelines will apply:

Applicants may request to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines, (as long as the unit is not overcrowded according to local codes). The family must agree not to request a transfer until their family composition changes or they have occupied the unit for a minimum of one year.

At the SNRHA's discretion the family may be offered a unit smaller than the preferred unit size, based on the SNRHA's occupancy standards, if in doing so the family has an opportunity to be housed earlier or live in a preferred community.

At the SNRHA's discretion, to abate emergency situations, Management may approve the offering of a unit larger than the preferred unit size, based on the SNRHA's occupancy standards.

In all cases, where the family requests an exception to the general occupancy standards, the SNRHA will evaluate the relationship and ages of all family members and the overall size of the unit.

The family may request to be placed on a larger bedroom size waiting list than indicated by the SNRHA's occupancy guidelines. The request must explain the need or justification for a larger bedroom size, and must be verified by the SNRHA before the family is placed on the larger bedroom size list. The SNRHA will consider these requests:

Person with Disability

The SNRHA will grant an exception upon request as a reasonable accommodation for persons with disabilities if the need is appropriately verified and meets requirements in the Service and Accommodations Policy section of Chapter 1.



Preference for occupancy of these units will be given to families with disabled family members who require the modifications or facilities provided in the units.

No non-mobility-impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Accessible units will be offered and accepted by non-mobility impaired applicants only with the understanding that such applicants must accept a transfer to a non-accessible unit at a later date if a person with a mobility impairment requiring the unit applies for housing and is determined eligible.

E. FAMILY MOVES

When a change in the circumstances of a tenant family requires another unit size, SNRHA will determine at the annual recertification whether a move is approvable according to the occupancy guidelines. The family's move depends upon the availability of a suitable size and type of unit. If the unit is not available at the time it is requested, the family will be placed on the transfer list.

The unit considerations in this section should be used as a guide to determine whether and when the bedroom size should be changed. If an unusual situation occurs, which is not currently covered in this policy, the case should be taken to the department manager who will make the determination after review of the situation, the individual circumstances, and the verification provided.

Transfers will be considered first, before referral of applicants from the Waiting List. However, due consideration shall be given to the number of vacant units prior to any transfer. If for any reason, the number of vacancies is significant to the extent that transfers would place SNRHA in a position of operational instability, restrictions such as a ~~fifty forty~~ to one (~~20 40~~:1) ratio of new move-ins from the Wait List to the number of transfers from within will be imposed in order to maintain the financial stability of the program and operations. The (~~20 40~~:1) ratio shall be maintained at either a site level or at a programmatic level, depending on the distribution of the vacancies and whether such vacancies are confined to a greater degree programmatically or within a specific site. The nature of transfers will also be considered even under these restrictions, as it is recognized that certain life-endangering conditions as may be cause for transfer cannot be restricted by operational objectives. For overcrowded units three factors will be considered in the following order:

1. Extent of over-crowding (with household needing more than one bedroom considered before households needing only one bedroom in order to achieve proper occupancy);
2. The household's status as a working family and/or how household's income level would contribute to deconcentrating very low income households and date of overcrowding.
3. For under occupancy cases, the following factors would be considered. 1. Extend of under occupancy (with household having more than one extra bedroom required to transfer whose with one extra bedroom 2. Date of under occupancy.

~~See Chapter 11, Recertifications, for changes in unit size for tenants.~~



Level	Verification Technique	Ranking
6	Upfront Income Verification (UIV) using HUD's Enterprise Income Verification (EIV) System <u>and the Income Validation Tool (IVT)</u> (not available for income	Highest (Mandatory)
5	Upfront Income Verification (UIV) using non-HUD system	Highest (Optional)
4	Written third Party Verification	High (Mandatory to supplement EIV-reported income sources and when EIV has no data; Mandatory for non-EIV reported income sources; Mandatory when tenant disputes EIV reported employment and income information and is unable to provide acceptable documentation to support dispute)
3	Written Third Party Verification Form	Medium-Low (Mandatory if written third party verification documents are not available or rejected by the PHA; and when the applicant or tenant is unable to provide acceptable documentation)
2	Oral Third Party Verification	Low (Mandatory if written third party verification is not available)
1	Tenant Declaration	Low (Use as a last resort when unable to obtain any type of third party verification)

Verification Technique Definitions

Third Party Verification Techniques

Upfront Income Verification (UIV) (Level 6/5): The verification of income before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a number of individuals.



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 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 Heath Card with valid photo ID

Veteran's ID with photo

Certificate of Birth, naturalization papers

Government Issued Identification

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

Verification of Marital Status (for purposes of meeting Spouse definition and determining the eligibility of counting income of absence spouse)

SNRHA Policy

Verification of divorce status will be a certified copy of the divorce decree, signed by a Court Officer.

Verification of a separation may be a copy of court-ordered maintenance or other records. A marriage certificate generally is required to verify that a couple is married. In the case of a common law marriage, the couple must demonstrate that they hold themselves to be married (e.g., by telling the community they are married, calling



PART II: VERIFYING FAMILY INFORMATION

II.A. VERIFICATION OF LEGAL IDENTITY

SNRHA Policy

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

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

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

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

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

SNRHA Policy

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

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

- Benefit award letters from a government agency; retirement benefit letters; life insurance policies.
- Any document issued by the Social Security Administration that clearly lists the family



member's social security number and name.

- For individuals who are at least 62 years of age and are unable to submit the required documentation of their SSN within the initial 60-day period, SNRHA will grant an additional 60 calendar days to provide documentation.
- For placement of Foster Children, an official letter or document from the state, county, or local child placement agency indicating the foster child's name and social security number.

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

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

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

Individuals without an assigned SSN

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

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

SNRHA will use the Public and Indian Information Center (PIC) Tenant ID Management Tool to generate a unique identifier (commonly referred to as an alternate ID (ALT ID)) for those individuals who have not been assigned an SSN.

Once an individual discloses an SSN, the PHA must use the Tenant ID Management tool to replace the ALT ID with the disclosed SSN within 30 calendar days of receipt of the SSN.

Individual Taxpayer Identification Number (ITIN)

An ITIN is a taxpayer identification number for **Federal tax purposes only** for certain non-resident noncitizens, their spouses and dependents, who cannot obtain an SSN. The ITIN begins with the number "9" and is formatted like a SSN (9XX-XX-XXXX) However, the ITIN is **not** a SSN and SNRHA will not report the ITIN on line 3n of the HUD-50058. SNRHA will use the Tenant ID Management Tool to replace any reported ITIN on line 3n of the HUD-



50058 with a SSN or ALT ID.

II.C. FAMILY RELATIONSHIPS

Applicants and program participants are required to identify the relationship of each household member to the head of household. If an applicant list themselves as married and no not list a spouse, they will still be required to submit a separation or divorce degree. Definitions of the primary household relationships are provided in the Eligibility chapter.

SNRHA Policy

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

Marriage

SNRHA Policy

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

In the case of a common law marriage, the couple must demonstrate that 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).

Separation or Divorce

SNRHA Policy

SNRHA will require the family to document the divorce, or separation.

A certified copy of a divorce decree, signed by a court officer, is required to document that a couple is divorced.

A copy of a court-ordered maintenance or other court record is required to document a separation.

Absence of Adult Member

SNRHA Policy

SNRHA will consider any of the following as verification:

Husband or wife institutes divorce action

Husband or wife institutes legal separation.

Husband or wife sign SNRHA's certification of marital status form.

Order of protection/restraining order obtained by one family member against another.

If an applicant list themselves as married, but does not list a spouse name, they will still be required to provide a separation document or divorce decree.



Southern Nevada Regional Housing Authority

Medical and accessibility	Within 30 days of documentation, verification & approval pending availability of a suitable unit.	Unless appropriate unit meeting the family's needs is not available within the development	Not applicable	Written family request
Under housed (Overcrowded)	When family's name reaches top of transfer list & authorized units available	Unless type of unit required does not exist within that development's inventory	1 transfer offer for every 20 40 offers from the waiting list	SNRHA on effective date of annual recert
Over housed	When family's name reaches top of transfer list & authorized units available	Unless type of unit required does not exist within that development's inventory	1 transfer offer for every 20 40 offers from the waiting list	SNRHA on effective date of annual recert
Under housed with family's waiver	When family's name reaches top of transfer list & authorized units available	Unless type of unit required does not exist within that development's inventory	1 transfer offer for every 20 40 offers from the waiting list	SNRHA, not less than one year from the date of initial occupancy
Higher income family moving to a lower income development	Next available scattered site home or development of the family's choice	Not applicable	1 transfer offer for every 20 offers from the waiting list	At written request of family
Scattered Site SNRHA Site	Next available scattered site unit when family name reaches the top after certification of eligibility	All available SS units	Not applicable	SNRHA, not less than two years from the date of initial occupancy and must meet suitability criteria



Southern Nevada Regional Housing Authority

If SNRHA has no safe and available units for which the tenant who needs an emergency transfer is eligible, SNRHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, SNRHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrims.org/our-programs/stalking-resource-center>.

Notification: If approved, the family will be notified that:

- A unit has been designated;
- They must execute a new lease and move within five (5 days) of receipt of the notice, and
- If they refuse to accept the unit, they must execute a waiver of their emergency transfer request.

Emergency Transfers Initiated or Confirmed by Law Enforcement

If the emergency transfer request is initiated or confirmed by authorized law enforcement officials, SNRHA may take the following action to maintain the confidentiality of the request and subsequent transfer:

- By-passing the regular transfer occupancy function and/or staff;
- Maintaining the resident family's file separate from other resident files; and
- Concealing and/or changing the identity of the resident family's file.

Emergency Transfers due to Hazardous Unit Conditions

A transfer due to hazardous unit conditions is mandatory. It may be initiated at any time by SNRHA or the resident family or both, after detection of a unit condition that poses a threat to the health and safety of the resident family. A hazardous unit condition is one that arises from:

- Substantial fire damage;
- Life-threatening fungus as determined by a Clark County Health District Official and/or a licensed hazardous waste consultant;
- Exposed electrical wiring;



Southern Nevada Regional Housing Authority

They will be required to enter into a new lease for the transfer unit;

That if they refuse to move into the unit, they must sign a waiver of the transfer request.

When the transfer is authorized, the resident family shall be notified of the identity of the transfer unit and that they are required to accept the dwelling unit within three (3) calendar days and lease the unit within two (2) calendar days after accepting the unit.

The resident can receive an extension of up to an additional seven (7) calendar days, at SNRHA's discretion, subject to documented evidence of an undue hardship on the family.

Examples of undue hardship include but are not limited to:

Death in the immediate family

Jury duty

Hospitalization

Verified medical reasons

A new disability which makes the new unit unsuitable for the family's housing needs

Inability to obtain the resources to execute the move

Any extension must be approved by the Director of Operations or designee.

D. TRANSFERS TO ACCOMMODATE FAMILIES THAT ARE OVER- OR UNDER-HOUSED.

Unit transfers will be implemented by SNRHA to accommodate resident families that are determined to be over-housed or under-housed by virtue of their family size based on the general occupancy standards. These transfers may be initiated by SNRHA or the resident or both. A family may request an exception to the general occupancy standards. SNRHA will evaluate the relationship and ages of all family members and the overall size of the unit. If approved, the family must agree to remain in the approved unit for one year. For overcrowded units three factors will be considered in the following order:

1. Extent of over-crowding (with household needing more than one bedroom considered before households needing only one bedroom in order to achieve proper occupancy);
2. The household's status as a working family and/or how household's income level would contribute to deconcentrating very low income households and date of overcrowding.
3. For under occupancy cases, the following factors would be considered. 1. Extend of under occupancy (with household having more than one extra bedroom required to transfer whose with one extra bedroom 2. Date of under occupancy.

Notification

Upon a determination that the family is approved to move into a unit of a different size, SNRHA shall send the resident a thirty- (30) day Notice of Transfer. This places the resident family on notice that they have been approved for a transfer and that any time after the thirty- (30) day period has passed:

A unit to which the family must transfer may be designated;

They will be required to move into that unit in accordance with the terms of their lease;

They will be required to enter into a new lease for the transfer unit;



Southern Nevada Regional Housing Authority

When the transfer is authorized, the resident family shall be notified of the identity of the transfer unit and that they are required to accept the dwelling unit within three (3) calendar days and lease the unit within two (2) calendar days after accepting the unit.

The resident can receive an extension of up to an additional seven (7) calendar days, at SNRHA's discretion, subject to documented evidence of an undue hardship on the family.

Examples of undue hardship include but are not limited to:

Death in the immediate family

Jury duty

Hospitalization

Verified medical reasons

A new disability which makes the new unit unsuitable for the family's housing needs

Inability to obtain the resources to execute the move

Any extension must be approved by the Director of Operations or designee.

Resident Refusal of the Transfer Unit

The resident may decline the transfer unit for good and reasonable cause. Such cause shall be considered sufficient if:

The unit does not provide adequate accessibility, or

The unit will not have the required effect of accommodating the family size.

The Director of Operations shall determine if the unit refusal is for good cause. If the resident declines the unit without good cause, SNRHA shall assign the unit to another family and void the request for transfer if generated by the family.

If the resident refuses the transfer unit when the reason for the transfer is an emergency, under/over housed or abatement, a 30-day notice will be issued. The unit will be reassigned and the transfer will be voided.

Residents who currently reside in a senior designated property that requests a transfer and is offered a unit located in a non-senior designated property have a right to refuse the unit and will not be withdrawn and can continue to be on the transfer list unit such unit requested becomes available.

Transfer Procedures

The Development Manager and resident will participate in a pre-transfer inspection to determine damages prior to transfer and the charges made part of the new lease.

The resident and SNRHA shall enter into a new lease agreement for the transfer unit.

Security Deposits

1. Families transferring to another development must have paid the security deposit in full at the sending development.
2. SNRHA will charge the families for any damages to the previous unit.
3. Security deposits will be refunded to the resident under the terms of the lease for the



Southern Nevada Regional Housing Authority

Transfers from other developments will be processed in the same manner as move-ins, including a new lease and applicable security deposit.

The resident transferring between public housing projects does not have to meet the admission requirements pertaining to income or preference.

VAWA or Reasonable Accommodation Transfers:

Any outstanding balance will transfer to the new unit and the new Manager is responsible to collect. If the tenant is on a current repayment agreement it will transfer to the new unit with the same terms. All move-out charges on the old unit will transfer to the new unit and put on a 30 day repayment agreement. All other transferred charges are considered past due and are due immediately.

Non-VAWA or Non-Reasonable Accommodation Transfers:

Residents that owe a balance will not be able to transfer until all balances are paid in full. Repayment agreement will not transfer to the new unit; they must be paid in full before a resident can transfer. Any charges, including move out charges, assessed on the old unit after the transfer, will be transferred to the new unit and put on a 30 day repayment agreement.

Residents Failure to Transfer Units

In the event the resident fails to transfer and submit keys within the timeframes as stated in this policy, both managers will serve the tenant with a 30 Day Notice for failure to vacate the unit they are transferring from.

COST OF TRANSFERS

Residents shall bear the cost of transfers to correct occupancy standards, resident requested transfers, incentive transfers, and other voluntary transfers.

SNRHA will bear the reasonable cost of transfers SNRHA requests for demolition, disposition, rehabilitation, building system failures, or emergency conditions due to no fault of the tenant. SNRHA will bear the reasonable cost of transfers needed as a reasonable accommodation for residents with disabilities, in accordance with SNRHA Reasonable Accommodation Policy and Procedures. The reasonable cost of transfers includes not just the cost of packing, moving, and unloading, but also the cost of connecting and reconnecting any existing resident-paid services such as telephone and cable.

Resident Selection Criteria For Otto Merida Family Apartments

The following criteria will be utilized to select from current residents residing in other Public Housing communities for the Project:

1. Must have a favorable rental payment history. A resident will be considered to have a favorable rental payment history if there have been two or less delinquent rent payments in the previous twelve months.
2. Must be in good standing with SNRHA and in compliance with all terms and conditions of the resident's existing Lease.
3. Resident must be currently employed or enrolled in the Family Self Sufficiency Program and must have accomplished one or more established goals within the Program.



Chapter 15

FAMILY SELF-SUFFICIENCY STATEMENT OF POLICIES

PURPOSE: The purpose of the U.S. Department of Housing and Urban Development's (HUD) Family Self Sufficiency Program (FSS) is to promote the development of local strategies to coordinate the use of housing assistance with public and private resources to enable eligible families to achieve economic independence and self-sufficiency. The Southern Nevada Regional Housing Authority's (SNRHA) FSS Program is designed to promote employment opportunities and increase asset building among families living in assisted housing. The three main features of the FSS Program are: (1) case management; (2) delivery of services; (3) the creation of an escrow account.

SNRHA runs a combined Public Housing (PH), HCV, and Project based Rental Assistance Demonstration (RAD), 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 enrolled in the FSS program
- 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 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 self-sufficiency 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 (Resident Opportunities and Self-Sufficiency) 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. ~~College of Southern Nevada.~~

GOALS AND OBJECTIVES:

SNRHA's FSS program goals are to work local partners to develop a comprehensive program to reduce barriers that prevent self-sufficiency and empower them to obtain employment that pays a living wage, and be free from TANF assistance excluding kinship care.

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 to set realistic goals and timeframes
- Strategies that encourage employment, entrepreneurship, and homeownership
- Referrals to community support services
- Incentives and recognition for achievements
- Participants are encouraged to attend a number of self-help workshops and seminars

PROGRAM MEASUREMENTS:

The FSS Program will measure the successes of families who participate in the program by tracking:

- Suitable employment defined as work reasonably related to an individual's skills, qualifications and training which provides a living wage.
- Increases in earned income



- Higher educational level
- Decrease in government assistance

PROGRAM SIZE:

SNRHA will operate a minimum program size of 425 including ~~56-27~~ mandatory slots as of February 28, ~~2018; 2019~~ ~~others are voluntary~~. As the mandatory size decreases, the voluntary size will increase.

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

~~2592~~

SNRHA owns 2431 Public Housing units, has ~~323~~ 551 Rental Assistance Demonstration (RAD) units and administers 12,163 ~~11,284~~ Housing Choice Vouchers which together provide housing assistance to over 35,000 residents. Of these numbers, the estimate of eligible FSS families who can reasonably be expected to receive supportive services under the FSS program, based on available and anticipated Federal, tribal, State, local, and private resource are approximately 425.

The FSS Program is open to adults, ages 18 and over, without regards to race, color, religion, sexual orientation, age, disability, familial status or national origin. SNRHA does not wish to operate a joint FSS program with other PHAs.

SUPPORTIVE SERVICES NEEDS:

The following represents some of the most needed supportive services for program participants:

- Education
 - High School Equivalency Test (HiSET) preparation
 - Postsecondary education preparation
 - English as a second language (ESL)
 - Computer skills training
- Life Skills
 - Domestic Violence awareness and prevention
 - Home management
 - Self-enrichment
 - Child care
 - Parenting and child development
 - Transportation
 - Work – Life balance
 - Time management



~~The HOH must sign the COP before other family members can participate.~~

All program participants 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 and will include Saturday and/or evening
-

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 or not.
- 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, and career interests. It will not be used to screen-out any participant.

Families who have successfully participated in SNRHA's Resident Opportunities and Self Sufficiency (ROSS) programs will be given preference and receive streamlined enrollment for Family Self-Sufficiency (FSS) enrollment.

METHOD FOR IDENTIFICATION OF SUPPORTIVE SERVICE NEEDS:

The FSS Coordinator will provide ongoing coordination and encouragement to the FSS family. A critical factor in the provision of case management services is regular communication between the Coordinators and their assigned families. All newly enrolled participants are strongly encouraged to meet with their Coordinator monthly, for the first three (3) months and quarterly thereafter. Assessment of the participant's needs and their ongoing progress continues



Las Vegas Asian Journal

In addition to, or in place of advertising, ~~the~~ SNRHA may also directly contact specific owners that have already been selected for Federal, state, or local housing assistance based on a previously held competition, to inform them of available PBV assistance.

Proposals will be reviewed on a first-come first-served basis. The SNRHA will evaluate each proposal on its merits using the following factors:

- Extent to which the project furthers the SNRHA goal of deconcentrating poverty and expanding housing and economic opportunities; and
- Extent to which the proposal complements other local activities such as the redevelopment of a public housing site under the HOPE VI program, the HOME program, CDBG activities, other development activities in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community.

SNRHA-owned Units [24 CFR 983.51(e), 983-59, and Notice PIH ~~2015-05~~ 2017-21]

A SNRHA-owned unit may be assisted under the PBV program only if the HUD field office or HUD-approved independent entity reviews the selection process and determines that the SNRHA-owned units were appropriately selected based on the selection procedures specified in the SNRHA administrative plan. If the SNRHA selects a proposal for housing that is owned or controlled by the SNRHA, the SNRHA must identify the entity that will review the SNRHA proposal selection process and perform specific functions with respect to rent determinations and inspections.

In the case of SNRHA-owned units, the term of the HAP contract and any HAP contract renewal must be agreed upon by the PHA and a HUD-approved independent entity (such as a licensed, state-certified appraiser.) In addition, an independent entity must determine the rent to owner, the redetermined rent to owner, and reasonable rent. Housing Quality Standards (HQS) inspections must also be conducted by an independent entity.

If the SNRHA selects a proposal for housing that is owned or controlled by the PHA, the PHA must identify the entity that will review the PHA proposal selection process and perform specific functions with respect to rent determination and inspections.

Noncompetitive selections must also be reviewed to ensure that the selection was done properly particularly in regards to low-income housing tax credit (LIHTC) project applications not receiving the benefit of a commitment of PBV's by the PHA and that the comparable competition was held with three years of the project selection.

Prior to the submitting a proposal for PHA-owned units, the PHA must determine if there is any entity that is approvable by HUD and will be willing to perform required duties. In addition, housing quality standards inspections must be conducted by an independent entity.

The independent entity that performs these program services may be the unit of general local government for the SNRHA jurisdiction (unless the SNRHA is itself the unit of general local government or an agency of such government) or another HUD-approved public or private independent entity.



- A unit subsidized with any form of tenant-based rental assistance;
- A unit with any other duplicative federal, state, or local housing subsidy, as determined by HUD or the SNRHA in accordance with HUD requirements.

16-II.E. SUBSIDY LAYERING REQUIREMENTS [24 CFR 983.55]

~~The~~ SNRHA may provide PBV assistance only in accordance with HUD subsidy layering regulations [24 CFR 4.13] and other requirements.

~~The~~ subsidy layering review is intended to prevent excessive public assistance by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits.

A subsidy layering review is not required prior to execution of a HAP contract for an existing housing project if a subsidy layering review was previously conducted by a State or local agency.

~~The~~ SNRHA must submit the necessary documentation to HUD for a subsidy layering review. The SNRHA may not enter into an agreement to enter into a HAP contract or a HAP contract until HUD (or an independent entity approved by HUD) has conducted any required subsidy layering review and determined that the PBV assistance is in accordance with HUD subsidy layering requirements.

~~The~~ HAP contract must contain the owner's certification that the project has not received and will not receive (before or during the term of the HAP contract) any public assistance for acquisition, development, or operation of the housing other than assistance disclosed in the subsidy layering review in accordance with HUD requirements.

16-II.F. CAP ON NUMBER OF PBV UNITS IN EACH PROJECT

25 Percent per Project Cap [24 CFR 983.56(a); ~~FR NOTICE 1/18/17, and NOTICE 2017-21~~]

In general, the SNRHA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than 25 percent of the number of dwelling units (assisted or unassisted) in the project.

Exceptions to 25 Percent per Project Cap [24 CFR 983.56(b)]

~~As of April 18, 2017, Exceptions are allowed and PBV~~ units are not counted against the 25 percent per project cap if the units are *excepted units* in a multifamily building because they are specifically made available for elderly or disabled families or families receiving supportive services (also known as *qualifying families*).

SNRHA must include in the SNRHA'S administrative plan the type of services offered to families for a project to qualify for the exception and the extent to which such services will be provided. It is not necessary that the services be provided at or by the project, if they are approved services. To qualify, a family must have at least one member receiving at least one qualifying supportive service. A SNRHA may not require participation in medical or disability-related services other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted unit, although such services may be offered.



- The number of contract units in each building, the location of each contract unit, the area of each contract unit, and the number of bedrooms and bathrooms in each contract unit;
- Services, maintenance, and equipment to be supplied by the owner and included in the rent to owner;
- Utilities available to the contract units, including a specification of utility services to be paid by the owner (included in rent) and utility services to be paid by the tenant;
- Features provided to comply with program accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR part 8;
- The HAP contract term;
- The number of units in any project that will exceed the 25 percent per project cap, which will be set-aside for occupancy by qualifying families; and
- The initial rent to owner for the first 12 months of the HAP contract term.

Execution of the HAP Contract [24 CFR 983.204]

~~the~~ SNRHA may not enter into a HAP contract until each contract unit has been inspected and ~~the~~ SNRHA has determined that the unit complies with the Housing Quality Standards (HQS). For existing housing, the HAP contract must be executed promptly after ~~the~~ SNRHA selects the owner proposal and inspects the housing units. For newly constructed or rehabilitated housing the HAP contract must be executed after ~~the~~ SNRHA has inspected the completed units and has determined that the units have been completed in accordance with the agreement to enter into HAP, and the owner furnishes all required evidence of completion.

SNRHA Policy

For existing housing, the HAP contract will be executed within 10 business days of ~~the~~ SNRHA determining that all units pass HQS.

For rehabilitated or newly constructed housing, the HAP contract will be executed within 10 business days of ~~the~~ SNRHA determining that the units have been completed in accordance with the agreement to enter into HAP, all units meet HQS, and the owner has submitted all required evidence of completion.

Term of HAP Contract [24 CFR 983.205], FR NOTICE 1/18/17, and PIH NOTICE 2017-21

SNRHA may enter into a HAP contract with an owner for an initial term of no less than one year and no more than twenty years for HAP contracts entered into on or after June 30, 2008.

SNRHA Policy

The term of all PBV HAP contracts will be negotiated with the owner on a case-by-case basis.

Within one year before expiration of the HAP contract, ~~the~~ SNRHA may extend the term of the contract for an additional term of up to twenty years if ~~the~~ SNRHA determines an extension is appropriate to continue providing affordable housing for low-income families. The maximum term for all extensions is twenty years and is subject to the same limitations that an extension is appropriate to continue providing affordable housing for low-income families. All extensions



selection preference and ~~the~~ SNRHA must refer these families to the project owner for an appropriately sized 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.

16-VLC. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)]

~~The~~ SNRHA may establish a separate waiting list for PBV units or it may use the same waiting list for both tenant-based and PBV assistance. The SNRHA may also merge the PBV waiting list with a waiting list for other assisted housing programs offered by the SNRHA. If the SNRHA chooses to offer a separate waiting list for PBV assistance, the 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, the SNRHA may use a single waiting list for the 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

~~The~~ SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. ~~The~~ SNRHA currently has waiting lists for the following PBV projects:

Juan Garcia

Coronado

~~**Landsman (Rental Assistance Demonstration [RAD] Program)**~~

~~**Vera Johnson B (Rental Assistance Demonstration [RAD] Program)**~~

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)

~~**Espinoze 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. Plazz (Rental Assistance Demonstration [RAD] Program)**~~

~~**Archie Grant (Rental Assistance Demonstration [RAD] Program)**~~

~~**Patriot Place (Rental Assistance Demonstration [RAD] Program)**~~

~~**Allegiance (Rental Assistance Demonstration [RAD] Program)**~~



persons for accessible units). ~~The~~ SNRHA will not offer any additional preferences for the PBV program or for particular PBV projects or units.

16-VLE. OFFER OF PBV ASSISTANCE

Refusal of Offer [24 CFR 983.251(e)(3)]

~~The~~ SNRHA is prohibited from taking any of the following actions against a family who has applied for, received, or refused an offer of PBV assistance:

- Refuse to list the applicant on the waiting list for tenant-based voucher assistance;
- Deny any admission preference for which the applicant qualifies;
- Change the applicant's place on the waiting list based on preference, date, and time of application, or other factors affecting selection under the SNRHA's selection policy;
- Remove the applicant from the tenant-based voucher waiting list.

Disapproval by Landlord [24 CFR 983.251(e)(2)]

If a PBV owner rejects a family for admission to the owner's units, such rejection may not affect the family's position on the tenant-based voucher waiting list.

Acceptance of Offer [24 CFR 983.252]

Family Briefing

When a family accepts an offer for PBV assistance, ~~the~~ SNRHA must give the family an oral briefing. The briefing must include information on how the program works and the responsibilities of the family and owner. In addition to the oral briefing, ~~the~~ SNRHA must provide a briefing packet that explains how the SNRHA determines the total tenant payment for a family, the family obligations under the program, and applicable fair housing information.

Persons with Disabilities

If an applicant family's head or spouse is disabled, ~~the~~ SNRHA must assure effective communication, in accordance with 24 CFR 8.6, in conducting the oral briefing and in providing the written information packet. This may include making alternative formats available (~~see Chapter 2~~). In addition, ~~the~~ SNRHA must have a mechanism for referring a family that includes a member with mobility impairment to an appropriate accessible PBV unit.

Persons with Limited English Proficiency

~~The~~ SNRHA should take reasonable steps to assure meaningful access by persons with limited English proficiency in accordance with Title VI of the Civil Rights Act of 1964 and Executive Order 13166. (~~see Chapter 2~~).

16-VLF. OWNER SELECTION OF RESIDENTS

The owner is responsible for developing written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low-income families and reasonably related to program eligibility and an applicant's ability to fulfill their obligations under the lease. An owner must promptly notify in writing any rejected applicant of the grounds for any rejection [24 CFR 983.253(a)](2) and (a)(3).



The SNRHA must provide the owner with an applicant family's current and prior address (as shown in SNRHA records) and the name and address (if known by the SNRHA) of the family's current landlord and any prior landlords.

In addition, ~~the~~ SNRHA may offer the owner other information ~~the~~ SNRHA may have about a family, including information about the tenancy history of family members or about drug trafficking and criminal activity by family members. ~~The~~ SNRHA must provide applicant families a description of ~~the~~ SNRHA policy on providing information to owners, and ~~the~~ SNRHA must give the same types of information to all owners.

SNRHA Policy

SNRHA will inform owners of their responsibility to screen prospective residents, and will provide owners with the required known name and address information, at the time of the turnover HQS inspection or before. ~~The~~ SNRHA will not provide any additional information to the owner, such as tenancy history, criminal history, etc.

Owner Responsibility

The owner is responsible for screening and selection of the family to occupy the owner's unit. When screening families the owner may consider a family's background with respect to the following factors:

- Payment of rent and utility bills;
- Caring for a unit and premises;
- Respecting the rights of other residents to the peaceful enjoyment of their housing;
- Drug-related criminal activity or other criminal activity that is a threat to the health, safety, or property of others; and
- Compliance with other essential conditions of tenancy.

PART VII: OCCUPANCY

16-VII.A. OVERVIEW

After an applicant has been selected from the waiting list, determined eligible by ~~the~~ SNRHA, referred to an owner and determined suitable by the owner, the family will sign the lease and occupancy of the unit will begin.

16-VII.B. LEASE [24 CFR 983.256]

The tenant must have legal capacity to enter a lease under state and local law. *Legal capacity* means that the tenant is bound by the terms of the lease and may enforce the terms of the lease against the owner.

Form of Lease [24 CFR 983.256(b)]

The tenant and the owner must enter into a written lease agreement that is signed by both parties. If an owner uses a standard lease form for rental units to unassisted residents in the locality or premises, the same lease must be used for assisted residents, except that the lease must include a HUD-required tenancy addendum. The tenancy addendum must include, word-for-word, all provisions required by HUD.



voucher or other comparable tenant-based rental assistance. If voucher or other comparable tenant-based assistance is not immediately available upon termination of the family's lease in the PBV unit, ~~the~~ SNRHA must give the family priority to receive the next available opportunity for continued tenant-based assistance, when funding is available.

If the family terminates the assisted lease before the end of the first year, the family relinquishes the opportunity for continued tenant-based assistance.

16-VII.D. CHOICE MOBILITY CAP/VOUCHER TURNOVER CAP EXCEPTIONS TO THE OCCUPANCY CAP [24 CFR 983.261]

~~The~~ SNRHA may not pay housing assistance under a PBV HAP contract for more than 25 percent of the number of dwelling units in a project unless the units are [24 CFR 983.56]:

- Specifically made available for elderly or disabled families; or
- Specifically made available for families receiving supportive services as defined by the SNRHA. At least one member must be receiving at least one qualifying supportive service.

If a family at the time of initial tenancy is receiving and while the resident of an excepted unit has received Family Self-Sufficiency (FSS) supportive services or any other service as defined as defined by ~~the~~ SNRHA and successfully completes the FSS contract of participation or the supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.

A family (or remaining members of a family) residing in an excepted unit that no longer meets the criteria for a "qualifying family" in connection with the 25 percent per project cap exception (e.g., the family does not successfully complete supportive services requirements, or due to a change in family composition the family is no longer elderly or disabled), must vacate the unit within a reasonable period of time established by the SNRHA, and the SNRHA must cease paying housing assistance payments on behalf of the non-qualifying family.

If the family fails to vacate the unit within the established time, the unit must be removed from the HAP contract unless the project is partially assisted, and it is possible for the HAP contract to be amended to substitute a different unit in the building in accordance with program requirements; or the owner terminates the lease and evicts the family. The housing assistance payments for a family residing in an excepted unit that is not in compliance with its family obligations to comply with supportive services requirements must be terminated by the SNRHA.

SNRHA Policy

~~The~~ SNRHA will not provide PBV assistance for excepted units.

PART VIII: DETERMINING RENT TO OWNER

16-VIII.A. OVERVIEW

The amount of the initial rent to an owner of units receiving PBV assistance is established at the beginning of the HAP contract term. Although for rehabilitated or newly constructed housing, the agreement to enter into HAP Contract (Agreement) states the estimated amount of the initial rent to owner, the actual amount of the initial rent to owner is established at the beginning of the HAP contract term.



Utility Reimbursements [24cfr 982.514(B)]

If the amount of the utility allowance exceeds the total tenant payment, ~~the~~ SNRHA must pay the amount of such excess to the tenant as a reimbursement for tenant-paid utilities, and the tenant rent to the owner must be zero.

~~The~~ SNRHA may pay the utility reimbursement directly to the family or to the utility supplier on behalf of the family. If the SNRHA chooses to pay the utility supplier directly, the SNRHA must notify the family of the amount paid to the utility supplier.

SNRHA Policy

The SNRHA will make utility reimbursements to the family.

According to HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," the PHA may elect to establish policies regarding frequency of utility reimbursement payments (URP) for payments made to the family,

1. The PHA will have the option of making URPs not less than each calendar-year quarter for reimbursements. In the event a family leaves the program in advance of its next quarterly reimbursement, the PHA would be required to reimburse the family for a prorated share of the applicable reimbursement. PHAs exercising this option must have a hardship policy in place for participants.
2. If the PHA elects to pay the utility supplier directly, the PHA must notify the family of the amount paid to the supplier.

At this time, SNRHA will continue issuing monthly checks for utility reimbursement.

16-IX.D. OTHER FEES AND CHARGES [24 CFR 983.354]

Meals and Supportive Services

With the exception of PBV assistance in assisted living developments, the owner may not require the tenant to pay charges for meals or supportive services. Non-payment of such charges is not grounds for termination of tenancy.

In assisted living developments receiving PBV assistance, the owner may charge for meals or supportive services. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of the reasonable rent. However, non-payment of such charges is grounds for termination of the lease by the owner in an assisted living development.

Other Charges by Owner

The owner may not charge extra amounts for items customarily included in rent in the locality or provided at no additional cost to unsubsidized residents in the premises.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM:

~~The~~ SNRHA will administer a HUD, RAD (Rental Assistance Demonstration) program at multiple properties as approved by HUD.

At the time of the RAD award the residents are temporarily housed at other public housing and market units.



Residents of record of the designated SNRHA RAD properties at the time of award will have the right of return to the property once construction and rehabilitation are completed. Residents will be offered units in accordance with their family composition at the time of reentry.

Units not occupied by returning residents will be occupied in accordance with the Administrative Plan eligibility, admissions, and selection policies for the Project Based programs in Housing Choice Voucher (Section 8) program.

Existing residents are not subject to re-screening, income eligibility or income targeting provisions in order to return to ~~the designated property, a RAD property. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.~~

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:

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

1 Community Name _____ Community No. _____
2 Name of Tenant _____ Client No. _____
3 Address _____
4 Unit No. _____ Bedroom Size _____ THE SOUTHERN NEVADA
5 REGIONAL HOUSING AUTHORITY (hereinafter referred to as "SNRHA") does hereby lease
6 to _____ (hereinafter "Tenant") the
7 above dwelling unit described under the terms and conditions stated herein:

8
9 **1. TERMS OF LEASE, AUTOMATIC RENEWAL AND RENTAL PROVISION:**

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

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

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

20 (d) A fee for late payment of rent in the amount of \$20.00 shall be payable for rent due and
21 unpaid by the fifth (5th) day of the month. In addition to the foregoing late fee, the Tenant
22 agrees to pay a charge of \$40.00 for each check or ACH returned to SNRHA for non-
23 sufficient funds. SNRHA will no longer accept a personal check or ACH for payment of rent
24 or other charges upon receipt of one returned check for a period of no less than one year.
25 SNRHA does not accept cash payments.

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

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

35 **2. MEMBERS OF HOUSEHOLD:**

36 (a) Occupancy due under this Lease is limited to the following members of Tenant's
37 household:

38	<u>Name</u>	<u>Relationship</u>	<u>Soc. Sec #</u>	<u>D.O.B</u>
39	_____	_____	_____	_____
40	_____	_____	_____	_____
41	_____	_____	_____	_____
42	_____	_____	_____	_____
43	_____	_____	_____	_____
44	_____	_____	_____	_____
45	_____	_____	_____	_____
46	_____	_____	_____	_____
47	_____	_____	_____	_____

48
49 (b) The persons listed above are considered the sole residents of the leased premises.
50 SNRHA shall add to the lease, by addendum, any children added to the family by birth,
51 adoption or court-awarded custody. Any other additions to the household require the
52 advance written approval of SNRHA. All changes in household composition must be
53 reported within 10 days of the change. All adult persons, eighteen years of age or older,
54 listed above, acknowledge, agree and understand that they must abide by the provisions of
55 this lease and that failure to abide by the provisions of this lease may result in termination of
56 this lease with the entire household. Children over 17 years of age who move from the
57 household to establish new households will be removed from the lease; these individuals will
58 not be readmitted to the unit. The adult persons, eighteen years of age or older, listed above,
59 further acknowledge, agree and understand that if any guest, minor child, or other person
60 under their control, violates the provisions of this lease agreement, this lease agreement may

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61 be terminated.

62 **3. CRIMINAL ACTIVITY:**

63 The head of household and all adult household members listed in section 2 above, do hereby
64 agree, acknowledge and understand that SNRHA may terminate this lease agreement, if the
65 head of household, household member, guest or other person under their control is found to
66 have:

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

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

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

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

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

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

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

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

96 Residents who are evicted pursuant to this lease provision, to wit section 3(a), shall be barred
97 from re-admission to Public Housing for a period of five (5) years, commencing on the date
98 the eviction became final, unless said residents provide documentary evidence of successful
99 completion of a State Certified Drug Rehabilitation Program.

100 **(b) VIOLENT OR DISRUPTIVE CRIMINAL ACTIVITY**

101 Violent or disruptive criminal activity, by residents, household members, guests and other
102 persons under the Resident's control is expressly prohibited by SNRHA.

103 For purposes of this section, violent criminal activity means any conduct that threatens the
104 safety and welfare of the public housing community and/or that result in bodily harm to any
105 person on SNRHA property, including but not limited to household members, neighbors,
106 visitors and/or SNRHA employees.

107 Disruptive criminal activity means any conduct that threatens the peaceful enjoyment of the
108 Public Housing Community, by its residents, visitors or neighbors residing in the immediate
109 vicinity.

110 Termination of tenancy for violent and/or disruptive criminal activity may occur regardless
111 of whether or not the resident, household member or guest is arrested and/or convicted.
112 Residents and/or household members who are evicted pursuant to this lease provision, to wit
113 section 3(b) of this lease agreement, shall be barred from re-admission to SNRHA Public
114 Housing in accordance with the SNRHA Admissions and Occupancy Policy in effect on the
115 date the application for re-admission is submitted.

116 **(c) FUGITIVE STATUS:**

117 The SNRHA shall terminate the tenancy of any resident or household member that has found
118 to be a fugitive. For purposes of this Section, to wit section 3c, a fugitive is a person who is
119 fleeing to avoid prosecution and/or incarceration for a felony crime or is fleeing to avoid
120 prosecution or incarceration for violating a condition of probation or parole, imposed by

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121 State or Federal law.

122 **4. FRAUDULENT INFORMATION**

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

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

137 **5. DELIBERATELY CAUSED FIRES**

138 SNRHA shall terminate this lease agreement if it determines that the head of household
139 and/or his/her household members or guest has/have deliberately caused a fire that resulted
140 in damage to the Public Housing Community or any portion thereof.

141 Additionally, in the event of deliberately caused fires by the head of household and/or
142 household members or guests, SNRHA shall assess the cost of repair to the tenant and shall
143 utilize all legal remedies to recover the same.

144 _____

145 Signature

146 **6. SECURITY DEPOSIT:**

147 Upon the execution of this Lease, the Tenant agrees to make a security deposit in the amount
148 of \$ _____. A security deposit of \$100 is also required for all scattered site tenants
149 for lawn maintenance. The security deposit may be used by the SNRHA at the termination
150 of this Lease toward the cost of repairing any intentional or negligent damages to the

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151 dwelling unit and cleaning of the premises caused by the Tenant, members of the household
152 or guests, and any rent or other charges owed to the SNRHA by the Tenant. The SNRHA
153 agrees to return the security deposit within thirty (30) days after the Tenant has notified the
154 SNRHA that the unit is vacated and returns the keys to said dwelling unit to the Asset
155 Manager, less any deductions for any of the costs indicated above. If such deductions are
156 made, Management will give Tenant a written statement of any such costs for damages and
157 /or other charges deducted from the security deposit. The security deposit may not be used
158 to pay rent or other charges while Tenant occupies the dwelling unit. Security deposit may
159 be used in whole or in part through 30 day notice period towards unpaid tenant rent when
160 tenant vacates without giving written notice in accordance with Section 1(e).

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

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

164 Gas Electricity Water Sewer Services Garbage Collection
165 Smoke Detector Fire Extinguisher Gas Range Electric Range Refrigerator

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

168 **8. UTILITIES:**

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

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

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

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

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

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

185 Tenant shall pay reasonable charges for maintenance and repair beyond normal wear and
186 tear, and for cleaning and pest control rendered necessary by the acts or failure to act by
187 Tenant, in accordance with the Schedule of Charges for Services and Repairs posted in
188 SNRHA's offices and incorporated herein by reference. Tenant will be charged in the event
189 the unit is not prepared for pest control in a manner specified by SNRHA when requested by
190 SNRHA. Charges billed to the Tenant shall specify the items damaged, corrective action
191 taken and cost thereof. Charges assessed to the Tenant by SNRHA for maintenance and
192 repairs shall become due and payable the first day of the second month following the month
193 in which the charges are incurred, except at termination of lease when all charges are
194 considered due and payable. All charges provided for in this section shall be computed on
195 the basis of labor and material expended.

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

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

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

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

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

209 (e) INTERIM REEXAMINATIONS. A family must report all changes in household
210 composition, and increases in income/assets of all household members to SNRHA in writing

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211 within 10 calendar days of the occurrence. SNRHA will process rent adjustments resulting
212 from any increase in income. Residents may report a decrease in income and other changes,
213 which would reduce the amount of the total tenant payment.

214 (f) If a household fails to complete an annual recertification, ~~their housing subsidy will be~~
215 ~~removed and they will be charged the flat rent for their unit as of the effective date of the~~
216 ~~household's annual recertification~~; they will receive a 30 Day Notice of Lease Termination
217 in accordance with Section 20.

218 **11. COMMUNITY SERVICE REQUIREMENT:**

219 (a) For all tenants who household includes nonexempt individuals, as defined in CFR
220 960.601, SNRHA will determine compliance once each 12 months with community service
221 and self-sufficiency requirements.

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

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

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

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

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

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

247 (d) In the event of any rent adjustments pursuant to this Section, SNRHA will mail or
248 deliver a *Notice of Lease Change/ Rent Adjustment* to the Tenant in accordance with Section
249 19.

250 (e) Tenant agrees to move to a unit of appropriate size if SNRHA determines in accordance
251 with the Occupancy Policy that the size of Tenant's present unit is no longer appropriate to
252 the Tenant's needs. If Tenant resides in a handicap-accessible unit but does not require the
253 use of the handicap-accessible features, Tenant agrees to move to an appropriate standard
254 unit should those accessible features be needed by another qualified family. Tenant will be
255 required to move within 30 days upon notification by SNRHA pursuant to Section 19 that
256 an appropriate size vacant unit is available. Only one unit offer will be made in accordance
257 with Section 8 of the Admissions and Continued Occupancy Policy (ACOP).

258 _____
259 *Signature*

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

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

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

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

284 **14. OBLIGATIONS OF SNRHA**

285 SNRHA shall:

- 286 (a) Maintain the premises and the community in a decent, safe and sanitary condition.
- 287 (b) Comply with requirements of applicable building codes, housing codes, and regulations
288 of the Department of Housing and Urban Development (HUD) materially affecting health
289 and safety.
- 290 (c) Make necessary repairs to the premises.
- 291 (d) Keep community buildings, facilities, and common areas, not otherwise assigned to
292 Tenant for maintenance and upkeep, in a clean and safe condition.
- 293 (e) Maintain in good and safe working order and condition electrical, plumbing, sanitary,
294 heating, ventilating, and other facilities and appliances, including elevators, supplied or
295 required to be supplied by the SNRHA.
- 296 (f) Provide and maintain appropriate receptacles and facilities (except containers for the
297 exclusive use of an individual Tenant family) for the deposit of ashes, garbage, rubbish and
298 other waste removed from the premises by Tenant in accordance with Section 15,
299 Subsection (g).
- 300 (g) Supply running water, reasonable amounts of hot water and reasonable amounts of heat

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

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

307 **15. TENANT'S OBLIGATIONS**

308 Tenant shall be obligated:

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

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

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

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

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

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

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

330 (g) To dispose of all ashes, garbage, rubbish and other waste from the premises in a sanitary

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331 and safe manner. To refrain from, and cause members of Tenant's household or guest to
332 refrain from, littering or leaving trash and debris in common areas.

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

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

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

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

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

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

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

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

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361 detectors.

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

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

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

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

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

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

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

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

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

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

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

414 (aa) To give prompt prior notice to SNRHA, of Tenant's leaving dwelling unit unoccupied
415 for any period exceeding ~~one calendar week~~, more than 30 days.

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

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

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

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

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

426 (gg) To comply with the SNRHA Trespass policy

427 **16. GROUND MAINTENANCE:**

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

437

438

439

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

441 _____

442 _____

443 **17. HAZARDOUS DEFECTS:**

444 Tenant agrees to take every care to prevent fires by not storing or keeping gasoline,
445 storing abandoned vehicles or tools with fuel, solvents, or other combustible materials or
446 substances in or around the dwelling unit and to exercise particular caution with respect to
447 children playing with matches or other flammable material or other hazards as determined
448 by SNRHA. In the event the premises is damaged to the extent that conditions created are
449 hazardous to life, health, or safety of the occupants:

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

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

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

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

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

464 **18. INSPECTION:**

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

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

477 (a) SNRHA shall, upon at least (2) calendar days advance written notification to Tenant,
478 be permitted to enter the dwelling unit during reasonable hours for the purpose of
479 performing routine inspections, or pest control, for making improvements or repairs, or
480 to show the premises for re-leasing.

481 (b) A family's request for maintenance authorizes SNRHA to enter the unit during normal

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482 working hours to make necessary repairs. .

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

490 **19. NOTICE:**

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

499 **20. TERMINATION OF LEASE:**

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

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

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

- 509 1. The failure to pay rent or other payments when due;
- 510 2. Repeated late payment, which shall be defined as failure to pay the amount of rent
- 511 or other charges due by the fifth calendar day. If the fifth occurs on weekend or

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512 holiday charges will become due on the following business day. Four such late
513 payments within a 12 month period shall constitute a repeated late payment; in
514 lieu termination of the lease agreement the SNRHA shall reserve the right to
515 collect an additional security deposit of \$150.00.

- 516 3. Failure to maintain utilities in the unit;
- 517 4. Misrepresentation of family income, assets, or composition;
- 518 5. Failure to supply, in a timely fashion, any certification, release, information, or
519 documentation on Family income or composition need to process annual
520 reexaminations or interim redeterminations;
- 521 6. Serious or repeated damage to the dwelling unit, creation of physical hazards in
522 the unit, common areas, grounds, parking areas of any community or site;
- 523 7. Criminal activity by Tenant, household member, guest, or other person under
524 Tenant's control, including criminal activity that threatens the health, safety, or
525 right to peaceful enjoyment of SNRHA's public housing premises by other
526 residents, or any drug related criminal activity;
- 527 8. Offensive weapons or illegal drugs seized in a SNRHA unit by a law enforcement
528 officer;
- 529 9. Any fire on SNRHA property caused by carelessness or unattended cooking.

530 (c) If the Tenant transfers to another SNRHA dwelling unit, this Lease shall terminate
531 and a new Lease is to be executed by Tenant for the dwelling unit into which the family is
532 to move.

533 (d) Except as provided in Subsection (b) and (c) immediately above, SNRHA shall not
534 terminate or refuse to renew the Lease other than for serious or repeated violations of
535 material terms of the Lease such as failure to make payment due under the Lease or to
536 fulfill Tenant's obligations set forth in the Lease, Lease Amendments or other good cause.

537 (e) Tenant's occupancy and use of the leased premises may be terminated by SNRHA by
538 giving written notice of:

- 539 (i) Fourteen (14) days for failure to pay rent.
- 540 (ii) Three (3) day notice in the case of the tenant, household members and/or guests
541 (including any individuals on the premises due to the tenant's residency)

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

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

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

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

560 **21. ABANDONMENT OF PROPERTY:**

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

566 **22. LAWSUITS:**

567 ~~In the event of a lawsuit to enforce any provision of the Lease, the successful party shall~~
568 ~~be awarded the court costs from the other. In the event that this lease and/or the~~
569 ~~Landlord/Tenant relationship referenced herein shall become the subject of any legal action~~
570 ~~(inclusive of a legal action for damages before a court or arbitrator, or before an~~
571 ~~administrative or regulatory agency), the prevailing party in any such proceedings shall~~

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572 [have the right to collect from the non-prevailing party reasonable legal fees and cost](#)
573 [actually incurred. In the event that the Tenant shall fail to prevail on any matter giving](#)
574 [rise to Tenant's obligation for payment of Landlord's legal fees and cost herein, such](#)
575 [amount shall be invoiced and paid by Tenant within \(30\) days, after which time, such](#)
576 [amount if not paid shall be deemed "other payments due" and a continuing obligation of](#)
577 [the Tenant. These charges will be collected pursuant to Section 20 of the Lease](#)
578 [Agreement.](#)

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

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

601 **24. GRIEVANCE PROCEDURE:**

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

607 **25. PROVISIONS FOR MODIFICATION:**

608 This Lease, together with any future written adjustment of rent or dwelling unit in
609 accordance with Section 10, contains all of the terms and conditions of the Lease between
610 the Tenant and SNRHA and no oral representations or promises with respect to the
611 agreement between the parties or the leased premises have been made. Any other changes
612 to this Lease shall be accomplished by an amendment to the Lease executed by both
613 parties, except that the Schedule of Charges for Services and Repairs, Grievance
614 Procedure and House Rules, all incorporated herein by reference, may be modified from
615 time to time by SNRHA. SNRHA will give thirty (30) days written notice to each affected
616 Tenant setting forth the proposed modifications, the reasons therefore, and providing
617 Tenant an opportunity to present written comments; which shall be taken into
618 consideration by SNRHA prior to the proposed modifications becoming effective. A copy
619 of such notice shall be:

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

624 **26. INDEMNITY:**

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

628 **27. TENANT BELONGINGS:**

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

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

633 **ACKNOWLEDGEMENT:**

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

- 640 • The SNRHA Grievance Procedure
- 641 • The SNRHA House Rules
- 642 • The SNRHA List of Maintenance Charges
- 643 • The SNRHA Pet Ownership Policy
- 644 • The SNRHA Community Service Policy
- 645 • The SNRHA Trespassing Policy
- 646 • The SNRHA Eviction Policy
- 647 • The SNRHA Reasonable Accommodation Policy
- 648 • Instructions to Vacate

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

650 _____ day of _____, _____.

651 _____

652 Head of Household Date Adult Household Member Date

653

654 _____

655 Adult Household Member Date Adult Household Member Date

656

657 SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

658

659 BY _____ Title _____ Date _____

660 Note: IN APPLYING FOR AND OBTAINING THIS LEASE, THE FOLLOWING FEDERAL LAW MAKES A
661 CRIME TO CONCEAL FACTS OR TO MAKE STATEMENTS, WHICH ARE KNOWN TO
662 BE FALSE:

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663 Whoever, in any matter within the jurisdiction of any department or agency of the United States
664 knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a
665 material fact, or makes any false, fictitious or fraudulent statements or representatives, or makes
666 or uses any false writing or document knowing the same to contain any false, fictitious or
667 fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than
668 five years or both. 18 U.S.C. Section 1001
669

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Security Deposit Installment Agreement

This Agreement is entered into between SNRHA and _____
Tenant as an addendum to the lease agreement executed on _____.

The full amount of the security deposit for the dwelling unit located at:
_____ is \$ _____.

Tenant initially deposits with SNRHA \$ _____ on _____ and
agrees to pay a second installment of \$ _____ on _____
and a third and final installment of \$ _____ on _____.

It is agreed that failure to make full and timely payment of the amounts stated below constitute a
material breach of the lease agreement and will result in termination of tenancy.

SNRHA:

(Printed or Typed Name)

(Signature)

(Date)

Tenant:

(Printed or Typed Name)

(Signature)

(Date)



2. Informal Review Request Procedures

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

- Undeliverable mail
- Unsuitability as a tenant
- Unfavorable criminal history report
- Unfavorable management report
- Non-responsiveness to SNRHA requests/notice/appointment

- a. The applicant must submit a written request for an informal review of the ineligibility determination within ten (10) calendar days of the date of the ineligibility notification. The request for an informal review shall be submitted to:

SNRHA Admissions Department
5390 East Flamingo Rd
Las Vegas, Nevada 89112

Upon receipt of the request, the Hearing Representative and/or his/her designee shall review the request and schedule a meeting with the applicant within ten (10) calendar days of the date the request is received.

3. The Informal Review Meeting

The SNRHA Hearing Representative and/or his/her designee 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.

a. Presentation of evidence:

During the Informal Review Meeting, the applicant and/or his/her authorized representative shall be afforded an opportunity to present related documentary and/or oral evidence which discounts, disproves, disputes or otherwise mitigates the basis for the ineligibility determination.

During the Informal Review Meeting, the SNRHA official responsible for making the ineligibility determination shall be required to provide the regulatory and/or policy basis for the determination at issue together with any related documentary evidence.

4. Preference Denial Meeting

SNRHA staff will notify the applicant in writing of the denial within ten (10) calendar days upon receiving the denial.



The applicant must submit a written request for a meeting within 10 calendar days of the date of notification of the denial of a preference.

Any person or persons designated by the SNRHA, including the person who made or reviewed the determination, or his or her subordinate will conduct the meeting within ten (10) ~~calendar~~ business days upon receiving the request.

5. The Informal Review Decision Notification:

Within ten (10) calendar days of the date of the Informal Review Meeting, the SNRHA Hearing Representative or his/her designee shall notify the applicant and/or his/her authorized representative, in writing, of the Informal Review Decision.

6. The Informal Review Decision:

The Informal Review Decision shall be prepared by the Hearing Representative or his/her designee and shall clearly state the following:

- The date of the Informal Review Meeting.
- The names of the persons in attendance.
- The applicable policy and/or regulatory provisions.
- The decision.
- A statement advising 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 & Urban Development
Office of Fair Housing & Equal Opportunity
One Sansome St.
San Francisco, CA 94104
(800) 424-8590
(800) 424-8529 (TDD)**

B. RESIDENTS:

Residents of the Conventional Housing Program who are notified of a SNRHA decision that adversely affects the resident's rights, duties, welfare or status as a Public Housing Resident may submit a Grievance in writing to the Asset 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 must be personally presented to the SNRHA management office with jurisdiction for the apartment in which the grievant resides within ten (10) calendar days. Upon receipt of the written Grievance from a resident,



the Asset Manager shall schedule a meeting with the Grievant to discuss the issues presented by the Grievant. The purpose of the meeting is to determine whether the Grievance can be resolved without hearing.

The Asset Manager will review the request and schedule a meeting specifying the date, time, and location, within five (5) calendar days upon receipt of the request.

The Asset Manager and resident will discuss the grievance informally; an attempt will be made to settle the grievance informally, by discussion and 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 SNRHA action in disposing of the grievance in an appropriate judicial proceeding.

a. Informal Meeting Summary:

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

- The date of the Grievance
- 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 request form)

The written summary shall be prepared and provided to the Grievant within five (5) business days of the date of the meeting.

If the grievant is not satisfied with the results of the Informal Settlement of Grievance meeting, the grievant may request a formal hearing within ten (10) calendar days.

2. 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 Hearing is a formal process conducted by the Hearing Representative to review oral and documentary evidence pertinent to the facts and issues raised when a resident appeals an adverse action, which has taken or is proposed to be taken by the SNRHA.

a. Hearing Request:

A resident may request a formal hearing if the resident disputes any SNRHA action or failure to act involving the resident's lease or other SNRHA rules or regulations which adversely affects the resident's rights, duties, welfare, or status. The Grievant may request a hearing by



submitting a written hearing request to the Manager or SNRHA Central Office within ten (10) calendar days of the date of the written summary of the informal settlement meeting.

To submit the request for a formal hearing to SNRHA it must be delivered to **the SNRHA management office with jurisdiction for the apartment in which the grievant resides or to:**

**SNRHA Hearing Officer
340 N 11th Street
Las Vegas, NV 89101**

If the grievant does not request a **formal** hearing within ten (10) calendar days of the Informal Summary, the disposition of the grievance shall become final. Failure to request a hearing shall not constitute a waiver by the grievant of his/her right to contest SNRHA 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 SNRHA action violates the resident's lease or other SNRHA rule or regulation, as well as the resident's rights, duties, welfare, or status.

Notwithstanding scheduling conflicts, the hearing shall be scheduled and conducted within ten (10) ~~calendar~~ **business** days of the date the Hearing Representative received the Hearing Request.

The Grievant shall be given written notification of the time, place and date of the hearing together with a description of the procedures governing the hearing.

b. Hearing Procedure

The hearing shall be conducted by an impartial, third-party, Hearing Representative, designated by the SNRHA. The 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 SNRHA and allowed to copy any documents in their file at a cost of \$1.00 per page starting with the first page. 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/applicant. Requests for copies of documents must be submitted in writing and SNRHA will have four (4) 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. Payments must be by money order or cashier's check; or 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 SNRHA at the time of 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 witnesses on whose testimony or information the SNRHA 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 the SNRHA.

Failure to appear at the hearing, without prior notification may result in dismissal of the Grievance.

c. Hearing Decision:

The 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 Representative 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) calendar days of the initial hearing regardless of request for additional information.

Within ten (10) calendar days of the date of the hearing, the Hearing Representative shall prepare a written decision that sets forth the following:

- The date of the hearing
- The names of the parties and their representatives in attendance the hearing
- A brief description of the respective position of the parties
- The applicable lease provisions, policy provisions and/or regulations
- The disposition of the Grievance.

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

A determination is made that the Grievance did not concern a SNRHA act or failure to act, or that it did not concern a SNRHA decision that adversely affected the Grievant's lease, rights, duties, welfare or status; or

A determination is made that the Hearing Representative's decision violates the requirements of the Annual Contributions Contract between SNRHA and HUD.

The decision of the Hearing Representative shall not constitute a waiver of, nor affect in any manner whatsoever, the Grievant's right to institute legal action against SNRHA in a



Policy on Civil Rights and Disability Rights

A. Nondiscrimination: The Fair Housing and Civil Rights Acts require that

1. The Southern Nevada Regional Housing Authority (SNRHA) shall not, on account of race, color, national origin, sex, sexual orientation, marital status, religion, familial status, age, perceived sexual orientation, gender identity, or disability:
 - a. Deny anyone the opportunity to apply for housing (when the waiting list is open), nor deny to any qualified applicant the opportunity to lease housing suitable to its needs
 - b. Provide anyone housing that is different (of lower quality) from that provided others¹
 - c. Subject anyone to segregation or disparate treatment
 - d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program
 - e. Treat anyone differently in determining eligibility or other requirements for admission
 - f. Deny anyone access to the same level of services² or
 - g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program.
 - h. SNRHA shall not have any policies or procedures that support unlawful housing discrimination, which "may be established by a practice's discriminatory effect, even if not motivated by discriminatory intent."
 - i. SNRHA shall not have any practice that has a discriminatory effect where it actually or predictably results in a disparate impact on a group of persons or creates increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or nation origin.
 - j. SNRHA will explicitly prohibit "land use rules", ordinances, policies, or procedures that restrict or deny housing opportunities or otherwise make unavailable or deny dwellings to persons because of race, color, religion, sex, handicap, familial status, or national origin.
 - k. SNRHA shall prohibit the practice of providing to persons in residential real estate-related transactions information that is "inaccurate or different from that provided others, because of race, color, national origin, sex, sexual orientation, marital status, religion, familial status, age, perceived sexual orientation, gender identity, or disability."

¹ PHA is not only permitted but is required to provide persons with disabilities with housing that is appropriate for their needs. This accessible or adaptable housing, although different from that provided to others, is permitted because it permits persons with disabilities to participate in the public housing program.

² This requirement applies to services provided by PHA and services provided by others with PHA's permission on public housing property. Thus, a health screening program offered by the local health department in a public housing community room would have to be fully accessible to persons with disabilities.



1. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status.
2. SNRHA's policy on nondiscrimination in Public Housing Occupancy is in the Admissions and Continued Occupancy Policy.
3. SNRHA's policy on nondiscrimination in Section 8 Housing Choice Voucher (HCV) Program Occupancy is in the Section 8 Administrative Plan.
4. SNRHA's policy on nondiscrimination for employees is in the Employee Handbook and Collective Bargaining Agreement.
5. SNRHA shall include a nondiscrimination statement in all job announcements and announcements for contracted work through our procurement departments on behalf of our agency.
6. SNRHA's policy on nondiscrimination for its Affordable Housing Program shall be included in its Affordable Housing Manual.
7. All advertisements shall include a non-discrimination statement.
8. SNRHA's 504 Coordinator is the person charged with ensuring that persons with disabilities are provided with the same level of benefits and services as all other clients.

B. Informing Applicants/Residents and Participants of their Civil and Disability Rights

1. Key policy documents are required to be posted on bulletin boards in application offices, property management offices, and the Section 8 office.
2. Policy documents shall be provided to persons with disabilities in a format that is understandable to them.
3. Every applicant for housing shall be asked whether he/she or any family member needs a reasonable accommodation, which may include methods of communication other than plain language paperwork, or special features in a housing unit because of a disability.
4. SNRHA staff shall make every effort to assist applicants, participants, and residents who request information or assistance with the exercise of their civil and disability rights.
5. Any applicant, participant, or resident who believes that he/she is the victim of discrimination, based upon membership in a protected class, shall have an opportunity to file a complaint with SNRHA. If the complaint is not resolved to the applicant, participant, or resident's satisfaction, SNRHA shall advise the client of their right to complete and submit HUD's Fair Housing Complaint form.
6. Staff is familiar with SNRHA's obligations to modify its physical facilities and they can explain these obligations to applicants.
7. Housing management staff is also familiar with SNRHA's obligations to modify its physical facilities and they can explain these obligations to residents. Unit



modification shall only be approved by SNRHA's 504 Coordinator.

8. Section 8 HCV staff is familiar with SNRHA's obligations to provide reasonable accommodations in program administration and they can explain these obligations to applicants and program participants.

C. Eligibility for Unit Modifications and Reasonable Accommodations (RAs)

1. The Authority's obligation to make unit modifications and reasonable accommodations for individuals with disabilities is predicated on two facts:
 - a. The person on whose behalf the request is made qualifies as an "individual with disabilities" and
 - b. The person's request can be verified to be needed because of the person's disability.
2. If the information is not already verified, the Authority may verify that a person qualifies as an "individual with disability" and that the request for unit modification or RA is needed because of the disability.
3. At no time may the Authority request information about the nature or extent of a person's disability.

D. Modification of Physical Facilities for Persons with Disabilities in the Public Housing Program

1. In making physical modifications to SNRHA property (sites, parking lots, common spaces, routes through buildings, and individual apartments), the following requirements apply, considering reasonable accommodations in procedures or practices:
 - A. SNRHA **must**, upon request by an applicant or resident with a disability:
 - 1) make structural modifications to its housing and non-housing facilities and
 - 2) make reasonable accommodations in its procedures or practices [24 CFR § 8.33](#) **unless** such structural modifications or reasonable accommodations would:
 - a. result in an undue financial ³ and administrative burden on the Authority, or
 - b. result in a fundamental alteration in the nature of the program

If a requested modification or RA can be demonstrated to be an undue financial and administrative burden, SNRHA is obligated to do everything it can do short of that burden to meet the applicant's, participant's, or resident's disability-related need.

ONLY the SNRHA's 504 Coordinator may make a determination that a requested **structural modification** is an undue financial and administrative burden or a fundamental alteration in the nature of the PHA's program.

⁴. Considering all the PHA's sources of revenue, including both operating and capital funds



- B. In making structural modifications to "Existing housing programs" [24 CFR § 8.23](#) or in carrying out "Other Alterations" [24 CFR § 8.23\(b\)](#) for otherwise qualified persons with disabilities, SNRHA **may**, but is not required to:
- 1) Make each of its existing facilities accessible [24 CFR § 8.24 \(b\)](#); or
 - 2) make structural alterations when other methods can be demonstrated to achieve the same effect [24 CFR § 8.24 \(b\)](#) ;
 - 3) Make structural alterations that require removal or altering a load-bearing structural member [24 CFR § 8.24 \(b\)](#);
 - 4) Provide an elevator in any multifamily housing project solely for the purpose of locating accessible units above or below the grade level [24 CFR § 8.26](#);
- C. When SNRHA is making "Substantial Alterations" ⁴ to an existing housing facility, SNRHA **may**, but is not required to:
- 1) Provide an elevator in any multifamily housing project solely for the purpose of locating accessible units above or below the grade level [24 CFR § 8.26](#);
 - 2) Make structural alterations that require the removal or altering of a load-bearing structural member [24 CFR § 8.32 \(c\)](#); or
 - 3) Make structural alterations to meet minimum accessibility requirements where it is structurally impracticable ⁵ also [24 CFR § 8.32 \(c\)](#) and § 40, **Uniform Federal Accessibility Standards, 3.5 and 4.1.6(3)**
- D. The undue burdens test is not applicable to new housing or housing undergoing substantial alteration.
1. SNRHA shall bear the cost of modifying public housing units for residents with disabilities.
 2. Applicants, participants, or residents with disabilities are not required to accept the Authority's modification of their units nor accept SNRHA's transfer offers.
 3. If the residents do not accept SNRHA's attempts at reasonable accommodation, the residents cannot hold PHA liable for failure to make reasonable accommodations.

E. Reasonable Accommodations in Policies, Procedures, and Practices

1. When requested by an applicant, participant, or resident who is an individual with disabilities, SNRHA is obligated to adjust or modify its policies, procedures, and practices to provide such individual with disabilities an equal and effective opportunity to use and enjoy the full range of the Authority's services and programs.

⁴ defined in [24 CFR § 8.23](#) as Comprehensive Modernization or work in developments with 15+ units, work whose value exceeds 75% of the replacement cost of the facility

⁵ Structural impracticability is defined as: Changes having little likelihood of being accomplished without removing or altering a load-bearing structural member and/or incurring an increased cost of 50% or more of the value of the element of the building or facility involved.



2. SNRHA is not obligated to provide RAs when the requested accommodation is:
 - a. An undue financial and administrative burden or
 - b. A fundamental alteration in the nature of the Authority's program.

Some examples of reasonable accommodations to SNRHA's policies, procedures, or practices include, but are not limited to:

- c. Exempting all assistant animals for individuals with disabilities from the provisions of SNRHA's Pet Policy,
- d. Conducting a meeting, hearing, or other service normally performed at a SNRHA office in the home or other location requested by a person with a disability,
- e. Billing an alternative payee in addition to or instead of a resident with a disability at the resident's request,
- f. Permitting a resident with a disability to have a washing machine and dryer in her unit (even though this is normally not permitted) because the only laundry facilities at the property cannot be made accessible to her disability,
- g. Increasing the utility allowance for a family that includes an individual with a disability when the individual's disability requires the use of equipment that uses utilities (e.g. an in-home dialysis set-up),
- h. Granting a Section 8 Housing Choice Voucher (HCV) family a time extension beyond that normally granted because they need a particular type of unit that is hard to find,
- i. Allowing participants in the Section 8 HCV program to move within their first year, if:
 1. such move has been requested as an RA for a disabled family **and**
 2. verification of the need to move is received from their medical provider **and**
 3. the owner/agent agrees to sign a mutual recession form to release the participant from their current lease.

The above list is in no way inclusive. In addition, see the RA sections of the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

F. Communications with Persons with Disabilities

1. SNRHA and its property managers/staff communicate with all persons with disabilities in a manner that is understandable to them.
 - a. Simply mailing out written material is insufficient
 - b. People who have sensory or cognitive impairments are entitled to the form of communication that they request and that will be intelligible to them
 - c. In some cases this will require different forms of communication (large print, Braille, taped materials, sign language interpretation) and
 - d. In other cases, it will require communicating with someone other than -or- in



- addition to the applicant or resident (a family member, friend, advocate, case worker, etc.)
- e. When SNRHA or a management agent has first contact with all applicants, they ask whether the applicant needs some form of communication other than plain language paperwork.
 - f. Alternative forms of communication might include but are not limited to:
 - 1) sign language interpretation and TDD service
 - 2) having written materials explained orally by staff, either in person or by phone
 - 3) large type materials, information on tape, information in a Braille format
 - 4) having someone (friend, relative, or advocate) accompany the applicant to receive, interpret, and explain housing materials
 - 5) permitting applicants to file applications by mail and
 - 6) using alternative sites for application taking, interviews, meetings, or hearings. [24 CFR § 8.6](#)
 - g. If an applicant requests alternate forms of communication, the applicant's file is noted and all future communications (notices, letters, etc.) are provided in the appropriate format. The note explaining the alternate method of communication must stay on top of the left-side of the folder at all times.
 - h. SNRHA staff presents examples to help persons with cognitive impairments understand eligibility, rent computation, applicant screening, reasonable accommodations, and lease compliance.
 - i. SNRHA staff explains rules and benefits verbally, as often as may be needed, because some disabilities may affect an applicant's ability to read, understand, or remember. [24 CFR § 8.6](#)
 - j. Intake and management staff read and explains anything they would normally hand to an applicant, participant, and residents who cannot read.
 - k. SNRHA provides plain language written material in English and all other languages whose speakers constitute at least five (5) percent of the program eligible population of the locality.
 - l. Applicants, participants, and/or residents who read or understand little English and whose speakers number fewer than five (5) percent of the program eligible population of the locality may furnish an interpreter who can explain what is going on.
2. SNRHA prepares the following information for applicants, participants, and residents in plain-language accessible formats:
- a. Marketing, promotional, and informational materials
 - b. Information about the application process
 - c. General statement about reasonable accommodation (for all applicants)
 - d. The application form and required certifications
 - e. Information about opening, updating, or closing the waiting list
 - f. All form letters and notices to applicants and residents (tags in Spanish shall be on these)
 - g. Information about hearings for rejected applicants (tags on withdrawal, terminations, and eviction notices in Spanish)



- h. Orientation materials for new residents
 - 1) The lease and house rules, if any
 - 2) Guidance or instructions about care of the housing unit
 - 3) All information related to applicant's rights (to informal hearings, Grievance Procedure etc.)
- i. Some applicants and residents with disabilities will be unable, because of their disabilities, to come to SNRHA facilities for meetings, interviews, etc. In this case, the Authority's staff shall go to the location where they are to conduct meetings, interviews, or conduct them by mail.
- j. SNRHA shall bear the cost for providing alternate methods of communication, plain language paperwork, and going to the homes or other locations for residents with disabilities.

G. Updating Resident Information on Needs of Persons with Disabilities

- 1. Each year, staff shall advise each participant/resident of SNRHA's Reasonable Accommodation (RA) Policy in writing as part of the annual re-examination. Property managers ask every resident whether they need any special features in their units or other PHA-owned facilities. If the head or co-head have had a change in their ability to communicate via written English since their last re-examination, staff shall update the file to ensure all future correspondence is provided in the required format.
- 2. People who formerly had no disability-related needs may become disabled after becoming SNRHA's residents.

H. Cross Reference: Guidebooks on Reasonable Accommodation (RA) for Persons with Disabilities

- 1. SNRHA and its managers have an ongoing responsibility to make modifications to PHA's physical facilities and RAs in procedures and practices to ensure that its programs are fully usable by persons with disabilities.
- 2. If applicants, participants, or residents do not inform staff of their disability needs or if they are unwilling to disclose the fact that they have a disability, SNRHA is not able to make RAs.



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C



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY MAINTENANCE SERVICE POLICY

The telephone number for maintenance work order requests, including emergency, routine, after hours, weekends, and holidays is:

(702) 477-3100

Requests for daily maintenance work will be taken between 8:00 a.m. through 5:00 p.m., Monday through Friday (except holidays). The following is the priority of response for maintenance repairs:

EMERGENCY REPAIRS TO BE COMPLETED OR A TEMPORARY REPAIR MADE TO MAKE SAFE WITHIN 24 HOURS.

AN EMERGENCY IS WHEN THERE IS IMMINENT DANGER TO PERSONAL SAFETY OR THE SECURITY OF THE PROPERTY.

- ~~○ Gas Odor or Gas Leaks~~
 - ~~○ Fire must leave apartment and call 911 FIRST~~
 - ~~○ Uncontrolled plumbing leaks or plumbing breaks/floods~~
 - ~~○ Total loss of water~~
 - ~~○ Inability to flush toilet due to blockage~~
 - ~~○ Total loss of gas or electrical supply~~
 - ~~○ Total loss of heating anytime the temperature is below 55 degrees~~
 - ~~○ Total loss of cooling anytime the temperature is exceeds 90 degrees~~
 - ~~○ Fire alarm/smoke detector faults~~
 - ~~○ Broken windows (glass) or any door or window that cannot be opened or secured~~
 - ~~○ Inoperative or Stuck Elevator~~
 - ~~○ Inoperative refrigerator if not cooling or if leaking~~
 - ~~○ Major Roof leaks~~
 - ~~○ Health and Safety UPCS deficiencies~~
 - ~~○ Natural disasters~~
- **Sewer Stoppages-** Toilets, outdoor main sewers, toilets backing up into tub are emergencies. Kitchen sink, bathroom sink, washer drains, and units with more than 1 toilet are not deemed emergencies.
 - **Total loss of Water:** No running water to the entire unit.
 - **Inoperative Refrigerator:** If not cooling or leaking.
 - **Plumbing Breaks or Leaks-** Indoor and outdoor main water lines; breaks that cause flooding in unit, and broken water tanks are emergencies. Faucet leaks drain lines where water can be shut off from faucets, and toilet tanks running will **not** be considered emergencies.
 - **Electrical Failure-** Entire unit **MUST** have no electrical service to be considered an emergency.
 - **Broken windows (glass)**



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY MAINTENANCE SERVICE POLICY

- **Exterior Door:** Any door that cannot be opened or secured, if it's the ONLY point of entry/exit.
- **Windows:** Any window that cannot be opened or secured, if it's the ONLY point of entry/exit.
- **Air and Heating Calls:** All heating and cooling calls will take priority over routine calls. Cooling calls where temperature **exceeds 90 degrees** will be deemed an emergency. Heating calls where temperature drops to **55 degrees or lower** will be deemed emergency. Although we attempt to promptly respond to all calls, because of the extremely high volume of calls received during extreme temperatures, please keep in mind it is **24 HOURS from call out**. We recommend you keep portable fans or heaters available for use during these times.
- **Smoke Alarm:** Malfunctioning/beeping
- **Elevator:** Someone is unable to exit the elevator.

URGENT REPAIRS TO BE COMPLETED OR A TEMPORARY REPAIR MADE TO MAKE SAFE WITHIN THREE WORKING DAYS.

AN URGENT REPAIR IS WHEN THERE IS A POTENTIAL DANGER TO PERSONAL SAFETY OR THE SECURITY OF THE PROPERTY IF IGNORED.

- Partial loss of electrical power
- Partial loss of water supply
- Blocked sink, shower or bath
- Minor roof leaks
- Faulty refrigerators

ROUTINE REPAIRS ARE RESPONDED WITHIN TEN (10) WORKING DAYS.

A ROUTINE REPAIR IS WHEN THERE IS NO DANGER TO PERSONAL SAFETY OR THE SECURITY OF THE PROPERTY IN THE NEAR FUTURE.

- **Lock Changes:** Lockouts and lock changes will not be considered an emergency at any time. All immediate lock changes will be subject to a \$25.00 same day service fee, in addition to \$25.00 per lock changed, during normal business hours. A picture ID will be required and such requests are only taken through the management office, during normal business hours. Requests after 5:00 pm, weekends, and holidays will be taken through the After Hours Service, and need verification of residency by the Property Manager and/or Director, and a flat fee of \$75.00 will be assessed. Only the Head of Household will be granted access. **Lock changes will not be performed after hours, only access given to the unit.**



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY MAINTENANCE SERVICE POLICY

If maintenance responds to an “emergency” and it is found not to be an “emergency” a charge ~~based on the appropriate labor rate~~ will be applied to ~~the account of the resident for time used by maintenance~~ your account. We bill our labor rate \$ 50.00 an hour at a minimum of two hours.

If the emergency or call is deemed a resident caused issue, you will be billed (see charge sheet posted in office), and payment will be due and payable within 14 days of service.

OVERTIME LABOR RATES

CLASSIFICATION TITLE	15 Minutes	30 Minutes	45 Minutes	60 Minutes
Maintenance-Mechanic	18.75	37.50	56.25	75.00

D

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
April 17, 2019**

**ARCHIE GRANT PARK RESIDENT COUNCIL
1720 SEARLES AVE LAS VEGAS, NV 89101
PHONE: 702-922-6207 FAX: 702-922-6220
MEETING: 3RD WEDNESDAY 2:00 P.M.
EMAIL: archiegrant1720@gmail.com**

<u>President</u>	Cecelia Harper	1604 Searles #140	Phone" 702-309-8599
1 st VP	Cherlon Hilt	1601 Searles #C	Phone: 702-583-1647
Secretary	Ava Norman	1609 Searles #C	Phone: 702-237-4953
Treasurer	Beverly Dalton	1705 Searles #C	Phone: 702-882-9459
Sgt. @ Arms			

**ARTHUR SARTINI RESIDENT COUNCIL
900 S. BRUSH, LAS VEGAS, NV 89107
PHONE: 922-6410 FAX: 922-6413
MEETING 2ND MONDAY @ 4:00 P.M.**

President	Steve Bishop	5200 Alpine Place #1	Phone: 702-689-8672
1 st Vice President	Kathleen Bell	900 S. Brush St. #134	Phone: 702-409-
2 nd Vice President	Annette Ross	900 S. Brush St.#406	Phone: 702-410-3872
Secretary	Elizabeth Ideker	900 S. Brush St. # 239	Phone: 702-870-2763
Treasurer	Judith Clinton	900 S. Brush St. # 413	Phone: 702-313-4667
Parliamentarian			

Marion Bennett Plaza
1818 Balzar
Las Vegas, NV 89106
Phone 702-477-3270
Meetings: 2nd Monday @ 1:00 pm

President	Nadra Webb	1818 Balzar #223	Phone 702-860-5589
Vice President	Alexis Marcus	1818 Balzar #201	Phone: 702-815-4176
Secretary	Anne Campbell	1818 Balzar #125	Phone: 702-823-7113
Treasurer	Norbert Pittman	1818 Balzar #107	Phone: 702-485-1860
Parliamentarian	Sharon McCrimmon	1818 Balzar #106	Phone:
Sgt. @ Arms	Luther Clark	1818 Balzar #203	Phone: 702-816-4948

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
April 17, 2019**

ESPINOZA TERRACE RESIDENT COUNCIL			
171 W. VAN WAGENEN WAY HENDERSON, NV 89015			
PHONE: N/A FAX: N/A			
MEETING: 3RD WEDNESDAY @ 2:00 P.M.			
<u>RAD CONVERSION PROPERTY</u>			
President	Janice Loretz	171 W. Van Wagenen # 10E	Phone:912-6785
Vice President	Robert Calhoun	171 W. Van Wagenen #14F	
Treasurer	Virginia Dela Pena	171 W. Van Wagenen # 1D	Phone:328-6664
Secretary	Dotty Smith	171 W. Van Wagenen # 1C	Phone: 417-4433
Alternate	Angela Franklin	171 W. Van Wagenen # 11D	Phone: 265-4119
Alternate	Sharon Davis	171 W. Van Wagenen # 13B	Phone: 542-7556
Sunshine			

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.			
EMAIL: HLGRCB@yahoo.com			
President	Jeanette Jones Francois	2525 Washington, Apt 219	Phone: 702-980-5952
1 st Vice	Linda Lightner	2525 Washington, Apt 315	Phone: 702-619-9630
2 nd Vice	Edith Keating	2525 Washington, Apt 224	Phone: 312-498-8567
Treasurer	Ana Lopez	2525 Washington, Apt 330	Phone: 661-817-3653
Secretary	Dianna Burts	2525 Washington Apt 248	Phone:313-574-4627
Sgt. @ Arms	Johnny Martin	2525 Washington Apt 124	Phone: 702-601-5962

Hullum Homes/Jones Gardens			
1750 Marion Drive			
Las Vegas, NV 89115			
702-477-3255			
Meetings: 1 st Friday @ 12 Noon			
President	Natassia Bousley	1750 Marion Dr. #26C	Phone: 702-624-7273
Vice-Pres	Tammie Daniels	4980 E. Owens Ave. #1D	Phone: 702-769-9669
Secretary	Jocelyn Canzoneri	4980 E. Owens Ave #13B	Phone: 702-969-0467
Treasurer	Genette Jones	1750 Marion Dr #26D	Phone: 702-810-1319
Sgt @ Arms	Margery Finner	1750 Marion Dr. 17D	Phone: 702-485-0841

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
April 17, 2019**

James Down Towers
5000 – Alta Drive
Las Vegas, NV 89107
702-477-3245
Meeting: 2nd Wednesday @ 2:00 pm

hamlinvanessa@yahoo.com

President	Vanessa Hamlin	5000 Alta Drive #143	Phone: 702-771-6504
1 st V.P	Mark Matulis	5000 Alta Drive #124	Phone: 702-589-6066
Secretary	James Sarkoff	5000 Alta Drive #440	Phone: 702-604-7211
Treasurer	Jasmine Guo	5000 Alta Drive #208	Phone: 702-292-8904
Sgt @ Arms	Rudy Guarino	5000 Alta Drive #104	Phone:

COUNCIL INACTIVE – NO OFFICERS

**Lubertha Johnson Estates Resident Council
3900 Perry Street, Las Vegas, NV 89122
Phone: 922-7601 – Fax: 922-7712; LJEResidentcouncil@yahoo.com
Meetings: Last Thursday monthly - 2:00 pm**

NOT AN ACTIVE COUNCIL

President
1st VP
2nd VP
Secretary
Treasurer
Sgt @ Arms

**ROSE GARDEN RESIDENT COUNCIL
1632 YALE STREET NLV, NV 89030 ** APPOINTED ON 10-17-18
PHONE: 272-2170 FAX: N/A
rosegardenssecretary2@gmail.com (est. 4/2017)**

RAD CONVERSION PROPERTY

Meeting: 3rd Wednesday @ 4:00 p.m.

President
Secretary
Treasurer
Parliamentarian
Sgt @ Arms

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
April 17, 2019**



**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.
Email: schafferresidentcouncil@yahoo.com**

249-5158

Chair	Donna Vetterol	2901 Schaffer Cir #11C	Phone: 953-9798
Co-chair	Richard Gines	2901 Schaffer Cir #2C	Phone: 998-6644
Treasurer	Jim Hoyt	2901 Schaffer Cir #9C	Phone: 696-
Secretary	Beverly Odom	2901 Schaffer Cir #2B	Phone:
Sunshine	Mike Clifton	2901 Schaffer Cir. #9D	Phone: 812-2529
Alternate			
Alternate			

**SHERMAN GARDENS RESIDENT COUNCIL
1708 CURRAN WAY LAS VEGAS, NV 89106
PHONE: 631-9155 FAX: 631-9347
MEETING: 3RD FRIDAY @ 1:30 P.M.
Email: shermangardens1708@gmail.com**

President	Loyce Norfleet	1701 J St. #104	Phone: 702-472-5414
1 st VP	Janetta Baker	1801 J St. #221	Phone: 702-619-1270
Secretary	Gwen James	1701 J St #129	Phone: 702-624-4313
Treasurer	Erica Harper	1701 J. St #115	Phone 702-712-6792
Parliamentarian:			

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
RESIDENT COUNCIL BOARD MEMBERS
April 17, 2019

Resident Advisory Board
1700 Foremaster, Apt B LAS VEGAS, NV 89101
Phone: 702.633.0920 Fax: 702.633.0921
Bi-monthly Meeting: 2nd Tuesday @ 2:00 p.m.
Email: SNRHA.RAB.12@yahoo.com

Chairperson	Theresa Davis	1013 E. Webb, N. Las Vegas, NV 89030,	702-580-5991
Vice-Chairman	Fred Bousley	945 Allure Drive, Las Vegas, NV 89128	702-372-2923
Secretary			
Member	Loyce Norfleet	1701 J. Street #104, Las Vegas, NV89106	702-472-5414
Member	Donna Vetterol	2901 Schaffer Cir #11C, LVegas, NV 89121	702-249-5158
Member	Steve Bishop	5200 Alpine PL #1, LVNV 89107	702-689-8672
Member	Cherlon Hilts	1601 Searles #C, LVNV 89101	702-583-1647
Member	Jeanette J. Francois	2525 W. Washington #219, LVNV 89106	702-980-5952
Member	Natassia Bousley	1750 Marion Dr #26C, LVNV	702-624-7273
Member	Vanessa Hamlin	5000 Alta Drive #143, LVNV	702-771-6504
Treasurer	Christina Johnson	2289 Sierra Sunrise , Las Vegas, NV 89156	845-4890
Member			

RAB members e-mail addresses:

Theresa Davis - tdavisplus6@gmail.com

Christina Johnson - chrysteena702@gmail.com

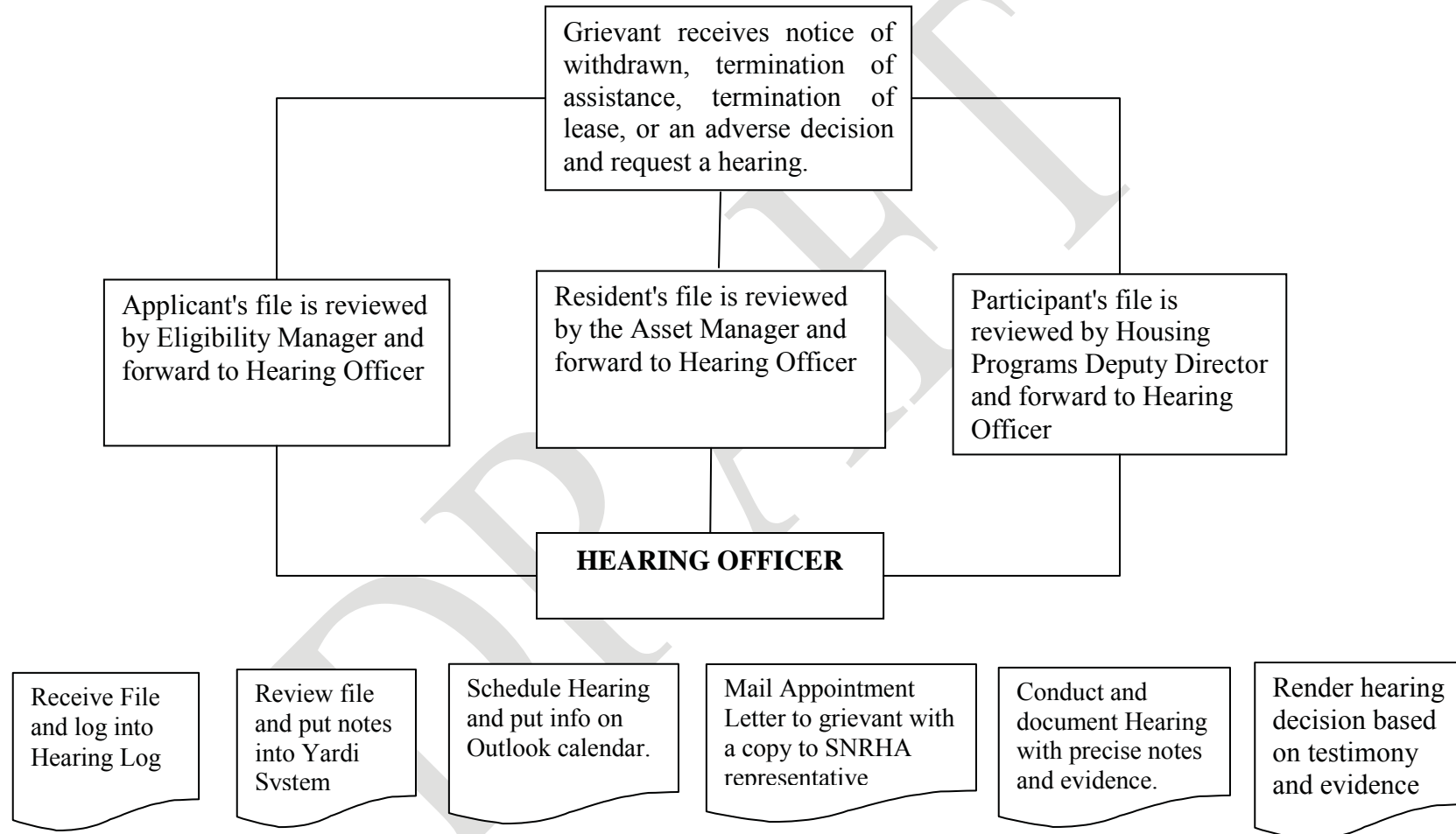
Fred Bousley - Federick65Bousley65@gmail.com

Vanessa Hamlin - hamlinvanessa@yahoo.com

E



Hearing Procedures





HEARINGS – GLOSSARY

For purposes of the SNRHA Grievance 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:

- The SNRHA Conventional Public Housing Program
- Section 8 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.

Conventional Public Housing Program means federally subsidized housing owned and managed by the 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 the 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 Voucher Program participant.

Grievance means a complaint submitted by a SNRHA applicant or public housing resident about a SNRHA decision that adversely affects an applicant or a public housing resident's housing assistance or eligibility therefore.

Grievant means an applicant, public housing resident, or Section 8 Housing Voucher Program participant who submits the complaint referenced in paragraph F above.

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

HCV means Housing Choice Voucher



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 participant appeals an adverse action which has been taken or is proposed to be taken.

Informal Review means a review of a grievance and all related oral and documentary evidence, conducted by the SNRHA official responsible for making the decision that gave rise to the grievance, in consultation with the Grievant.

Informal Settlement means a written agreement between a SNRHA Property Manager and a Public Housing Grievant that resolves a grievance without a formal hearing.

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

Participant means a family in the Section 8 Voucher Program that holds a valid voucher issued by the 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.

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 Voucher 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.

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



~~Chapter 12~~ Applicant Grievance Procedures ~~Public Housing~~

Applicant Informal Review

Introduction: Applicants who are determined ineligible for housing assistance by SNRHA are entitled to request and receive an informal review of that determination. For applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing. An applicant may request a meeting to review the reasons, when a claim for a federal preference is denied. The informal review/hearing will be conducted by the Hearing Officer or designated person selected by SNRHA, depending on the program.

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 966.53], and need not be as elaborate as the informal hearing requirements. (Federal Register Volume 60, No. 127, p 36490)

Role of Eligibility Specialist (ES)/Senior Eligibility Specialist (SES)/Eligibility Manager

1. Notification of Ineligibility

Within ten (10) calendar days of the SNRHA determination of ineligibility, SNRHA must provide written notification to the applicant detailing the following:

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



Role of Applicant

2. Informal Review Request Procedures

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

- Undeliverable mail
- Unsuitability as a tenant
- Unfavorable criminal history report
- Unfavorable management report
- Non-responsiveness to SNRHA request/notice/appointment

The applicant must submit a written request for an informal review within ten (10) calendar days from the date of the Application Status Notification. The request for an informal review must be submitted to:

SNRHA Eligibility Manager
5390 E. Flamingo Road
Las Vegas, NV 89119

Role of the Eligibility Manager

Upon receipt of the request, the Eligibility Manager and/or his/her designee shall pull and review the file to ensure the applicant was withdrawn in accordance to SNRHA Policy and Procedures and forward to the Hearing Officer.

Role of the Hearing Officer

Upon receipt of the request, the Hearing Officer and/or his/her designee shall review the request and schedule a meeting with the applicant within ten (10) **calendar business** days from the date the request was received. The applicant's information is placed on the Hearing Log, note are placed into the Yardi system and the file is reviewed for violations. The applicant shall be notified by mailing an Informal Review Appointment Letter to the current mailing address.

1. The Informal Review Meeting

The SNRHA Hearing Officer and/or his/her designee 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 his/her designee**.

- a. Presentation of evidence:



During the Informal Review Meeting, the applicant and/or his/her authorized representative shall be afforded an opportunity to present related documentation and/or oral evidence which discounts, disproves, disputes or otherwise mitigates the basis for the ineligibility determination.

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.

During the Informal Review Meeting, 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.

If the Grievant or SNRHA fails to appear at the scheduled hearing, without prior notification after waiting a reasonable amount of time (15 minutes) may result in the Hearing Officer may make a determination that the party has waived his/her right to a hearing.

2. Preference Denial Meeting

The applicant must submit a written request for a meeting within ten (10) calendar days upon receiving the denial.

SNRHA staff will notify the applicant in writing of the denial within ten (10) calendar days upon receiving the denial.

Any person or person designated by the SNRHA, including the person who made or reviewed the determination, or his or her subordinate will conduct the meeting within ten (10) calendar days upon receiving the request.

3. The Informal Review Decision Notification

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

4. The Informal Review Decision

The Informal Review Decision shall be prepared by the Hearing Officer or his/her designee and shall clearly state following:



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Hearings Department, P.O. Box 1897, Las Vegas, NV 89125-1537

Phone (702) 4773113 FAX (702) 922-7017 TDD (702)387-1898



- a. The date of the Informal Review Meeting.
- b. The names of the person in attendance.
- c. The applicable policy and/or regulatory provisions
- d. The decision
- e. A statement advising 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 & Urban Development
Office of Fair Housing & Equal Opportunity
One Sansome Street
San Francisco, CA 94104

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Housing Choice Voucher Program Grievance Procedures

Housing Choice Voucher Participant Informal Hearing

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 the SNRHA's decisions related to the family's circumstances are in accordance with the law, HUD regulations and SNRHA policies.

The 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 and skipped clients with no eligible remaining family member shall have the contract terminated the last day of the month in which the death or skip occurred.

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, the 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 the 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.

1. Informal Hearing Process

Role of Housing Authority Representative

When the SNRHA makes a decision that is subject to informal hearing procedures, the SNRHA must inform the family of its right to an informal hearing at the same time that it informs the family of the decision. The notice to the family will include all of the following:

- The proposed action or decision of the 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 the 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 the SNRHA's hearing procedures.
- That disabled clients have the right to request a reasonable accommodation.

Role of the Housing Choice Voucher Participant

2. Informal Hearing Request Procedures

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 the SNRHA's decisions related to the family's circumstances are in accordance with the law, HUD regulations and SNRHA policies.

The participant may request an informal hearing by complete a Request for an Informal Hearing form and delivering it to the Housing Choice Voucher Program Manager within ten (10) calendar days of the date of the Notice. The request must be received by the Housing Authority on or before the 10th calendar following the date of the Notice. The written request should specify the family's objection to the decision and the factual basis for the objection

To submit the request for an informal hearing in writing to the SNRHA Housing Choice Voucher office either in person:

SNRHA Housing Programs
380 N. Maryland Parkway
Las Vegas, NV 89101

or by first class mail to:

SNRHA ~~Housing Choice Voucher Manager~~ Hearing Officer
340 North 11th Street
Las Vegas, NV 89101

If the participant does not submit a written request for a hearing within ten (10) calendar days from the date of SNRHA's decision or notice to terminate assistance the SNRHA's prior decision will stand.



The written hearing request must specify:

- The objection to this decision.
- The factual basis for the objection
- The action or relief sought

Role of the Housing Choice Voucher Deputy Director (HPDD)

Upon receipt of an informal hearing request, the HPDD **or his/her designee** must pull and review the Housing Choice Voucher Participant's file to ensure the participant was terminated in accordance to HUD Rules and Regulations and/or SNRHA Policy and Procedures. Once the HPDD **or his/her designee** has determined the participant was terminated in accordance to guidelines, **the file a hearing packet which includes the notice of adverse action, all documentary evidence to be considered**, and the hearing request are forwarded to the Hearing Officer.

Role of the Hearing Officer

Upon receipt of the request, the Hearing Officer and/or his/her designee shall review the request and the participant's file. Schedule a meeting with the participant within ten (10) **calendar business** days from the date the request is received. The participant's information is placed on the Hearing Log, note are placed into the Yardi system and the **file packet** is reviewed for violations. The participant shall be notified by mailing an Informal Hearing Appointment Letter to the assisted unit address or the current mailing address **provided by the participant on the informal hearing request**.

Hearing Procedure

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

Pre-Hearing Right to Discovery by Family: The family has the right to examine before the hearing any documents or evidence in possession of the Housing Authority and, at the family's expense, to obtain a copy of such documents prior to the hearing. Requests for such documents and evidence must be received no later than **3 two (2)** working days prior to the date of the hearing. If, upon request of the family, the Authority does not make available such documents, the Housing Authority may not rely on the document at the hearing.



Pre-Hearing Right to Discovery by Authority: The Housing Authority must be given the opportunity to examine before the hearing any family documents relevant to the hearing. If the family does not make the document available to the Housing Authority at least ~~3~~ **two (2)** working days prior to the date of the hearing, the family may not rely on the document at 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~~ **question** and cross-examine all SNRHA witnesses on whose testimony or information the SNRHA relied on and to present testimony and/or documentary evidence to support his/her position.

The person who conducts the hearing may regulate the conduct of the hearing in accordance with SNRHA hearing procedures [24 CFR 982.555(4) (ii)]. The Hearing Officer will make handwritten and/or electronic documentation of the hearing.

The Grievant, the SNRHA Representative and all witness will be sworn in by lifting their right hand.

The Hearing Officer will conduct the hearing. The hearing shall concern only the issues for which the family has received the opportunity for hearing.

Hearings are conducted in an orderly and professional manner. Both parties have the right to question any witnesses.

A prior determination on the same issue involving the Grievant shall be binding on the Grievant and the SNRHA.

If a family does not appear at a scheduled hearing and has not rescheduled the hearing in advance, the SNRHA's prior decision will stand and no further hearings will be scheduled. 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 the SNRHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The 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.



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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, the SNRHA may request documentation of the “good cause” prior to rescheduling the hearing.

Hearing Decision

The hearing decision shall be based **solely** on the testimony presented during the hearing and the evidence presented before 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 and/or might adjourn the Hearing 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 must render a decision within ten (10) calendar days of the initial hearing regardless of request for additional information.

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

The date, time and place of the hearing

The names of the participant and their representation in attendance

Name of the SNRHA representative

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

Summary of Evidence: A description of the issues and evidence presented at the hearing. A brief description of the respective position of the parties

Findings of Fact: Findings of facts, 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 fact sought to be proved is more probable than not .

Conclusions: The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence.



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Hearings Department, P.O. Box 1897, Las Vegas, NV 89125-1537

Phone (702) 477-3113 FAX (702) 922-7017 TDD(702)387-1898



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

The SNRHA Board of Commissioners determines that the decision violates local, state or federal law; or

The SNRHA Board of Commissioners determines that the Grievance did not concern a SNRHA act or failure to act, or that it did not concern a SNRHA decision that adversely affected the Grievant's lease, rights, duties, welfare or status.

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Public Housing Program Grievance Procedures

Public Housing Resident

Residents of the Public Housing program who are notified of a SNRHA decision that adversely affects the resident's right, duties, welfare or status as a Public Housing Resident may submit a Grievance in writing to the Asset Manager's office to determine whether the Grievance can be settled informally.

1. **Informal Settlement Meeting:**

Within ten (10) calendar days of the ~~After receiving~~ notice of the adverse action from the Management Office, the written grievance must be personally presented to the SNRHA management office with jurisdiction for the apartment in which the grievant resides. Upon receipt of the written Grievance from a resident, the Asset Manager shall schedule a meeting with the Grievant to discuss the issues presented by the Grievant. The purpose of the meeting is to determine whether the Grievance can be resolved without a hearing.

The Asset Manager will review the request and schedule a meeting specifying the date, time, and location, within five (5) calendar days upon receipt of the request.

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

a. **Informal Meeting Summary**

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

- The date of the Grievance
- 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 hearing request form)

The written summary shall be prepared and provided to the Grievant within five (5) calendar days from the date of the meeting.

If the grievant is not satisfied with the results of the Informal Settlement of Grievance meeting, the grievant may request a hearing in accordance with the SNRHA grievance procedures.

2. **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 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 appeals an adverse action, which has been taken or is proposed to be taken by the SNRHA.

- **Hearing Request:**

Role of Public Housing Resident

A resident may request a hearing if the resident disputes any SNRHA action or failure to act involving the resident's lease or other SNRHA rules or regulations which adversely affects the resident's rights, duties, welfare, or status. The Grievant may request a hearing by submitting a written hearing request to the Asset Manager or SNRHA Central Office within ten (10) calendar days of the date of the written summary of the informal settlement meeting.

To submit the request for a formal hearing to SNRHA Central Office it must be delivered to:

SNRHA Hearing Officer
340 North 11th Street
Las Vegas, NV 89101

If the grievant does not request a hearing within ten (10) calendar days of the date of the Informal Summary, the disposition of the grievance shall become final. Failure to request a hearing shall not constitute a waiver by the grievant of his/her right to contest SNRHA 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 SNRHA action violates the resident's lease or other SNRHA rule or regulation, as well as the resident's rights, duties, welfare, or status.

Role of the Asset Manager

Upon receipt of a formal hearing request, the Asset Manager must forward a hearing packet containing all supporting documentation and information to the Hearing Officer with the request for a formal hearing.

Role of the Hearing Officer

Upon receipt of the request, the Hearing Officer ~~and~~/or his/her designee shall review the request and schedule a meeting with the resident within ten (10) ~~calendar~~ **business** days from the date the request is received. The resident's information is placed on the Hearing Log, notes are placed into the Yardi system and the file is reviewed for violations. The resident shall be notified by mailing a Formal Hearing Appointment Letter to the Public Housing unit address.



Hearing Procedure

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

Right to Discovery by Family: The family has the right to examine before the hearing any documents or evidence in possession of the Housing Authority and, at the family's expense, to obtain a copy of such documents prior to the hearing. Requests for such documents and evidence must be received no later than ~~3~~ **two (2)** working days prior to the date of the hearing. If, upon request of the family, the Authority does not make available such documents, the Housing Authority may not rely on the document at the hearing.

Right to Discovery by Authority: The Housing Authority must be given the opportunity to examine before the hearing any family documents relevant to the hearing. If the family does not make the document available to the Housing Authority at least ~~3~~ **two (2)** working days prior to the date of the hearing, the family may not rely on the document at 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~~ **question** and cross-examine all SNRHA witnesses on whose testimony or information the SNRHA relied on and to present testimony and/or documentary evidence to support his/her position.

The Hearing Officer will make handwritten and/or electronic documentation of the hearing.

The Grievant, the SNRHA Representative and all witness will be sworn in by lifting their right hand.

The Hearing Officer will conduct the hearing. The hearing shall concern only the issues for which the family has received the opportunity for hearing.

Hearings are conducted in an orderly and professional manner. Both parties have the right to question any witnesses.

A prior determination on the same issue involving the Grievant shall be binding on the Grievant and the SNRHA.

Failure to appear at the hearing, without prior notification **and approval** after waiting a reasonable amount of time (15 minutes) may result in dismissal of the Grievance.

Hearing Decision

The hearing decision shall be based **solely** on the testimony presented during the hearing and the evidence presented before 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 /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) calendar days of the initial hearing regardless of request for additional information.

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

The date of the hearing

The names of the parties and their representation in attendance

A description of the issues and evidence presented at the hearing

A brief description of the respective position of the parties

The applicable lease provisions, policy provisions and/or regulation

The disposition of the Grievance

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

The SNRHA Board of Commissioners determines that the decision violates local, state or federal law; or

The SNRHA Board of Commissioners determines that the Grievance did not concern a SNRHA act or failure to act, or that it did not concern a SNRHA decision that adversely affected the Grievant’s lease, rights, duties, welfare or status.



Public Housing Program Expedited Grievance Procedures

Public Housing Resident

A Southern Nevada Regional Housing Authority (SNRHA) Asset Manager may request an expedited Hearing when a resident in the Public Housing program receives a Termination of Tenancy notice for:

- Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the public housing premises by other residents or employees of the Housing Authority.
- Any drug-related criminal activity on or near such premises.

Request for Expedited Hearing

The Asset Manager for the development in which the resident resides, may elect to expedite a hearing due to the gravity of the alleged activity.

The Asset Manager must contact the Hearing Officer within twenty-four (24) hours after service of the notice, to request that the hearing is expedited.

Obtaining an Expedited Hearing

(An Informal Settlement of Grievance is not applicable under this provision)

Role of the Asset Manager

The Asset Manager must submit a written request for a Expedited Hearing to the SNRHA Hearing Officer within twenty-four (24) hours after ~~receipt~~ **service** of notice. The request must specify the reason for the hearing and the action or relief sought.

Role of the Hearing Officer

Upon receipt of the request, the Hearing Officer and/or his/her designee must review the request and schedule a meeting with the resident within ~~forty-eight (48) hours~~ **two (2) business days** from the time the request is received. The resident's information is placed on the Hearing Log, notes are placed into the Yardi system and the file is reviewed for violations. The resident shall be notified by posting a Formal Expedited Hearing Appointment Letter to the Public Housing unit.

Expedited Hearing Procedure

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



Right to Discovery by Family: The family has the right to examine before the hearing any documents or evidence in possession of the Housing Authority and, at the family's expense, to obtain a copy of such documents prior to the hearing. Requests for such documents and evidence must be received no later than twenty four (24) hours prior to the date of the hearing. If, upon request of the family, the Authority does not make available such documents, the Housing Authority may not rely on the document at the hearing.

Right to Discovery by Authority: The Housing Authority must be given the opportunity to examine before the hearing any family documents relevant to the hearing. If the family does not make the document available to the Housing Authority at twenty-four (24) prior to the date of the hearing, the family may not rely on the document at 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 witnesses on whose testimony or information the SNRHA relied on and to present testimony and/or documentary evidence to support his/her position.

The Hearing Officer will make handwritten and/or electronic documentation of the hearing.

The Grievant, the SNRHA Representative and all witness will be sworn in by lifting their right hand.

The Hearing Officer will conduct the hearing. The hearing shall concern only the issues for which the family has received the opportunity for hearing.

Hearings are conducted in an orderly and professional manner. Both parties have the right to question any witnesses.

A prior determination on the same issue involving the Grievant shall be binding on the Grievant and the SNRHA.

If the Grievant or SNRHA fails to appear at the scheduled hearing, without prior notification **and SNRHA approval** after waiting a reasonable amount of time (15 minutes) ~~may result in~~ the Hearing Officer may make a determination that the party has waived his/her right to a hearing.



Hearing Decision

The hearing decision shall be based **solely** on the testimony presented during the hearing and the evidence presented before 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 and/or might adjourn the Hearing to reconvene at a later date, before reaching a decision, but must render a decision within two (2) working days of the initial hearing regardless of request for additional information.

Within two (2) working days of the date of hearing, the Hearing Officer shall prepare a written decision that sets forth the following:

The date of the hearing

The names of the parties and their representation in attendance

A description of the issues and evidence presented at the hearing

A brief description of the respective position of the parties

The applicable lease provisions, policy provisions and/or regulation

The disposition of the Grievance

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

The SNRHA Board of Commissioners determines that the decision violates local, state or federal law; or

The SNRHA Board of Commissioners determines that the Grievance did not concern a SNRHA act or failure to act, or that it did not concern a SNRHA decision that adversely affected the Grievant's lease, rights, duties, welfare or status.

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY FEDERAL FUNDED PROCUREMENT POLICY

This Federal Funded Procurement Policy (the “Procurement Policy” or “Policy”) is established for the Southern Nevada Regional Housing Authority (“SNRHA”), by action of the SNRHA Board of Commissioners (the “Board”) originally approved on November 12, 2009, updated on March 18, 2010, June 20, 2013, June 19, 2014, November 5, 2015, August 9, 2017 August 30, 2018, November 26, 2018, finally revised on March 20, 2019 and approved by the Board on April 18, 2019. This Procurement Policy complies with HUD’s Annual Contribution Contract (“ACC”), HUD Handbook 7460.8 (REV-2), “Procurement Handbook for Public Housing Agencies,” the procurement standards of 2 CFR Part 200, and state and local laws. Generally, in the case of any discrepancy between any requirements contained in any of the above, SNRHA shall comply with the “most stringent” requirement.

1. GENERAL PROVISIONS.

1.1 Purpose: The purpose of this Policy is to: provide for the fair and equitable treatment of all persons or firms involved in purchasing by SNRHA; assure that supplies, services, and construction are procured efficiently, effectively, and at the most favorable prices available to SNRHA; promote competition in contracting; provide safeguards for maintaining a procurement system of quality and integrity; and assure that SNRHA’s purchasing actions are in full compliance with applicable federal laws, HUD regulations, and state and local laws.

1.2 Application: This Policy applies to all contracts for which federal funds will be used for the procurement of supplies, services, and construction entered into by SNRHA after the effective date of this Policy. It shall apply to every expenditure of funds by SNRHA for public purchasing, with the exception of non-federal funds, including contracts which do not involve an obligation of funds (such as concession contracts); however, nothing in this statement shall prevent SNRHA from complying with the terms and conditions of any grant, contract, gift or bequest that is otherwise consistent with the law. The term "procurement," as used in this Policy, includes both contracts and modifications (including change orders) for construction or services, as well as purchase, lease, or rental of supplies and equipment.

1.3 Definitions:

(a) **Business Concern.** A business concern located in the area of the project is defined as an individual or firm located within the relevant Section 3 covered project area, as determined pursuant to 24 CFR 135.15, listed on HUD's registry of eligible business concerns, and meeting the definition of small business above. A business concern owned in substantial part by persons residing in the area of the project is defined as a business concern which is 51% or more owned by persons residing within the Section 3 covered project, owned by persons considered by the U.S. Small Business Administration to be socially or economically disadvantaged, listed on HUD's registry of eligible business concerns, and meeting the definition of small business above.

(b) **Competitive Proposal.** The Competitive Proposal (also called contract by negotiation) is a method of procurement using the solicitation, evaluation, and negotiation of

proposals instead of sealed bids. The Competitive Proposal method is used for requirements exceeding SNRHA's Small Purchase Limit when conditions are not appropriate for sealed bidding.

(c) Competitive Range. The Competitive Range includes those proposals submitted in response to an RFP that, after technical evaluation by SNRHA's selection panel and considering the proposed costs/prices, have a reasonable chance of being awarded the contract. (see Chapter 7, paragraph 7.2.N for detailed guidance).

(d) Contracting Officer. The Contracting Officer is either SNRHA's Executive Director or an official authorized by the Executive Director to enter into and/or administer contracts and make related determinations and findings. For the purpose of this Policy, the term includes any SNRHA employee designated and authorized to perform the duties of a Contracting Officer.

(e) Contract Pricing Arrangements. The arrangement, as reflected in the contract, for how the vendor will be paid for services. While there are two basic contract pricing arrangements – firm fixed-price and cost-reimbursement – there are multiple variations on these models, from indefinite quantity contracts (where the exact number of deliverable items is not known at the time of contract award but where minimum and maximum quantities are stated) to cost-plus fixed-fee (where costs are reimbursed, up to an estimated amount, plus a specified fee).

(f) Cost-Reimbursement Contract. A Cost-Reimbursement Contract is a contract when the contractor is reimbursed for his/her allowable costs of performance up to a total estimated amount specified in the contract. The contract may provide for the payment of a fee (i.e., a type of profit) in addition to costs.

(g) Firm Fixed Price Contract. A Firm Fixed Price Contract is a contract when the contractor is paid a firm fixed-price for all required work regardless of the contractor's actual costs of performance.

(h) Independent Cost Estimate ("ICE"). ICE is an estimate prepared by SNRHA prior to obtaining offers. The degree of analysis contained within the ICE will depend on the size and complexity of the purchase.

(i) Intergovernmental or Interagency Agreement. An Intergovernmental or Interagency Agreement is an agreement between SNRHA and a Federal, State, or local government agency (including other Housing Authorities) for the provision of supplies or services.

(j) Invitation for Bids ("IFB"). An IFB is a solicitation type used under the sealed bidding method of procurement.

(k) Labor Surplus Area Business. A labor surplus area business is defined as a business which, together with its immediate subcontractors, will incur more than 50% of the cost of performing the contract in an area of concentrated unemployment or under-employment,

as defined by the U.S. Department of Labor in 20 CFR 654, Subpart A, and in lists of labor surplus areas published by the Employment and Training Administration.

(l) Micro Purchases. Micro Purchases are purchases under \$10,000.00.

(m) Minority Business Enterprise. A minority business enterprise is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly-owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to, Black Americans, Hispanic Americans, Native Americans, Asian Pacific and Asian Indian Americans, and Hasidic Jewish Americans.

(n) Negotiation. Negotiation means discussions with offerors in the competitive range regarding technical and/or price proposals when awarding a contract using the competitive proposals method of procurement or when issuing modifications to existing contracts or other required discussion with offerors for the other methods of procurement.

(o) Non-Federal funding. Funding sources which are not from the federal government.

(p) Noncompetitive Proposals. Procurement through solicitation of a proposal from only one source, or after solicitation of a number of sources, competition is determined inadequate.

(q) Procurement. The term “procurement,” as used in this Policy, includes the procuring, purchasing, leasing, or renting of: (1) goods, supplies, equipment, and materials, (2) construction (and construction change orders) and maintenance; consultant services, (3) Architectural and Engineering (A/E) services, (4) Social Services, and (5) other services.

(r) Proposal. A Proposal is the offer submitted by a potential contractor in the competitive or noncompetitive proposals method of procurement.

(s) Qualification Based Selection (“QBS”). A QBS is a form of procurement of architect-engineering (“A/E”) or development services by competitive proposals in which price is not requested in the Request for Qualifications (“RFQ”) or used as an evaluation factor. Instead, technical qualifications only are reviewed negotiations are conducted with the best-qualified firm. Only A/E services and development partners may be procured by this method.

(t) Request for Proposals (“RFP”). An RFP is a solicitation method used under both the competitive or non-competitive methods of procurement. Proposal evaluation and contractor selection are based on the evaluation criteria and factors for award as stated in the RFP. Contract award is based on the best proposal responsive to the requirements of the statement of work resulting in the greatest benefit and best value to SNRHA, which may not necessarily be primarily determined based on price.

(u) Resident Hiring Scale for Section 3 Residents Training and Employment Opportunities. The Resident Hiring Scale for Section 3 Residents Training and Employment Opportunities is a scale method adopted by the SNRHA for residents hiring that is to be used on all contracts, service contracts and professional service contracts that contain a labor component.

(v) Responsible Bidder. A Responsible Bidder is one who: (1) is able to comply with the required or proposed delivery or performance schedule; (2) has a satisfactory performance record; (3) has a satisfactory record of integrity and business ethics; (4) has the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them; (5) has the necessary production, construction, and technical equipment and facilities, or the ability to obtain them; and (6) is otherwise qualified and eligible to receive an award under applicable laws and regulations, including the fact that the bidder is not suspended, debarred or under a HUD-imposed Limited Denial of Participation.

(w) Responsive Bid. A Responsive Bid is one that conforms exactly to the requirements set forth in the IFB.

(x) Sealed Bidding. Sealed Bidding is a method of procurement inviting sealed bids. This method requires: specifications that are clear, accurate, and complete; a public bid opening; and evaluation of bids and award of the contract based on the lowest price submitted by a responsive and responsible contractor. Sealed bidding is the preferred method for construction procurements.

(y) Small Business. A small business is defined as a business which is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of operation. The size standards in 13 CFR Part 121 shall be used, unless the SNRHA determines that their use is inappropriate.

(z) Section 3 Business – A Business Concern Located in the Area of a Housing Authority Development. A business concern located in the area of a Housing Authority development is defined as an individual or firm located within the relevant Section 3 covered development area, as determined pursuant to 24 CFR 135.15. (HUD 7460.8 Appendix 3, Section V)

(i) Business concerns that are 51% or more owned and controlled by residents of any SNRHA housing site or whose full-time permanent workforce includes 30% of SNRHA residents of any housing site; or

(ii) HUD Youthbuild program in Southern Nevada; or

(iii) Business concerns that are 51% or more owned and controlled by low or very low-income Southern Nevada residents or whose full-time permanent work force includes 30% low/very low-income Southern Nevada residents.

(iv) Businesses that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in the preferences above.

(aa) Section 3 Resident. A resident of an SNRHA housing site where contracted work is being done; or a resident of any SNRHA housing site; or a participant in HUD Youthbuild program in Southern Nevada; or a low or very low-income resident of Southern Nevada.

(bb) Small Purchase Limit. The Small Purchase Limit is the maximum dollar amount for SNRHA's individual small purchases. SNRHA's Small Purchase Limit is currently set at \$150,000.00.

(cc) Solicitation. Solicitation is the general term for SNRHA's request for offers from potential offerors. A solicitation package generally contains the proposed contract, including contract terms and conditions, instructions to potential offerors regarding the submission of an offer, and any other information needed to prepare an offer.

(dd) Statement of Work (SOW). A Statement of Work is a written description of work to be performed that establishes the standards sought for the supplies or services furnished under the contract; typically used for service contracts.

(ee) Termination for Cause. Termination for Cause is the termination of a contract on a unilateral basis when the contractor fails to perform, fails to make progress so as to endanger performance, or commits a default as specified in the contract.

(ff) Termination for Convenience. Termination for Convenience is the termination of a contract by SNRHA on a unilateral basis when the product or service is no longer needed or when SNRHA determines at its sole discretion that termination is in SNRHA's best interest.

(gg) Vendor. A Vendor is the term often used for an offeror or contractor when talking about small purchasing.

(hh) Women's Business Enterprise. Women's business enterprise is defined as a business that is at least 51% owned by a woman or women who are U. S. citizens and who also control or operate the business.

1.4 Public Access to Procurement Information: Procurement information shall be a matter of public record to the extent required by any applicable Federal, State, or local laws or codes and shall be available to the public as provided in such statutes.

1.5 Funding Sources: SNRHA receives funds from federal, state, and local governments as well as private funding sources. As such, in its procurement activities, the Board has adopted this Policy and the Non-Federal Procurement Policy to ensure compliance with applicable laws and regulations without necessarily imposing a higher standard than is necessary to ensure compliance with applicable laws.

1.6 Federal Verses Non-Federal Funding: This Policy shall apply to federally-funded contracts, while SNRHA's Non-Federal Procurement Policy shall apply to non-federally funded contracts.

1.7 List of SNRHA Funds: The Executive Director shall maintain a list of SNRHA funding specifying whether the funds are from federal or non-federal sources and the list shall state under which procurement policy the funds are to be used. SNRHA shall make such a list available to SNRHA employees who work in procurement matters.

1.8 Exclusions From Federal Requirements Under This Policy: It is SNRHA's general policy that SNRHA conduct its procurements which are not governed by this Policy, e.g. Non-Federal procurements, in a manner which is consistent with the customary and acceptable business practices as found in Nevada and as allowed by Nevada law and SNRHA's Non-Federal Procurement Policy. The following procurements shall not be governed by this Policy:

(a) Procurements from income generated by the Central Office Cost Center through reasonable fee-for-service arrangements under 24 CFR Part 990, e.g., management fees, bookkeeping fees, and asset management fees, etc. Such fee income is not considered Federal program income and subject to 24 CFR part 85. Fee income is governed only by State and local requirements, as applicable;

(b) Real Estate Purchase and Sale Transactions. (Surveys, appraisals, environmental site assessments, and financing analyses are considered Consultant services and are governed by this Policy);

(c) Funds received from insurance claims;

(d) Loan transactions and documents;

(e) Employment contracts;

(f) Limited partnership agreements; and

(g) The operation of the Section 8 Housing Choice Voucher Program, which is exempted from 2 CFR Part 200 (see March 11, 1988, Federal Register, page 8050). Procurement activities within the voucher program, therefore, are governed by applicable state and local law. To the extent that the SNRHA utilizes procurement practices for its voucher program that are different from those required under 2 CFR Part 200, SNRHA will conduct those procurements in compliance with its Non-Federal Procurement Policy.

1.9 Policy NOT All-Inclusive. While this Procurement Policy is intended as the primary reference document for all SNRHA's procurement matters (except for SNRHA's Non-Federally funded procurement matters), no document can be all-inclusive. Where situations arise that, in the reasonable judgment of SNRHA, have not been addressed in this Policy, SNRHA should contact its legal counsel or the local HUD field office for further guidance.

1.10 Application of New Law. In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with this Policy, automatically supersede this Policy, and the SNRHA Executive Director shall make appropriate modifications to this Policy within a

reasonable time of the effect of the revised law and present the revised policy to the Board for approval.

2. PROCUREMENT AUTHORITY, ADMINISTRATION, AND APPROVAL.

2.1 Authority: The Board is responsible for ensuring that any procurement policies adopted by SNRHA are appropriate for SNRHA. Therefore, this Policy and any later changes to it shall be submitted to the Board for approval.

(a) Under this Policy, the Board appoints and delegates procurement authority to the Executive Director (“ED”) to approve procurements of \$150,000 or less, either as a single contract or in the aggregate as the ED deems is in the best operating interests of SNRHA. All procurements over \$150,000 must be approved by the Board before executing the contracts necessary for the procurement.

(b) The Board further authorizes the ED or Designee to approve change orders and contract amendments/modifications up to \$150,000.00, either as a single action or in the aggregate, as the ED deems is in the best operating interests of SNRHA. All contract amendments/modifications over \$150,000.00 must be approved by the Board before executing the documents necessary for the amendment/modification.

(c) The Board further authorizes the ED or Designee to approve time extensions which the ED or Designee deems are in the best operating interest of SNRHA.

(d) All procurement responsibilities shall be administered by SNRHA’s Contracting Officer (“CO”), who shall be the ED. However, the ED has the authority to delegate, in writing, all or part of SNRHA’s procurement functions to individuals staffed within SNRHA (“Designee”). Therefore, the person within SNRHA with authority for procurement responsibilities is referred to within this Policy as the CO when he/she performs that function, regardless of any other job, position or title he/she may have.

2.2 Operational Procedures: The ED shall issue operational procedures to implement this Policy (“Operational Procedures”), which shall be based on HUD Handbook 7460.8 (REV-2). The ED shall also establish a system of sanctions for violations of the ethical standards described in Section 18 below, consistent with state law.

2.3 Administration: The CO shall comply with this Policy and the Operational Procedures and ensure that:

(a) SNRHA’s procurement actions comply with this Policy, applicable HUD review requirements, as provided in the Operational Procedures, and applicable federal, state, and local laws;

(b) Procurement requirements are subject to an annual planning process to assure efficient and economical purchasing;

(c) Contracts and modifications are in writing, clearly specifying the desired supplies, services or construction, and are supported by sufficient documentation regarding the

history of the procurement, including as a minimum the method of procurement chosen, the selection of the contract type, the rationale for selecting or rejecting offers, the basis for the contract price;

(d) For procurements other than small purchases, a minimum of 15 days from the date of public notice is provided for preparation and submission of bids or proposals; and notice of contract awards is made available to the public;

(e) Solicitations are conducted in full compliance with HUD standards and federal law, or any applicable, more stringent state and local laws, provided they are consistent with HUD standards and federal law;

(f) An independent cost estimate is prepared before solicitation issuance and is appropriately safeguarded for each procurement above the small purchase limitation, and an appropriate cost or price analysis is conducted for each of the responses received for all procurements;

(g) For sealed bid procurements, contract award is made to the responsive and responsible bidder offering the lowest price;

(h) For competitive proposal procurements, contract awarded is made to the offeror whose proposal offers the greatest value to SNRHA, considering price, technical, and other factors as specified in the solicitation;

(i) Unsuccessful firms are notified within 10 days after a final decision is made as to contract award;

(j) Indefinite Quantity Contracts are not used unless a minimum and maximum quantity is clearly stated therein;

(k) There are sufficient unencumbered funds available to cover the anticipated cost of each procurement before contract award or modifications (including change orders) are executed;

(l) Contractors' work is inspected before payment;

(m) Payment is made promptly for contract work which has been performed and accepted; and.

2.4 Signature Required: Each contract or purchase action (e.g., new contract, modification, interagency agreement, purchase order, change order, etc.) that obligates SNRHA to pay a contractor or vendor must be signed by the CO or an individual to whom the ED has expressly delegated the authority to make such an obligation, in accordance with the Operational Procedures.

(a) An oral commitment to bind SNRHA to any contract or purchase action will never be enforceable against SNRHA even if the oral commitment was allegedly made by an SNRHA employee, the CO, or the Board.

(b) Contractors and Vendors must verify that the individual purporting to bind SNRHA has the actual authority to bind SNRHA to the procurement, contract or purchase action at issue.

3. PROCUREMENT METHODS.

3.1 Selection of Method: If it has been decided that SNRHA will directly purchase the required items, one of the following procurement methods shall be chosen, based on the nature and anticipated dollar value of the total requirement.

(a) Purchases greater than \$150,000.00: All purchases and contracts with a value that exceeds \$150,000.00 shall only be completed pursuant to one of the following methods:

- (i) Sealed Bid (IFB);
- (ii) Competitive Proposal (RFQ/RFP/QBS);
- (iii) Similar process (IFB, RFP, QBS) conducted by another governmental agency;
- (iv) Justified Single or Sole Source.

(b) Purchases equal to or less than \$150,000.00: All purchases and contracts with a value of \$150,000.00 or less may be completed using the appropriate Small Purchase method as explained in Section 4 below.

4. SMALL PURCHASE METHODS:

4.1 General: Any contract not equal to or less than \$150,000.00 may be made in accordance with the small purchase procedures authorized in this Section. Contract requirements shall not be artificially divided so as to constitute a small purchase under this Section. However, larger requirements may be broken into smaller ones to afford small and minority businesses the opportunity to participate in SNRHA's procurements. The CO should document in the contract file the reasons for breaking down larger requirements into smaller ones.

4.2 Small Purchases of \$100 or less: Small purchases of \$100 or less ("Petty Cash Small Purchases"), which can be satisfied by local sources, may be processed through the use of a petty cash account. The CO shall follow the Operational Procedures with respect to Petty Cash Small Purchases.

4.3 Small Purchases of \$10,000.00 or Less: For small purchases of \$10,000.00 or less ("Micro Purchases"), the CO must only solicit one quotation if the solicited price is considered reasonable. Micro Purchases should be distributed equitably among qualified sources. If practicable, a quotation shall be solicited from a qualified source other than the previous source before placing a repeat order. Nothing herein prevents SNRHA from

conducting a competitive process for Micro Purchases. The CO shall follow the Operational Procedures with respect to Micro Purchases.

4.4 Small Purchases between \$10,000.00 to less or equal to \$150,000.00: The CO shall make procurements for small purchases in excess of \$10,000.00 but less than or equal to \$150,000.00, by following the procedures set forth in the Operational Procedures for Request For Quotations (“RFQs”). SNRHA’s policy is to award contracts to the offeror whose offer satisfies SNRHA’s best interest.

5. SEALED BIDS: This section applies to procurements greater than \$150,000.00 which are made using sealed bidding.

5.1 Conditions for Use: Sealed bidding is the preferred method for construction procurement and shall be used for all competitive procurements to obtain construction and equipment contracts exceeding the Small Purchase limitation and for procurements under the Capital Fund Program (“CFP”), or any construction related federal grant. Additionally, sealed bidding should not be used for professional service contracts. For contracts to be awarded based on sealed bidding the following conditions should be present:

- (a) A complete, adequate, and realistic specification or purchase description is available; two or more responsible bidders are willing and able to compete effectively for the work;
- (b) The procurement lends itself to a firm fixed price contract; and
- (c) The selection of the successful bidder can be made principally on the basis of price.

5.2 Rejection of Bids: SNRHA may reject any bid when it is in SNRHA’s best interest. Rejection of any bid during the evaluation process shall be made in accordance with the procedures detailed in the Operational Procedures. Additionally, SNRHA may reject any bid based on that contractor’s past performance (i.e., contract performance and/or quality of work), as long as SNRHA has adequate and appropriate documentation within the files justifying such action.

5.3 Solicitation: SNRHA will issue a written Invitation For Bids (“IFB”) to solicit bids for procurements made by sealed bidding. The CO shall follow the IFB solicitation procedures detailed in the Operational Procedures when issuing IFBs and amendments thereto.

5.4 IFB Amendments: SNRHA can amend an IFB at any time when SNRHA, in its discretion, deems the amendment necessary. The CO will comply with the IFB amendment procedures detailed in the Operational Procedures when amending an IFB.

5.5 IFB Cancellation: SNRHA may at its sole discretion cancel any IFB at any time when SNRHA has determined the cancellation necessary or in SNRHA’s best interest. SNRHA will comply with the IFB cancellation procedures detailed in the Operational Procedures when canceling an IFB.

5.6 Receipt of Bids: All bids received shall be time-stamped but not opened. SNRHA shall store the time stamped, unopened bids in a secure place until bid opening. A bidder may withdraw its bid at any time prior to bid opening.

5.7 Bid Opening: Bids shall be opened publicly and in the presence of at least one witness. An abstract of bids shall be recorded and the bids shall be available for public inspection to the extent required by federal, state, and local law.

5.8 Contract Award: SNRHA's policy is to award sealed bid contracts to the responsible bidder whose bid's dollar value is the lowest overall and whose bid is responsive to the IFB. The CO shall follow the sealed bid contract award procedures detailed in the Operational Procedures. If only one responsive bid is received from a responsible bidder, award shall not be made unless a cost or price analysis verifies the reasonableness of the price.

5.9 Mistakes in Bids:

(a) Before bid opening: The CO may permit correction or withdrawal of inadvertently erroneous bids, where appropriate, by the bidder's written or telegraphic notice received in the office designated in the IFB prior to the time set for bid opening.

(b) After bid opening: The CO may permit corrections in bids after bid opening only if the bidder can show by clear and convincing evidence that:

- (i) a mistake of a non-judgmental character was made;
- (ii) the nature of the mistake; and
- (iii) the bid price actually intended.

A low bidder alleging a non-judgmental mistake may be permitted to withdraw its bid if the mistake is clearly evident on the face of the bid document but the intended bid is unclear or the bidder submits convincing evidence that a mistake was made.

(c) All decisions to allow correction or withdrawal of bid mistakes shall be supported by a written determination signed by the CO.

(d) After bid opening, no changes in bid prices or other provisions of bids shall be permitted, which are prejudicial to SNRHA's interests or fair competition.

5.10 Bonds: SNRHA's policy is to ensure that bidders will honor their bids, complete work as contracted, and pay subcontracts and suppliers by requiring bidders to post a bond or multiple bonds, if necessary, as detailed in the Operational Procedures.

6. COMPETITIVE PROPOSALS:

6.1 Conditions for Use: Competitive proposals (including turnkey proposals for development) are an acceptable alternative to sealed bidding for procurements that exceed the

Small Purchase dollar amount when SNRHA determines that any of the following conditions exist:

(a) The contract requirements cannot be described specifically enough to permit the use of sealed bidding or the work is not definite enough to accurately estimate the total cost of the contract;

(b) The nature of the contract's requirements is such that SNRHA needs to evaluate more than just price to be sure that the prospective contractor understands SNRHA's needs and can successfully complete the contract, especially when contracting for professional services (e.g., legal, architect-engineer, accounting, etc.) where SNRHA needs specific expertise and experience; or

(c) The requested work lends itself to different approaches, e.g., proposals.

6.2 Solicitation: There are two types of competitive proposals: Request for Proposals ("RFP") and Qualification Based Solicitation ("QBS"). Generally, competitive proposals shall be solicited using an RFP; however, a QBS may be used to solicit Architect/Engineer ("A/E") Contracts or to select development partners for mixed-financed projects.

6.3 Request for Proposals:

(a) Solicitation: The CO shall issue a written RFP, which shall clearly identify the relative importance of price and other evaluation factors and sub-factors, including the weight given to each technical factor and sub-factor. Proposals shall be handled so as to prevent disclosure of the number of offerors, identity of the offerors, and the contents of their proposals.

(b) Evaluation: The CO shall establish a mechanism for fairly and thoroughly evaluating the technical and price proposals shall be established before the solicitations issued. The proposals shall only be evaluated on the criteria stated in the RFP. Respondents may not impose conditions or change requirements to suit the respondent's own needs or desires; such an imposition or change no matter how minor may, in SNRHA's sole discretion, result in SNRHA rejecting the proposal.

(c) Negotiations: Unless there is no need for negotiations with any of the offerors, negotiations shall be conducted with offerors who submit proposals determined to have a reasonable chance of being selected for award, based on evaluation against the technical and price factors as specified in the RFP. Such offerors shall be accorded fair and equal treatment with respect to any opportunity for negotiation and revision of proposals. The CO's primary objective in negotiations is to maximize SNRHA's ability to obtain best value, based on the requirements and the evaluation factors set forth in the solicitation. However, revealing one respondent's price in an attempt to get another respondent to reduce its price is prohibited. No offeror shall be provided information about any other offeror's proposal, and no offeror shall be assisted in bringing its proposal up to the level of any other proposal. Offerors shall not be directed to reduce their proposed prices to a specific amount in order to be considered for

award. A common deadline shall be established for receipt of proposal revisions based on negotiations. The CO will conduct all negotiations as detailed by the Operational Procedures.

(d) Award: After evaluation of the proposals, (or the final revised proposals if any), the contract shall be awarded to the responsible firm whose qualifications, price and other factors considered, are the most advantageous to SNRHA (the top-rated responsive and responsible proposer). SNRHA will provide timely notice of the award to all proposers as required by the Operational Procedures.

6.4 Architect/Engineer Services (Qualifications-Based Selection, QBS): Pursuant to NRS 625.530(3), all architect/engineer services shall be procured on the basis of the competence and qualifications of the architect/engineer and not on the basis of competitive fees. Under the QBS method, the proposer's qualifications are evaluated and the most qualified competitor is selected, subject to the negotiation of fair and reasonable compensation. Price is not used as a selection factor under this method. QBS procedures shall not be used to purchase other types of services (i.e., construction contracts) even though architect-engineer firms are potential sources. The CO will follow the QBS procedures in the Operational Procedures when conducting a QBS procurement.

7. NONCOMPETITIVE PROPOSALS:

7.1 Conditions for Use: Procurements shall be conducted competitively to the maximum extent possible. Procurement by noncompetitive proposals may be used only when the award of a contract is not feasible using small purchase procedures, sealed bids, or competitive proposals, and one of the following applies:

(a) The item is available only from a single source, based on a good faith review of available sources;

(b) An emergency exists that seriously threatens the public health, welfare, or safety, or endangers property, or would otherwise cause serious injury to SNRHA, as may arise by reason of a flood, earthquake, epidemic, riot, equipment failure, or similar event. In such cases, there must be an immediate and serious need for supplies, services, or construction such that the need cannot be met through any other procurement methods, and the emergency procurement shall be limited to those supplies, services or construction necessary to meet the emergency;

(c) HUD authorizes the use of noncompetitive proposals; or

(d) After solicitation of a number of sources, competition is determined inadequate.

(e) **Emergencies:** Emergencies as defined as anything that affects the immediate health or safety of the public, resident or an employee; and an emergency is further defined by HUD as a condition that poses an immediate threat to life, health, safety or property, or related to fire safety.

- Examples include, but are not limited to, an unhealthy or undrinkable water supply, gas leak, broken/blocked sanitary sewer line, failed heating system, hazardous electrical system, uninhabitable unit as a result of a fire, and situations causing an exposure to asbestos, lead based paint, or other toxic materials.
- Depending on specific circumstances and the degree of the problem, a leaking roof, broken window, or broken stairs, handrails, stair threads might also be classified as an emergency.

(f) **Emergencies Removal:** In most cases, the direct task of the emergency work can be completed or the hazard can be abated within a short period of time, sometimes it will be necessary to obtain additional material or equipment to complete the work. In these situations, PHAs can temporarily abate the problem so that it no longer poses an immediate threat.

- For example, a broken window or leaking roof can be patched or boarded to abate the problem temporarily. A non-emergency work order and/or purchase requisition would then be generated to correct a condition which is no longer considered a threat to health and safety.
- If the emergency work cannot be completed, the situation can be abated by transferring the resident away from the emergency situation.

7.2 Justification: Each procurement based on noncompetitive proposals shall be supported by a written justification for using such procedures. The justification shall be approved in writing by the CO.

7.3 Price Reasonableness: The reasonableness of the price for all procurements based on noncompetitive proposals shall be determined by performing a cost analysis, as described in Section 10 below.

8. PROCUREMENT OF LEGAL SERVICES:

8.1 Methods of Procurement: SNRHA may choose, in its sole discretion, any method listed below that is reasonable based on the facts surrounding the particular situation to procure legal services.

(a) **Small Purchase Procedures.** If the relatively simple and informal small purchase methods are used, price or rate quotations will be obtained from an adequate number of qualified sources.

(b) **Sealed Bids.** This method is normally not appropriate for securing legal services because sealed bidding does not permit SNRHA to consider other factors besides price (e.g., experience) when selecting a legal services contractor.

(c) **Competitive Proposals.** This method is generally preferred when procuring professional services because it allows for the consideration of technical quality or

other factors (in addition to price) for securing services estimated to cost more than SNRHA's Small Purchase Dollar Amount.

(d) **Noncompetitive Proposals.** This method may only be used when the other methods of procurement are infeasible and the circumstances described in 2 CFR Part 200 are applicable (e.g., legal services are available from only a single source; public exigency or emergency for the requirements will not permit a delay resulting from competitive solicitation; after solicitation of a number of sources, competition is determined inadequate; or HUD authorizes the use of noncompetitive proposals).

8.2 Time and Materials Contracts: Legal services can be procured on an hourly basis using a time-and-materials contract (or sometimes referred to as a "labor-hour contract"). Under these contracts, the contractor's services are pre-priced (usually, in terms of hours) in the contract, and SNRHA orders services in unit amounts (e.g., hours) as needed until the funds in the contract are exhausted. SNRHA may use this type of contract only after the CO determines that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk.

8.3 Obtaining Legal Services by Procurement or Employment Methods: SNRHA may employ an attorney directly (e.g. in-house counsel), or SNRHA may enter into a procurement contract with an attorney or firm. The procurement of legal services shall follow the procedures outlined in paragraph 8.1 above. The employment of in-house counsel is not covered by 2 CFR Part 200. SNRHA's in-house counsel, if any, is ineligible to receive procurement contracts for legal services, because all services of SNRHA's in-house counsel would be part of his/her employment contract and cannot be procured separately. Where legal services are desired outside of the scope of services provided by SNRHA in house counsel, SNRHA may use one of the procurement procedures described in paragraph 8.1 above.

8.4 Contracts for Litigation Services:

(a) With the exception of litigation involving SNRHA acting as a section 8 private developer, SNRHA must submit to HUD Regional Counsel for prior written concurrence any litigation service contract where the fee is expected to exceed \$100,000 with a private attorney involving an SNRHA program, project, or activity receiving loan, grant, or other subsidy assistance from HUD. Such contracts shall make provision for reasonable fees and reimbursement of necessary expenses. If additional funding or budget revision will be required to cover the cost of litigation services, SNRHA shall consult appropriate Field and Regional Offices staff. Contracts for litigation services must meet the requirements of the HUD Litigation Handbook 1530.1 REV-5 dated May 2004 (the "Litigation Handbook").

8.5 Headquarters Program Associate General Counsel Approval: No contract for attorney's fees for litigation services entered into by SNRHA, which calls for an estimated maximum price in excess of \$300,000.00 may be approved by the Regional Counsel without the prior concurrence of the Headquarters Program Associate General Counsel.

9. EMPLOYMENT CONTRACTS:

9.1 Employment vs. Independent Contracts: There is a distinction between employing an individual (employment contracts), and contracting for independent services (independent service contract). Independent services contracts are procured and subject to this policy, while employment contracts are not.

9.2 Executive Directors: Executive Directors may be hired as SNRHA employees or may be retained under an independent services contract.

10. INDEPENDENT COST ESTIMATE; COST AND PRICE ANALYSIS:

10.1 Small Purchases: Before making an award of less than \$150,000.00 the CO must determine that the proposed price is fair and reasonable. For most small purchases a price analysis made as directed by the Operational Procedures is sufficient to make that determination. In small purchases for services or items of a non-commercial nature, the CO should determine whether a more detailed cost analysis as explained in this Section is needed.

10.2 Independent Cost Estimate: The CO will conduct an independent cost estimate ("ICE") for each procurement action above the small purchase threshold of \$150,000.00 pursuant to the procedures in the Operational Procedures. As a part of the Cost or Price Analysis the ICE shall be compared to the proposed costs to ensure that such costs are appropriate.

10.3 Cost and Price Analysis, General: A cost or price analysis shall be performed for all procurement actions, including contract modifications. The CO shall follow the procedures in the Operational Procedures when performing a cost and price analysis. SNRHA's policy is that the degree of analysis required shall depend on the facts and complexity surrounding each procurement action.

10.4 Submission of Cost or Pricing Information: If the procurement is based on noncompetitive proposals, or when only one offer is received, or for other procurements as deemed necessary by SNRHA (e.g., when contracting for professional, consulting, or architect/engineer services) the offeror shall be required to submit:

- (a) A cost breakdown showing projected costs and profit;
- (b) Commercial pricing and sales information, sufficient to enable SNRHA to verify the reasonableness of the proposed price as a catalog or market price of a commercial product sold in substantial quantities to the general public; or
- (c) Documentation showing that the offered price is set by law or regulation.

10.5 Cost Analysis: Cost analysis shall be performed if an offeror/contractor is required to submit a cost breakdown as part of its proposal. When a cost breakdown is submitted: A cost analysis shall be performed of the individual cost elements; SNRHA shall have a right to audit the contractor's books and records pertinent to such costs; and profit shall be analyzed separately.

10.6 Acceptable Costs/Profit: Costs shall be allowable only to the extent that they are consistent with applicable Federal cost principals (for commercial firms, Subpart 31.2 of the Federal Acquisition Regulation, 48 CFR Chapter 1). In establishing profit, SNRHA shall consider factors such as the (a) complexity and risk of the work involved; (b) the contractor's investment and productivity; (c) the amount of sub-contracting, (d) the quality of past performance, and (e) industry profit rates in the area for similar work.

10.7 Price Analysis: A comparison of prices shall be used in all cases other than those described in Paragraph 10.4 above.

11. CANCELLATIONS OF SOLICITATIONS:

11.1 Cancellation of Solicitation: The CO may cancel any RFQ, IFB, RFP, QBS, or any other solicitation at any time when deemed necessary or when otherwise determined to be in SNRHA's best interest.

11.2 Rejection of Bids/Proposals: The CO may cancel any solicitation and may reject any and/or all bids and/or proposals that have already been received at any time when deemed necessary or when otherwise determined to be in SNRHA's best interest.

11.3 Documentation of Cancellation: The CO shall document the reasons for cancellation in the procurement file as required by the Operational Procedures. The reasons for cancellation and/or rejection shall be provided upon request to any offeror solicited.

11.4 Notice: A notice of cancellation shall be sent to all offerors solicited and, if appropriate, shall explain that they will be given an opportunity to compete on any re-solicitation or future procurement of similar items.

11.5 If all otherwise acceptable bids received in response to an RFQ or IFB are at unreasonable prices, or only one bid is received and the price is unreasonable, SNRHA shall cancel the solicitation and either:

(a) Re-solicit using an RFP; or

(b) Complete the procurement by using the RFP method following Paragraphs 6.3(c) and 6.3(d) above (when more than one otherwise acceptable bid has been received), or by using the noncompetitive proposals method and following paragraph 7.2 above (when only one bid is received at an unreasonable price); provided that the CO determines in writing that such action is appropriate, all bidders are informed of SNRHA's intent to negotiate, and each responsible bidder is given a reasonable opportunity to negotiate.

12. COOPERATIVE PURCHASING:

12.1 Intergovernmental Agreements: SNRHA may enter into State and local intergovernmental agreements to purchase or use common goods and services or to make purchases directly from appropriate contracts issued by other governmental agencies. The decision to use an intergovernmental agreement or conduct a direct procurement shall be based on economy and efficiency. If used, the ensuing purchase document (contract or agreement)

shall stipulate who is authorized to purchase on behalf of SNRHA and shall specify inspection, acceptance, termination, payment, and other relevant terms and conditions, including a "not to exceed" amount. SNRHA will attempt to use Federal or State excess and surplus property instead of purchasing new equipment and property whenever such use is feasible and reduces project costs.

12.2 General Services Administration (GSA) Contracts: As pursuant to *HUD 7460.8 Chapter 14F Federal Supply Schedule Contracts*, General Services Administration (GSA) Contracts: The General Services Administration (GSA) within the Federal government awards a variety of contracts. Section 211 of the E-Government Act of 2002 only allows for the state and local government entities (including PHA's) to purchase from GSA Schedule 70, Information Technology and Consolidated (formerly Corporate Contracts) Schedule contracts containing IT SINs. No other schedule contracts are available to PHA's. In addition, PHAs may not purchase items from GSA schedule contractors on a noncompetitive basis. PHAs may solicit GSA contractors for prices for supplies and services when conducting competitive procurements, but they shall be considered only another potential source.

12.3 Workforce Investment Act (WIA) Procurement/Purchase Orders: SNRHA Purchasing Specialist will ensure that the procurement process adheres to all Workforce Connections' WIA Program policies for procurement (WIA 3.9 Procurement Rev 11/09) and financial regulations; following as well as our internal obligations for requisition approvals per existing policy.

All procurement requisitions for training received from WIA Grants; providers will be selected from the approved Workforce Connections Eligible Training Provider List (ETPL) as provided and available on Workforce Connections' website. No substitutions. Each requisition, prior to release of PO will be researched to validate if the service provider is an approved supplier of services and attached to SNRHA PO in support of the requirement for award.

Procurement of supplies, equipment or materials not covered by an existing Workforce Connections WIA provider will be quoted per WIA policy; combined with SNRHA procedures. Individual WIA Grant requisitions will be handled through Workforce Connections' WIA procurement policy and SNRHA internal system generated approval process. Procurement Specialist to follow all WIA, SNRHA guidelines, policies and procedures to include quote process, procurement/contract award, audit/inspection, payment and contracts records retention.

12.4 Outsourcing Services and/or Programs - Mandatory Clause for all SNRHA Solicitation when Outsourcing Full Responsibilities of Services and/or Programs: The SNRHA will include in all solicitations for outsourcing Executive Order 13495, "No displacement of Qualified Workers Under Service Contracts" signed by President Obama on January 2009, will be followed if any programs are outsource requiring that qualified workers on a Federal service contract who would otherwise lose their job as a result of the completion or expiration of a contract be given the right of first refusal for employment with the successor contractor. Generally, the successor contractor may not hire any new employees under the contract until this right of first refusal has been provided. The equal opportunity applies to a successor contract for the performance of the same or similar services at the same location.

13. CONTRACTOR QUALIFICATIONS AND DUTIES:

13.1 Contractor Responsibility: SNRHA shall not award any contract until the prospective contractor (i.e., low responsive bidder or successful respondent) has been determined to be responsible. A responsible contractor must:

- (a) Have adequate financial resources to perform the contract, or the ability to obtain them;
- (b) Have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them;
- (c) Have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them;
- (d) Be able to comply with the required or proposed delivery or performance schedule, taking into consideration all the bidder's/offeror's existing commercial and governmental business commitments;
- (e) Have a satisfactory performance record;
- (f) Have a satisfactory record of integrity and business ethics; and
- (g) Be otherwise qualified and eligible to receive an award under applicable laws and regulations, including not being suspended, debarred or under a HUD-imposed LDP.

13.2 Evidence of Responsibility; It is incumbent upon prospective contractors to provide acceptable evidence of their ability to meet the requirements in Paragraph 13.1 above. Acceptable evidence normally consists of a commitment or explicit arrangement that will be in existence at the time of contract award to rent, purchase, or otherwise acquire the needed facilities, equipment, financing, personnel, or other resources.

13.3 Investigation: The CO should conduct an investigation to determine that a prospective contractor is responsible as detailed in the Operational Procedures. The breadth and depth of the investigation will depend upon:

- (a) The size and complexity of the contract;
- (b) SNRHA's or the CO's degree of prior experience with the prospective contractor; and
- (c) The extent and ease to which the CO can cancel the contract, and subsequently use a replacement contractor.

13.4 Necessary Evidence: The CO should only request, obtain, and review that information deemed necessary to determine the prospective contractor's responsibility. To determine responsibility, the CO may, in his/her sole discretion, use various investigation methods, as permitted in the Operational Procedures, to determine:

- (a) Financial capability;
- (b) Compliance with delivery and performance schedules;
- (c) Performance record;
- (d) Integrity and business ethics;
- (e) Whether the prospective contractor has necessary organization experience, accounting and operational controls, and technical skills;
- (f) Whether the prospective contractor has necessary production, construction, and technical equipment and facilities; and
- (g) The prospective contractor's eligibility to receive an SNRHA contract.

13.5 Failure to Comply with the CO's Investigation: If the CO determines that the prospective contractor failed to reasonably comply with the CO's investigation to determine the prospective contractor's responsibility, then at its sole discretion, SNRHA may award the contract to another prospective contractor, or cancel the contract, in a manner consistent with this Policy and the Operational Procedures.

13.6 Responsible at Time of Award: The CO must determine that the prospective contractor is responsible at the time of award. The CO shall not award the contract to a non-responsible prospective contractor. The CO shall indicate to prospective contractors the time frame in which they are required to submit evidence of responsibility.

(a) For sealed bidding the prospective contractor must be responsible at the point where the low, responsive bidder has been determined. Prospective contractors may be afforded the opportunity to provide acceptable evidence of their ability to meet the stated requirements after bid opening in accordance with this Policy and Operational Procedures.

(b) For the competitive proposal method, the prospective contractor must be responsible after the successful respondent has been selected for award. Prospective contractors may be afforded the opportunity to provide acceptable evidence of their ability to meet the stated requirements after the respondent has been selected in accordance with this Policy and Operational Procedures.

13.7 Determination of Non-responsibility: With the exception of a finding that a prospective contractor is suspended or debarred under a HUD Limited Denial of Participation, a determination of non-responsibility will be a matter of the CO's sole discretion and judgment, given the preponderance of the evidence. The CO shall make the determination of non-responsibility and provide timely notice thereof in accordance with the Operational Procedures. Once a prospective contractor has been determined to be non-responsible, the CO may award the contract to another prospective contractor or cancel the solicitation.

13.8 Suspension and Debarment: Contracts shall not be awarded to debarred, suspended, or ineligible prospective contractors. Contractors may be suspended, debarred, or

determined ineligible by HUD in accordance with HUD regulations (24 CFR Part 24) when necessary to protect SNRHA in its business dealings.

(a) The Purchasing Manager shall ensure that the staff person preparing the contract shall, pursuant to the Operational Procedures, enter the prospective contractor's information into the applicable GSA website, print the resulting information and place the printout within the applicable contract file, and shall review the printout to confirm that the contractor is not listed on that site as debarred or suspended.

(b) Similarly, the Purchasing Manager shall ensure that the staff person preparing the contract shall, pursuant to the Operational Procedures, check the applicable HUD Limited Denial of Participation (LDP) website, print the resulting information and place the printout within the applicable contract file, and shall review the printout to confirm that the contractor is not listed on that site as having a limited denial of participation.

13.9 Qualified Bidder's List: Interested businesses shall be given an opportunity to be included on qualified bidder's lists. Any pre-qualified lists of persons, firms, or products, which are used in the procurement of supplies and services, shall be kept current and shall include enough qualified sources to ensure competition. Firms shall not be precluded from qualifying during the solicitation period. Solicitation mailing lists of potential contractors shall include, but not be limited to, such pre-qualified suppliers.

14. TYPES OF CONTRACTS, CLAUSES, AND CONTRACT ADMINISTRATION:

14.1 Contract Types: Any type of contract which is appropriate to the procurement and which will promote SNRHA's best interests may be used, with the following exceptions:

(a) The cost-plus-a-percentage-of-cost and percentage of construction cost methods are prohibited;

(b) A cost reimbursement contract shall not be used unless it is likely to be less costly or it is impracticable to satisfy SNRHA's needs otherwise, and the proposed contractor's accounting system is adequate to allocate costs in accordance with applicable cost principles (for commercial firms Subpart 31.2 of the Federal Acquisition Regulation (FAR), found in 48 CFR Chapter 1); and

(c) A time and material contract may be used only if a written determination is made that no other contract type is suitable, and the contract includes a ceiling price that the contractor exceeds at its own risk.

(d) For cost reimbursement contracts with commercial firms, costs are allowable only to the extent that they are consistent with the cost principles in FAR Subpart 31.2.

14.2 Options Contracts: SNRHA may include in its contracts options for additional quantities or performance periods as permitted under the Operational Procedures, provided that:

(a) The option is contained in the solicitation;

- (b) The option is a unilateral right of SNRHA;
- (c) An unpriced option is considered a new procurement and therefore may not be used.
- (d) The option contract complies with the requirements of SNRHA's current ACC and does not exceed contract duration time as detailed in the Operational Procedures;
- (e) Options may not be exercised after the term of the contract has expired.
- (f) The contract states a limit on the additional quantities supplied by the option;
- (g) The options are evaluated as part of the initial competition;
- (h) The contract states the period within which the options may be exercised;
- (i) The options may be exercised only at the price specified in or reasonably determinable from the contract; and
- (j) The options may be exercised only if determined to be more advantageous to SNRHA than conducting a new procurement.

14.3 Contract Clauses: All procurements shall include the clauses and provisions necessary to define the rights and responsibilities of the parties. In addition to containing a clause identifying the contract type, all contracts shall include any clauses required by federal statutes, executive orders, and their implementing regulations, and as required by the Operational Procedures. The Operational Procedures shall contain the text of all clauses and required certifications (such as required non-collusive affidavits) used by SNRHA.

14.4 Contract Administration: A contract administration system designed to ensure that contractors perform in accordance with their contracts shall be maintained and detailed in the Operational Procedures.

14.5 Contractor Inspection: SNRHA will inspect a contractor's supplies, services, and/or construction, as well as monitor the contractor's performance, status reporting on construction contracts and similar matters by following the procedures set forth for such inspections in the Operational Procedures.

14.6 Final Contractor Payment: SNRHA will make the final payment to the contractor by following the requirements set forth in the Operational Procedures concerning the final contractor payment and the closing of the contract. The Operational Procedures will reflect the following:

- (a) Within 60 days of the completion of all work included in a contract the contractor will be given a list of required items necessary to close that contract and receive final payment;

(b) The contractor will have no more than 60 days from the receipt of the notice to respond with the required items;

(c) After the 60-day period SNRHA will advertise for 3 consecutive days its intent to close the contract;

(d) Immediately after the first advertisement date there will be a 30-day wait period for anyone that may have an interest in the contract to file a claim with SNRHA;

(e) After the end of the 30-day wait, SNRHA will pay valid claims against the contract, the contract will be closed, and no further payments will be made to the contractor (and the contractor shall have no right to appeal after the 30-day wait period for interested parties to file a claim with SNRHA).

(f) Any funds remaining from that contract will be reprogrammed back into the respective budgets

(g) If the contractor fails to respond to or otherwise remedy the list of required items within 60 days, the contractor will be in material breach of the contract.

15. SPECIFICATIONS:

15.1 General: All specifications shall be drafted so as to promote overall economy for the purposes intended and to encourage competition in satisfying SNRHA's needs. Specifications shall be reviewed prior to solicitation to ensure that they are not unduly restrictive or represent unnecessary or duplicative items. Functional or performance specifications are preferred. Detailed product specifications shall be avoided whenever possible. Consideration shall be given to consolidating or breaking out procurements to obtain a more economical purchase (but see Section 17 below). For equipment purchases, a lease versus purchase analysis should be performed to determine the most economical form of procurement.

15.2 Limitation: The following specifications limitations shall be avoided:

(a) Geographic restrictions not mandated or encouraged by applicable Federal law (except for architect-engineer contracts, which may include geographic location as a selection factor if adequate competition is available);

(b) Unnecessary bonding or experience requirements;

(c) Brand name specifications (unless a written determination is made that only the identified item will satisfy SNRHA's needs); and

(d) Brand name or equal specifications (unless they list the minimum essential characteristics and standards to which the item must conform to satisfy its intended use).

Nothing in this procurement policy shall preempt any State licensing laws. Specifications shall be scrutinized to ensure that organizational conflicts of interest do not occur (for example, having a consultant perform a study of SNRHA's computer needs and then allowing that consultant to compete for the subsequent contract for the computers).

16. APPEALS AND REMEDIES:

16.1 General: It is SNRHA's policy to resolve all contractual issues informally without litigation. Neither the contractor nor SNRHA shall file a complaint with the Court or refer a dispute to HUD until all administrative remedies have been exhausted through SNRHA. When appropriate, SNRHA may consider the use of informal discussions between the parties by individuals who did not participate substantially in the matter in dispute, to help resolve the differences. HUD will only review protests in cases of violations of Federal law or regulations and failure of SNRHA to review a complaint or protest.

16.2 Bid Protests: SNRHA shall receive and conduct all bid protests as detailed in the Operational Procedures. Any actual or prospective contractor may protest the solicitation or award of a contract for serious violations of the principles of this Policy. Any protest against a solicitation must be received before the due date for receipt of bids or proposals. Any protest against the award of a contract must be received within 10 calendar days after receipt of notification of contract award or the protest will not be considered. All bid protests shall be in writing, submitted to the CO or Designee, who shall issue a written decision on the matter. The CO may, at his or her discretion, suspend the procurement pending resolution of the protest, if warranted by the facts presented.

16.3 Contract Claims: All claims by a contractor relating to performance of a contract shall be submitted in writing to the CO or designee for a written decision. The contractor may request a conference on the claim. The CO's decision shall inform the contractor of its appeal rights to a higher level in SNRHA as detailed in the Operational Procedures.

17. SECTION 3 [Housing and Urban Development Act of 1968 (24 CFR 135)]

17.1 Please refer to the Southern Nevada Regional Housing Authority's Section 3 Plan.

18. ASSISTANCE TO SMALL AND OTHER BUSINESS.

18.1 Required Efforts: Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, SNRHA shall make efforts to ensure that small and minority-owned businesses, women's business enterprises, labor surplus area businesses, and individuals or firms located in or owned in substantial part by persons residing in the area of SNRHA development are used when possible. Such efforts shall include, but shall not be limited to:

- (a) Including such firms, when qualified, on solicitation mailing lists;

(b) Encouraging their participation through direct solicitation of bids or proposals whenever they are potential sources;

(c) Dividing total requirements, when permitted and economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;

(d) Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;

(e) Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce;

(f) Including in contracts a clause requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for lower income residents of the project area and to award subcontracts for work in connection with the project to business concerns which are located in, or owned in substantial part by persons residing in the area of the project;

(g) Including in contracts a clause, as described in 24 CFR 135; 9-1 requiring prime contractors, when subcontracting is anticipated, to take require the positive steps listed above in this section (a-f) with the subcontractors.

Goals may be established by SNRHA periodically for participation by small businesses, minority-owned businesses, women's business enterprises, labor surplus area businesses, and business concerns which are located in, or owned in substantial part by persons residing in the area of the project in SNRHA's prime contracts and subcontracting opportunities.

19. ETHICS IN PUBLIC CONTRACTING:

19.1 General: SNRHA shall adhere to the following code of conduct, consistent with the Operational Procedures and applicable federal, state, and local law.

19.2 Conflict of Interest: No employee, officer or agent of this SNRHA shall participate directly or indirectly in the selection or in the award or administration of any contract if a conflict, real or apparent, would be involved. Such conflict would arise when a financial or other interest in a firm selected for award is held by:

(a) An employee, officer or agent involved in making the award;

(b) His/her relative (including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, brother-in-law, sister-in-law, daughter-in-law, stepfather, stepmother, stepson, stepdaughter, step-brother, step-sister, half brother, or half sister);

(c) His/her partner; or,

(d) An organization which employs, is negotiation to employ, or has an arrangement concerning prospective employment of any of the above.

19.3 Gratuities, Kickbacks, and Use of Confidential Information: SNRHA officers, employees or agents shall not solicit or accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to subcontracts, and shall not knowingly use confidential information for actual or anticipated personal gain.

19.4 Prohibition Against Contingent Fees: Contractors shall not retain a person to solicit or secure an SNRHA contract or a commission, percentage, brokerage, or contingent fee, except for bona fide employees or bona fide established commercial selling agencies.

20. SELF CERTIFICATION:

20.1 Self-Certification: SNRHA self-certifies that this Procurement Policy and SNRHA's procurement system, comply with all applicable federal regulations, and as such SNRHA is exempt from prior HUD review and approval of individual procurement actions.

TAB 8

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
Youth Career Skills Training	120 10	Recruitment	Service Coordinator	BOTH
Dress for Success– to provide clothes for participants scheduled for job interviews	60	As requested	FSS Coordinators and Supportive Service Coordinators	BOTH
Continuing Education	55	As requested	FSS Program referral and Supportive	BOTH

			Services Coordinators	
Debt Management	350	As requested	FSS Program and Supportive Services Coordinator referral	BOTH
Utility/Rental Assistance	200	As requested	FSS Program referral and Supportive Services Coordinator	Local Residents
Pro Bono Legal Services	17	As requested	Senior Law/Nevada Legal Services/Clark County Pro Bono/State Bar of NV Lawyers	BOTH
Health Services	87	As requested	Behavioral Health; Optometry, General Medicine	Residents

(iii) **Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants As of 2017 2018
Public Housing and HCV	55	403 421

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.

A



FAMILY SELF SUFFICIENCY

ACTION PLAN

Approved by the SNRHA Board of Commissioners **June 20, 2019**

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 includes 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. College of Southern Nevada.**

GOALS AND OBJECTIVES:

SNRHA’s FSS program goals are to work with local partners to develop a comprehensive program to reduce barriers that prevent self-sufficiency and empower participants to obtain employment that pays a living wage and be free from TANF (excluding child only) assistance.

Participating families receive individualized case management which includes:

- One-on-one counseling with SNRHA FSS Coordinators to emphasize the importance of education and training to increase earning potential
- Mandatory financial literacy education
- Career and personal case management
- Strategies that encourage employment, entrepreneurship, and homeownership
- Referrals to community support services
- Incentives and recognition for achievements
- Participants are encouraged to attend a number of self-help workshops and seminars

PROGRAM MEASUREMENTS:

The FSS Program will measure the successes of families who participate in the program by tracking:

- Suitable employment defined as work reasonably related to an individual’s skills, qualifications and training which provides a living wage.
- Increases in earned income
- Increases in education level
- Decrease in government assistance

PROGRAM SIZE:

SNRHA will operate a minimum program size of 425 including **57 27** mandatory slots as of February 28, **2018 2019**. As the mandatory size decreases, the voluntary size will increase.

ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

SNRHA owns 2431 Public Housing units, has 551 Rental Assistance Demonstration (RAD) units and administers 12,163 Housing Choice Vouchers which together provide housing assistance to over 35,500 residents. Of these numbers, the estimate of eligible FSS families who can reasonably be expected to receive supportive services under the FSS program, based on available and anticipated Federal, tribal, State, local, and private resource are approximately 425.

The FSS Program is open to adults, ages 18 and over, without regards to race, color, religion, sexual orientation, age, disability, familial status or national origin. SNRHA does not wish to operate a joint FSS program with other PHAs.

SUPPORTIVE SERVICES NEEDS:

The following represents some of the most needed supportive services for program participants:

- Education
 - High School Equivalency Test (HiSET) preparation
 - Postsecondary education preparation
 - English as a second language (ESL)
 - Computer skills training

- Life Skills
 - Domestic Violence awareness and prevention
 - Home management
 - Self-enrichment
 - Child care
 - Parenting and child development
 - Transportation
 - Work – Life balance
 - Time management

- Financial Literacy
 - Credit counseling
 - Budgeting
 - Asset building
 - Debt management
 - Homebuyer education
 - Banking

- Employment
 - Skills assessment
 - Vocational training
 - Resume building
 - Effective job search

- Interview skills and techniques
- Job placement and retention

- Health
 - Affordable health care
 - Social services
 - Addiction prevention
 - Mental health
 - Vision and dental
 - Wellness

INCENTIVES TO ENCOURAGE PARTICIPATION:

SNRHA offers many incentives to encourage FSS Program participation, including the following services:

- Individual case management
- Links to community resources
- Escrow account credits
- Homeownership opportunities

ASSURANCE OF NON-INTERFERENCE:

The decision, by family, to participate or not in the FSS Program, will not affect their right to admission in the Public Housing or Housing Choice Voucher programs, or their right to occupancy in accordance with their lease.

FAMILY SELECTION PROCEDURES:

In accordance with applicable federal regulations, families are selected without regard to race, color, religion, sex, handicap, familial status, or national origin. SNRHA observes all federal regulations related to FSS participation for all applicants.

The Head of Household (HOH) must sign the FSS Contract of Participation (COP) before other family members can participate.

The program participant must be a current SNRHA resident/participant, 18 years or older.

SNRHA FSS Coordinators will use multiple methods to inform and recruit eligible program participants. Promotional materials are distributed to existing residents and to applicants who are near completion in the lease-up process. These materials include flyers, posters, brochures, and interest forms. These materials highlight program information and benefits.

Several other outreach methods will be used to encourage FSS Program participation:

- The FSS informational brochures and interest forms will be available in SNRHA lobbies, administrative offices, management offices and/or distributed upon request
- The FSS department may mail brochures to all eligible households

- FSS presentations may be conducted during any resident informational sessions
- FSS Orientation sessions will be held as needed based on program enrollment and staffing levels

The FSS application process is as follows:

- The HOH must submit an interest form
- FSS Coordinators will verify the eligibility status of the resident
- Eligible HOH will be invited to an orientation session,
- During the orientation session, detailed program information will be shared to assist the HOH in making the decision to participate
- If the HOH decides to participate, a Pre-Assessment Form must be completed
- If the HOH decides not to participate, the family will be removed from the Interest List

The Pre-Assessment Form is a tool that will be used to establish a base level of need. It will be used for case management purposes only, to determine the participant's level of education, job skills, prior work experience, career interests and program readiness. It will not be used to screen-out any participant.

Families who have successfully participated in SNRHA's Resident Opportunities and Self-Sufficiency (ROSS) program will be given preference and receive streamlined enrollment for FSS enrollment.

METHOD FOR IDENTIFICATION OF SUPPORTIVE SERVICE NEEDS:

The FSS Coordinator will provide ongoing coordination and encouragement to the FSS family. A critical factor in the provision of case management services is regular communication between the Coordinators and their assigned families. All newly enrolled participants are strongly encouraged to meet with their Coordinator monthly, for the first three (3) months and quarterly thereafter. Assessment of the participant's needs and their ongoing progress continues throughout the length of the FSS (COP). Employment and career development plans are made based on the assessment.

CONTRACT OF PARTICIPATION:

The COP will be discussed in detail with eligible family members, prior to being signed by the HOH. Other household members, 18 or older, may enroll in the FSS Program at any time. These household members will be required to work one-on-one with the FSS Coordinator to develop and sign their own Individual Training and Service Plan (ITSP).

The enrollment process is complete once the HOH and the FSS Coordinator sign the COP.

The COP must include:

- a. Baseline information – annual income, earned income and Total Tenant Payment (TTP) for PH residents and 30% of monthly adjusted income for HCV participants
- b. ITSP which includes

- a. Final goals one of which must be to maintain employment” for a minimum of 90 consecutive days immediately preceding completion of the program
- b. Interim goals, one of which must be that all family members are TANF (excluding child only) free, for at least 12 consecutive months before the contract expires

During the term of the COP, changes may be made to the final goals within the first four years of the original contract date, unless there is an approved reasonable accommodation.

- Changes to ITSP - The FSS Coordinator will assist the client with changes.
- Changes to designated HOH SNRHA Management staff will make the determination to accept or reject the proposed HOH change.

The FSS participant has a right to grieve any negative decision(s) and may appeal within ten (10) calendar days. The participant shall have the opportunity to present written or oral objections to the Supportive Services Manager (SSM).

Case Files

The FSS Coordinator will maintain a case file for each FSS family. The file will contain the following documents:

- Contract of Participation
- ITSP(s)
- Interest form, FSS pre-assessment & assessment forms
- Escrow calculations and tracking forms
- Documentation of program participation
- Case notes detailing each contact with the participating family
- Extension and other related forms and letters
- Referral letters and other relevant correspondence
- Termination forms
- Other required forms, notices and correspondence

Escrow Account Management

Escrow accounts are to be maintained for each family who has earned escrow credits. The escrow calculation allocates monthly savings amounts for each family, based on increases in their rent due to increases in their earned income.

The annual or interim recertification exam determines when and how much change there will be to the participant’s portion of the rent, which may result in changes to the escrow accruals.

FSS escrow funds are combined and placed in HUD-approved investment instruments. The interest paid on the actual investment will be credited to the individual FSS escrow accounts annually. The participant will receive an escrow statement annually. This statement will include the current monthly escrow credit along with the total escrow from beginning to ending balance and total interest accrual.

Interim Escrow Withdrawals

A HOH may be permitted to withdraw escrow funds for professional testing, professional license, homeownership, and transportation (only to maintain employment) purposes only¹ however, the participant must:

- Have exhausted all other resources
- Not owe a debt to SNRHA (unless the participant is current with a repayment agreement)
- Be in program compliance with both FSS and SNRHA
- Submit a written request and documentation of the need to the FSS Coordinator
- Have attended one FSS Support Group workshop within the last 6 months
- Be actively pursuing FSS goals
- Use the escrow funds for purposes of meeting ITSP goals only; otherwise the participant will be terminated from the FSS program
- Provide receipt(s) verifying expenditure(s)

All written requests for interim disbursements will be submitted to the Director of Supportive Services, after the FSS Coordinator and the Resident Program Coordinator (RPC) have reviewed the request, to determine the adequacy of documentation and the level of need. The Supportive Services Manager SMM has final approval.

The FSS Coordinator will inform the participant of the request results.

- If the request is approved, the interim escrow distribution check will be prepared within 10 business days.
- Within 10 business days after the escrow funds are received, the participant must provide documentation/receipt(s).
- Failure to provide documentation/receipts, participant will be terminated from the FSS program.
- If the request is denied, the FSS Coordinator will mail, to the participant, a written notification stating the reason(s) for denial.
- There is no appeal process for interim disbursement requests

Program Extensions

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 obtained suitable employment and achieved his/her personal goals stated on the FSS ITSP and
- SNRHA has certified that family members have not received welfare cash assistance during the previous twelve consecutive months;
- or -
- 30% of a Housing Choice Voucher family's monthly adjusted income equals or is greater than the Fair Market Rent amount for the unit size for which the family qualifies.

FSS participants may successfully complete the program in less than the five-year COP term, if they have met all other requirements. Successful program graduates are not required to leave subsidized housing.

The full balance of escrow, less any outstanding debt to SNRHA, will be given to the HOH within 30 days after the effective date of program completion.

There are no restrictions on the use of the escrow funds, and the U.S. Internal Revenue Service has ruled that these funds are not subject to federal income tax.

Participants who have successfully completed the FSS program are not eligible for re-enrollment.

PROGRAM TERMINATION:

Voluntary

Participation in the FSS Program is voluntary. Participants may withdraw from the program at any time. This request will be honored without penalty regarding the family's housing status. Should the HOH withdraw, the FSS escrow account will be forfeited. The family may re-apply to the FSS Program after a minimum twelve months unless otherwise approved by the SSM

Involuntary

Reasons for involuntary termination from the FSS program include:

- ❖ Adverse loss of housing assistance
- ❖ Failure to fulfill responsibilities under the COP
- ❖ An act occurs that is inconsistent with the purpose of the FSS program including but not limited to: committing fraud; failure to report changes in household composition and/or income with the timeframes set forth in the Administrative Plan and ACOP, and other reoccurring acts/behaviors as determined by the RPC and SMM

The FSS escrow account will be forfeited. The family may re-apply to the FSS Program after a minimum of twelve months unless otherwise approved by the SMM

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.

If the participant does not agree with the decision of the DSS, they may request a hearing with the SNRHA Hearing Officer, according to guidelines established in the Admissions and Occupancy Policy (ACOP) for Public Housing residents or Administrative Plan for Housing Choice Voucher participants.

Portability

Port-ins from other FSS Programs will be welcomed into the SNRHA Family Self-Sufficiency Program, under the following conditions:

- Open slots are available If slots are not available, the family will be placed on the Interest Form List according to the date and time that the request was received.
- The participant is in compliance with the previous housing authority's FSS program
- Final goals can be attained by the time remaining on the COP
- SNRHA receives a valid signed COP and ITSP from the previous housing authority
- The participant signs a FSS COP with SNRHA within 120 days of lease up within SNRHA jurisdiction

A new COP will be executed for the remaining time of the initial Contract using the beginning income and family rent figures on the COP from the previous housing authority.

CHANGES TO THE ACOP & ADMINISTRATIVE PLAN

SNRHA recognizes that the implementation of this FSS Action Plan is a dynamic process, which may need to incorporate changes/revisions to current policies and procedures to be an effective working tool for staff.

SNRHA will review HUD FSS regulations and PIH notices as needed, to ensure that the FSS Action Plan is consistent. Any necessary changes will be made to SNRHA policy as appropriate.

TAB 9

Hope VI or Choice Neighborhoods (CNI)

SNRHA has not received a HOPE VI revitalization grant however; our agency is planning to apply for a HOPE VI Revitalization or CNI grant in the Plan year for the following:

- Ernie Cragin Terrace **AMP 305** (NV 209 - **vacant lot**)
- ~~Ernie Cragin Terrace **AMP 305** (NV 210 - **vacant lot**)~~
- Ernie Cragin Terrace **AMP 305** (NV 213 - **vacant lot**)
- Sherman Gardens Annex **AMP 408** (NV206a)
- Sherman Gardens **AMP 408** (NV214)
- Villa Capri **AMP 408** (NV 215)
- Hampton Court AMP404 (NV 1309)
- **Marble Manor AMP407 (NV201/202a/203a/204a)**
- **Marble Manor Annex AMP408 (NV 203b)**

TAB 10

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 SNRHA submitted a 2018 a 9% Low Income Housing Tax Credits Application and a Mixed-Finance Proposal to HUD to develop one of the vacant lots. A reservation of Low Income Housing Tax Credits (LIHTC) was awarded by the State of Nevada Housing Division in the amount of \$1 mil.

The proposed Wardelle Street Townhouses Project entails the financing for the new construction of approximately ~~(80)~~ (57) family units, and a Clubhouse/Management Office/Maintenance Building to be located on a portion of the site of the former Ernie Cragin Terrace (NV210/AMP305 portion of) public housing development located at the corner of Wardelle and Bonanza APN Nos 139-25-410-039 / 139-25-410-040 / 139-25-410-041 totaling 7.73 acres. Approximately 1.5 acres fronting Bonanza Road or Harris Street will be available for future construction of ~~a civic building~~, the Strong Start Academy at Wardelle Street which is an Early Childhood Education Center that will be developed by the City of Las Vegas to provides services to the families at the Wardelle Street Townhouses and local community.

The proposed unit mix will be ~~20~~ 24-1 bedroom units, ~~40~~ 23 2-bedroom units and ~~20~~ 10 3-bedroom units which includes ~~25~~ 20 public housing at <30% AMI, ~~27~~ and 37 project based vouchers (~~12~~ 9 at <30% & ~~15~~ 28 at <50% AMI), ~~24~~ tax credits (~~14~~ at <50% & ~~10~~ at <60% AMI) and ~~4~~ unrestrictive apartments targeted to low income families continuing on their path to self-sufficiency.

The creation of these townhomes will help meet the need for affordable housing in the City of Las Vegas and will complement the City's proposed plan for an early childhood educational facility and the County's new East Las Vegas Branch public library, both on adjacent parcels.

The proposed Wardelle Street townhomes will serve as a stimulus for other developments in the vicinity and promote a more vibrant neighborhood environment. SNRHA will self-develop this project.

The project was ~~selected to receive~~ awarded \$1 mil in HOME Funds from Clark County in February 2018 and will ~~apply for~~ will be awarded \$1.5 mil in Home Funds from the City of Las Vegas in May 2018-2019. ~~The 9% Low Income Housing Tax Credit Application is due May 2018.~~ The project is scheduled to begin construction in late June 2019.

The State of Nevada issued a second round of Tax Credits in August of 2018. The SNRHA submitted an application for the redevelopment of 125 units at Archie Grant Park. A reservation of Low Income Housing Tax Credits (LIHTC) was awarded by the State of Nevada Housing Division in the amount of \$1 mil. The property had previously received a CHAP for a RAD Conversion which is scheduled to occur August 2019.

TAB 11

Demolition and/or Disposition

As a result of the Authority’s extensive redevelopment activities, several of the Authority’s family developments ~~are~~ were included as considerations for demolition and/or disposition. ~~It is not expected that all developments be demolished or disposed of, however, revitalization efforts continue to increase and any of all remaining family developments may be considered during the fiscal year.~~ ~~or Conversion under the Rental Assistance Demonstration Program .~~ Landsman Gardens – NV018013003 and Biegger Estates – NV018013406 have been disposed as part of the Rental Assistance Demonstration (RAD) Program process. Vera Johnson B – NV018002411 originally disposed as part of the Mixed Finance has converted under RAD Program process. Rose Gardens – NV018007403 **has been disposed of as part of the RAD Program Conversion and the Old Rose Gardens building is slated for demolition.** ~~and~~ Espinoza Terrace NV018007404 is to be disposed as part of the RAD Program Conversion. Vera Johnson Manor “A” - NV018002406 ~~412~~ to be disposed as part of the Mixed Finance process. ~~Additional in 2015 SNRHA submitted a RAD Portfolio Application for the majority of its properties as indicated below.~~ Archie Grant Park NV018007401 is to be disposed as part of the RAD Program Conversion.

The SNRHA is considering ~~all~~ 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.~~

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: Rose Gardens
1b. Development (project) number: AMP 403 (former AMP 320) (NV39P007003)
2. Activity type: Demolition and/or Disposition through the Rental Assistance

Demolition and/or Disposition

Demonstration (RAD) Program or Mixed Finance process
3. Application status: RAD Application Approved
4. Date application planned for submission: 2015
5. Number of units affected: 120
6. Coverage of action: Partial AMP
7. Timeline for activity: Projected start date: 2016 – Projected end date: 2018

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
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: August 2019 Projected end date: September 2020

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: July 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: July 2019

Demolition/Disposition Activity Description
1a. Development name: James Down Towers
1b. Development (project) number: AMP 402 (NV39P002012)

Demolition and/or Disposition

2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) 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: 2015
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: TBA Projected end date: TBA

Demolition/Disposition Activity Description
1a. Development name: Sartini Plaza
1b. Development (project) number: AMP 402 (NV39P002021)
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: 220
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: Sartini Plaza Annex
1b. Development (project) number: AMP 402 (NV39P002046)
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: 39
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: Harry Levy Gardens
1b. Development (project) number: AMP 403 (NV39P002008)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 2nd Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 150
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBA Projected end date: TBA

Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: Aida Brents
1b. Development (project) number: AMP 403 (NV39P002024)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 2nd Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 24
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: Espinoza Terrace
1b. Development (project) number: AMP 404 (NV39P013002)
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: 100
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: March 2017 Projected end date: May 2018

Demolition/Disposition Activity Description
1a. Development name: Hampton Court
1b. Development (project) number: AMP 404 (NV39P013005)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 2nd Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 100
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: Schaffer Heights
1b. Development (project) number: AMP 404 (NV39P013009)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 2nd Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 75
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBA Projected end date: TBA

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: Simmons Manor
1b. Development (project) number: AMP 406 (NV39P013020)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Part of 2nd Group Portfolio RAD Application submitted 2015
4. Date application planned for submission: 2015
5. Number of units affected: 61
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: Ernie Cragin Terrace
1b. Development (project) number: AMP 406 (NV39P002004b)
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: 40
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: Vera Johnson A
1b. Development (project) number: AMP 412 (NV39P002022a)
2. Activity type: Demolition and/or Disposition through Mixed Finance process
3. Application status: Mixed Finance Application Approved
4. Date application planned for submission: 2016
5. Number of units affected: 76
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: 2017 Projected end date: 2018

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: 2015
5. Number of units affected: 59
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: Jones Gardens
1b. Development (project) number: AMP 407 (NV39P013010)
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: 90
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 through the Rental Assistance Demonstration (RAD) Program or Mixed Finance/Mixed Income development process
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: Marble Manor Annex
1b. Development (project) number: AMP 408 (NV39P002003b)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 20
6. Coverage of action: Partial AMP
7. Timeline for activity: Projected start date: TBA Projected end date: TBA

Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites-Henderson
1b. Development (project) number: AMP 409 (NV39P013016)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 31
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: Scattered Sites
1b. Development (project) number: AMP 409 (NV39P013016)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 99 + 31
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: Scattered Sites
1b. Development (project) number: AMP 409 (NV39P002046)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 155
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: Scattered Sites
1b. Development (project) number: AMP 409 (NV39P002047)
2. Activity type: Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 7
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBA Projected end date: TBA

Demolition and/or Disposition

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] • NV39P002013 [Vacant Land: APN 139-25-410-039/040/041. Acreage 7.73]
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 2018 TBD Projected end date: Est. 2020 TBD

TAB 12



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

MAY 09 2018

Amparo Gamazo
Interim Executive Director
Southern Nevada Regional Housing Authority
340 N 11th Street
Las Vegas, NV 89101

Dear Ms. Gamazo:

This letter is in response to the Southern Nevada Regional Housing Authority's (SNRHA) request to renew its Designated Housing Plan (Plan) approved on May 17, 2011, with a subsequent 2-year extension beginning on May 19, 2018. The San Francisco Field Office received a request to further extend the Plan on April 16, 2018. The Renewal Plan as submitted included the old, incorrect PIC number for Bennett Plaza (NV018002401), instead of the new correct PIC number (NV018002413). This detail has been corrected as indicated by the Renewal Plan noted below:

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		
Espinoza Terrace	NV018002404	60	36	4	100	100
Levy Gardens	NV018002403	46	102	2	150	150
James Down Towers	NV018002402	0	198	2	200	200
Lubertha Johnson (Perry Plaza)	NV018002401	0	89	23	112	112
Rose Gardens	NV018002403	60	60	0	120	120
Sartini Plaza	NV018002402	0	218	2	220	220
Bennett Plaza	NV018002413	0	16	0	16	65
Total		166	719	33	918	

Mixed 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		
Bennett Plaza	NV018002413	0	44	5	49	65
Total		0	44	5	49	65

The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act, as amended, and Notice PIH 2007-01 (HA).

Based on the information available to us, the renewal Plan is approved. The Plan will be in effect for 2 years from the day following the expiration of the current Plan, May 19, 2020. 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 Trevor Auser, Portfolio Management Specialist, at (415) 489-6453.

The Department wishes the SNRHA continued success in implementing its Designated Housing Plan.

Sincerely,



Gerard Windt
Director
Office of Public Housing

TAB 13

Conversion of Public Housing (RAD)

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FY2019 2020 ANNUAL PLAN

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

Under an innovative new program called Rental Assistance Demonstration (RAD), the U.S. Department of Housing and Urban Development (HUD) is allowing housing authorities to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources including tax-exempt bonds supported by project-based rental assistance, Federal Low-Income Housing Tax Credits and Public Housing Capital Funds (CFP) including Replacement Housing Factor Funds (RHF).

The SNRHA is amending its Annual 2018 PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) Portfolio Application for Group I. As a result, the SNRHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are listed in the beginning of this document. Additionally, the SNRHA certifies that it is currently compliant with all fair housing and civil rights requirements.

Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that SNRHA may also borrow funds to address their capital needs. The SNRHA will also be contributing Operating Reserves in the estimated amount of \$1MIL and/or Capital Funds in the estimated amount of \$6MIL towards these new conversions. The SNRHA currently has **no** debt under the Capital Fund Financing Program or under an Energy Performance Contract.

The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. The SNRHA currently is **not** under a voluntary compliance agreement, consent order or consent decree, ~~or~~ final judicial ruling or administrative ruling or decision therefore; there is no negative impact by the conversion activities. Additionally, SNRHA certifies that all RAD conversion comply and will continue to comply with all applicable site selection and neighborhood review standards and all appropriate procedures have been and will continue to be followed.

Below please find a table listing each of the provisions affecting residents’ rights, participation, waiting list and grievance procedures. The table lists the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below.

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
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Tenant Protections Under Notice H 2016-17; PIH 2016-17	
1. Right to Return and Relocation Assistance	1. Right to Return and Relocation Assistance
Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)	
1. No re-screening of tenants upon conversion	1. No re-screening of tenants upon conversion;
2. Under-Occupied Unit	2. Under-Occupied Unit (See Section 1.7)
3. Renewal of Lease	3. N/A
4. Phase-in of tenant rent increase:	4. Phase-in of tenant rent increase:
5. FSS and ROSS-SC programs;	5. FSS and ROSS-SC programs;
6. Resident Participation and Funding.	6. Resident Participation and Funding.
7. Termination notification	7. Termination notification
8. Grievance process	8. Grievance process
9. Earned Income Disregard.	9. Earned Income Disregard.
10. Jobs Plus	10. Jobs Plus
11. When Total Tenant Payment Exceeds Gross Rent	11. When Total Tenant Payment Exceeds Gross Rent
Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)	
1. Establishment of Waiting List	1. Establishment of Waiting List
2. Choice Mobility	2. Choice Mobility

SNRHA RAD Conversion Status is as follows:

Project Description

Vera Johnson Manor “B” (former AMP 410)
503 North Lamb Blvd., Las Vegas, NV 89110
APN#: 140-31-501-017 (9.46 acres)

RAD Conversion Update: 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

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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.

Project Description

Landsman Gardens (former AMP 317)
750 Major Street, Henderson, NV 89015
APN#: 179-17-503-001 and 003 (11.11 acres)

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

Financing for Landsman Gardens included tax-exempt bonds issued by the Nevada Housing Division and insured under the FHA 221(d)(4) mortgage guarantee program, equity from the sale of 4% Low Income Housing Tax Credits to PNC Real Estate, short-term tax-exempt bonds for construction from Citi Community Capital, public housing capital funds and operating reserves from the SNRHA, HUD HOME funds from the City of Henderson, Affordable Housing Program (AHP) funds from the Federal Home Loan Bank of San Francisco, sponsored by City National Bank and grant funds from Wells Fargo Housing Foundation.

The property renovations included a comprehensive modernization of all of the units. The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the upgrades of the community/administrative building containing a large multipurpose room, warming kitchen, classrooms, a computer lab, a library/reading room, leasing office, and space for supportive service providers and Learning Center where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

Landsman Gardens is an important housing asset for the Las Vegas Valley as it includes a complement of scarce two-, three-, four-, and five-bedroom units, serving large families. Through the RAD program the development will be preserved in the long term for a new generation of families in need of decent, safe and affordable housing.

Project Description

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Biegger Estates (former AMP 406)
5701 Missouri St. #35, Las Vegas, NV 89122
APN#: 161-28-603-001 (11 acres)

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

Biegger Estates was constructed in 1985 and opened in 1986 as the 8th family housing development of the former Clark County Housing Authority. The property consists of 33 single-story wood frame residential buildings with stucco exteriors on an 11-acre site. The roofs are gable style with asphalt shingles. The unit mix in the 33 residential buildings is as follows:

No. of PH Units	Bdrm Distribution	SF
87	2 Bedroom/1 Bathroom	782 SF
22	3 Bedroom/1 Bathroom	1,009 SF
10	4 Bedroom/2 Bathroom	1,116 SF
119		101,428 SF

At this time we are not anticipating to change the number of units or the bedroom distribution of the units proposed as part of the conversion.

Financing for Biegger Estates included equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and SNRHA public housing capital funds.

The property renovations included comprehensive modernization of all 119 family units and complete site upgrades. The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the upgrades to the maintenance shop and the community/administrative building containing a multipurpose room, warming kitchen, a computer lab, a library/reading room, leasing office, and space for supportive service providers where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

Estimated Project Schedule

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

Conversion of Public Housing (RAD)

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Project Description

Rose Gardens (AMP 403)
 1632 Yale Street, North Las Vegas, NV 89030
 APN #: 139-22-810-041 (3.85 acres)

RAD Conversion Update: In March 2015 the SNRHA submitted a RAD application for Rose Gardens (AMP403) receiving a Conditional Housing Assistance Payment (CHAP) agreement in July 2015 for conversion of assistance to Project Based Voucher (PBV) under RAD. The SNRHA submitted in FY 2016 a Bond/4% Tax Credit Application for the re-development of all 120 units (off-site). The SNRHA partnered with NV HAND for this project.

Rose Gardens was constructed in 1972 and acquired and opened in 1975, as the second senior housing development of the former City of North Las Vegas Housing Authority. Currently Rose Gardens has an Elderly Population Designation. The property consists of 2 three-story low rise elevator style structures on a 3.85-acre site. The buildings are slab on grade with a wood siding exterior. The unit mix is as follows:

No. of PH Units	Bdrm Distribution	SF
60	0 Bedroom/1 Bathroom	370 SF
60	1 Bedroom/1 Bathroom	503 SF
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	

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Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
Total:	120	120	
(If Performing a Transfer of Assistance)	The property proposed for the transfer of assistance is across the street from Rose Gardens [former Casa Rosa Public Housing site which was demolished in July 2010 as approved by HUD and SAC]. This property is also a part of the existing Rose Gardens AMP. The existing units are extremely small 370SF-530SF and very difficult to lease. The proposed units will be more spacious, ranging from 600SF-775SF, with more amenities. Units will be more attractive and more marketable. We propose to relocate the tenants into the new building once the construction is complete at the new location and then demolish the existing Rose Gardens structure; the SNRHA is not anticipating any changes in the policies that govern eligibility, admission, selection and occupancy of units at the project after it has been converted.		

Estimated Project Schedule

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

Project Description

Espinoza Terrace (AMP 404)
171 West Van Wagenen Street, Henderson, NV 89015
APN #: 179-18-401-003 (10.68 acres)

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

Espinoza Terrace entails the acquisition/rehabilitation of an existing 100-unit low-income senior development located in Henderson, NV. The property was constructed in 1973 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNRHA).

The goals of the rehabilitation include:

- o To remove hazardous lead- and asbestos-containing materials and bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- o To increase the living area within the units by small bump-outs to exterior walls and/or

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re-purposing of storage space;

- o To meet and/or exceed energy conservation requirements as detailed in Section 12 of the 2017 Nevada Housing Division Qualified Allocation Plan, and to lower future utility costs for the tenants and the owner; this will include new vinyl dual-pane windows, new exterior doors, additional furring, insulation and duct work, and the addition of gas-fired tankless hot water heaters;
- o To increase site security and “defensible space” through landscaping and improved site lighting; and,
- o To reduce water consumption through the replacement of some lawn areas with low-maintenance rock and desert landscaping and the addition of low-flow faucets and commodes.

Espinoza Terrace was constructed in 1973 and consists of 19 single-story wood frame buildings with stucco exteriors on a 10.68-acre site. The roofs are gable style with asphalt shingles. The unit mix in the 19 residential buildings is as follows:

No. of PH Units	Bdrm Distribution	Existing SF	Proposed SF
60	0 Bedroom/1 Bathroom	388 SF	466 SF
36	1 Bedroom/1 Bathroom	547 SF	600 SF
4	2 Bedroom/1 Bathroom	677 SF	692 SF
100		45,680 SF	52,328 SF

At this time we are not anticipating to change the number of units or the bedroom distribution of the units proposed as part of the conversion.

Estimated Project Schedule

RAD Application: March 2015 (actual) NHD 9% LIHTC Application: May 2017
Construction Start: July 2018 (**actual**)
Construction Completion: ~~September~~ **December 2019**
Full Occupancy: ~~November 2019~~ **January 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

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require any capital improvement due to the aged of construction and/or due to recent modernization therefore; relocation will not be required at these properties. **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:

DEVELOPMENT # 1 - AMP 405			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
OTTO MERIDA DESERT VILLAS	NV018002315	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
3901 East Charleston, Las Vegas, NV 89104	2007	140-31-402-001	8.13
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>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>		2018- TBA	

DEVELOPMENT # 2 - AMP 401

Conversion of Public Housing (RAD)

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<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
LUBERTHA JOHNSON ESTATES	NV018013021	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
3900 E. Perry Street, Las Vegas, NV 89122	2012	161-16-401-006	6.35
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>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>Anticipated RAD Conversion:</u>		2018 July 2019	

DEVELOPMENT # 3 - AMP 413

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<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
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	60	60	
Two Bedroom	5	5	
Three Bedroom	0	0	
Four Bedroom	0	0	
Total:	65	65	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with no Rehabilitation	
<u>Type of Relocation:</u>		No Relocation Required	
<u>Property Information:</u>		The property was constructed in 2010 under the Federal Low-Income Public Housing Mixed Finance Program.	
<u>Anticipated RAD Conversion:</u>		2018 July 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:

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- 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.**

Funds sources includes but are not limited to:

- o Tax-Exempt bonds supported by project-based rental assistance
- o Federal Low Income Housing Tax Credit (LIHTC), from State of Nevada
- o Public Housing Capital Funds (CFP) including Replacement Housing Factor (RHF) Funds from HUD
- o Federal Home Loan Bank of San Francisco (FHLB SF) Affordable Housing Program
- o HOME Funds from applicable jurisdictions and Clark County
- o SNRHA Operating Reserves and/or Development Funds
- o **Private Activity Bonds**
- o **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 # 4 - AMP 401

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<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
ARCHIE GRANT PARK	NV018002302	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
1720/1721 Searles Ave. Las Vegas, NV 89101	1963	139-26-102-008 139-26-201-005	13.14
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>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	
Total:	125	125	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for first group of construction for the 66 units located at 1720 Searles Ave. [APN 139-26-102-008]	
<u>Property Information:</u>		The property was constructed in 1963 under the Federal Low-Income Public Housing Program. In 2007 comprehensive modernization was completed in the 59 units located at 1721 Searles Ave. [APN 139-26-201-005]	
<u>Anticipated RAD Conversion:</u>		TBD August 2019	

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DEVELOPMENT # 5 – AMP 407			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):-</u>	<u>Transfer of Assistance:-</u>
HULLUM HOMES	NV018013007	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No:</u>	<u>No. of Acres:</u>
4980 E. Owens Ave. Las Vegas, NV 89115	1982	140-20-804-006	4.36
<u>Total Units:</u>	<u>Pre RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>2017- Capital Fund allocation of Development:</u>
59	FAMILY	FAMILY	\$84,789.49
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	0	0	
Two Bedroom	42	42	
Three Bedroom	13	13	
Four Bedroom	4	4	
Total:	59	59	
<u>(If Performing a Transfer of Assistance)</u>		N/A -	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The property was constructed in 1982 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT

DEVELOPMENT # 6 – AMP 407			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
JONES GARDENS	NV018013010	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No:</u>	<u>No. of Acres:</u>
1750 Marion Drive, Las Vegas, NV 89115	1984	140-20-801-001	8.56
<u>Total Units:</u>	<u>Pre-RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>2017 Capital Fund allocation of Development:</u>
90	FAMILY	FAMILY	\$129,339.90
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm-Type and Why?</u>
Studio/Efficiency	0	0	No changes on No. of Units or Bdrm-Type
One Bedroom	0	0	
Two Bedroom	60	60	
Three Bedroom	22	22	
Four Bedroom	8	8	
Total:	90	90	
<u>(If Performing a Transfer of Assistance)</u>		N/A -	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The property was constructed in 1982 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

Development # 7 – AMP 402

Conversion of Public Housing (RAD)

ATTACHMENT

<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:-</u>
SARTINI PLAZA & SARTINI PLAZA ANNEX	NV018002303	PBV	No
<u>Address 1</u>	<u>Yr. Built</u>	<u>APN No.:</u>	<u>No. of Acres:</u>
900 Brush Street, Las Vegas, NV 89107	1983	138-36-801-003	4.33
<u>Address2</u>	<u>Yr. Built</u>	<u>APN No.:</u>	<u>No. of Acres:</u>
5200 Alpine Place, Las Vegas, NV 89107	1984	138-36-801-004	4.39
<u>Total Units:</u>	<u>Pre RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>2017 Capital Fund allocation of Development:</u>
259	SENIOR	SENIOR	\$305,531.94
<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	254	254	
Two Bedroom	5	5	
Three Bedroom	0	0	
Four Bedroom	0	0	
Total:	259	259	
<u>(If Performing a Transfer of Assistance)</u>		N/A -	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The properties were constructed in early 1980s under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 8 – AMP 406			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
ERNE CRAGIN TERRACE	NV018002304	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
2900 Valley Street, Las Vegas, NV 89101	1965	139-36-402-016	5.11
<u>Total Units:</u>	<u>Pre RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>2017 Capital Fund allocation of Development:</u>
40	FAMILY	FAMILY	\$49,548.00
<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	7	7	
Two Bedroom	18	18	
Three Bedroom	13	13	
Four Bedroom	2	2	
Total:	40	40	
<u>(If Performing a Transfer of Assistance)</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The property was constructed in 1965 under the Federal Low Income Public Housing Program. Last Comprehensive Modernization completed in 2003.	
<u>Anticipated RAD Conversion:</u>		TBD	

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

Conversion of Public Housing (RAD)

ATTACHMENT

totaling 564 public housing units.

RAD application for the properties listed in the RAD Portfolio Second Group will be under review and consideration for submission late ~~2018~~ 2019.

Development # 1 – AMP 404			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):-</u>	<u>Transfer of Assistance:-</u>
SCHAFFER HEIGHTS	NV018013009	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.:</u>	<u>No. of Acres:</u>
2901 Schaffer Cir. Las Vegas, NV 89121	1983	162-12-415-009	6.15
<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>
75	SENIOR	SENIOR	\$95,250.00-
<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>
<u>Studio/Efficiency</u>	0	0	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	70	70	
<u>Two Bedroom</u>	5	5	
<u>Three Bedroom</u>	0	0	
<u>Four Bedroom</u>	0	0	
Total:	75	75	
<u>(If Performing a Transfer of Assistance):</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for first group of construction.	
<u>Property Information:</u>		The property was constructed in 1983 under the Federal Low Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBA	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 2 -- AMP 403			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:-</u>
AIDA BRENTS	NV018002024	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.:</u>	<u>No. of Acres:</u>
2120 Vegas Drive, Las Vegas, NV 89106	1984	139-20-802-008	1.74
<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>
24	SENIOR	SENIOR	\$27,750.48-
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
<u>Studio/Efficiency</u>	0	0	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	24	24	
<u>Two Bedroom</u>	0	0	
<u>Three Bedroom</u>	0	0	
<u>Four Bedroom</u>	0	0	
<u>Total:</u>	24	24	
<u>(If Performing a Transfer of Assistance)</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for first group of construction.	
<u>Property Information:</u>		The property was constructed in 1984 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBA	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 3 – AMP 403			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):-</u>	<u>Transfer of Assistance:-</u>
HARRY LEVY GARDENS	NV018002008	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.:</u>	<u>No. of Acres:</u>
2525 W. Washington, Las Vegas NV 89106	1968	139-29-702-004	4.58
<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>
150	SENIOR	SENIOR	\$173,440.50
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
<u>Studio/Efficiency</u>	46	46	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	102	102	
<u>Two Bedroom</u>	2	2	
<u>Three Bedroom</u>	0	0	
<u>Four Bedroom</u>	0	0	
<u>Total:</u>	150	150	
<u>(If Performing a Transfer of Assistance)</u>		N/A -	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for first group of construction.	
<u>Property Information:</u>		The property was constructed in 1968 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBA	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 4 – 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 DOWNS TOWERS	NV018002012	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
5000 W. Alta Dr. 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>2017 Capital Fund allocation of Development:</u>
200	SENIOR	SENIOR	\$235,932.00-
<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>
<u>Studio/Efficiency</u>	0	0	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	198	198	
<u>Two Bedroom</u>	2	2	
<u>Three Bedroom</u>	0	0	
<u>Four Bedroom</u>	0	0	
<u>Total:</u>	200	200	
<u>(If Performing a Transfer of Assistance)</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for first group of construction.	
<u>Property Information:</u>		The property was constructed in 1972 under the Federal Low Income Public Housing Program.-	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 5 – AMP 404			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):-</u>	<u>Transfer of Assistance:-</u>
HAMPTON COURT	NV018013005	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
1030 Center St. Henderson, NV 89015	1969	179-08-601-003	4.93
<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>
100	FAMILY	FAMILY	\$127,000.00-
<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>
<u>Studio/Efficiency</u>	14	14	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	20	20	
<u>Two Bedroom</u>	30	30	
<u>Three Bedroom</u>	36	36	
<u>Four Bedroom</u>	0	0	
<u>Total:</u>	100	100	
<u>(If Performing a Transfer of Assistance)</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for first group of construction.	
<u>Property Information:</u>		The property was constructed in 1969 under the Federal Low Income Public Housing Program.-	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 6 – AMP 406			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type- (PBV or PBRA):-</u>	<u>Transfer of Assistance:-</u>
JOHN SIMMONS-MANOR	NV018013020	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
5385 Austin John Ct. Las Vegas, NV 89122	2002	161-16-402-004	4.78
<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>
61	FAMILY	FAMILY	\$75,560.70-
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
<u>Studio/Efficiency</u>	0	0	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	0	0	
<u>Two Bedroom</u>	27	27	
<u>Three Bedroom</u>	30	30	
<u>Four Bedroom</u>	4	4	
<u>Total:</u>	61	61	
<u>(If Performing a Transfer of Assistance)</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary Relocation Required only for all residents	
<u>Property Information:</u>		The property was constructed in 2002 under the Federal Low Income Public Housing Program.-	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT

Development # 7 – AMP 408			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:-</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:-</u>
SHERMAN GARDENS-ANNEX	NV018002006a	PBV	No
<u>Address 1</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
909 Doolittle St. Las Vegas, NV 89106	1965	139-21-803-002	16.86
<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>
154	FAMILY	FAMILY	\$219,312.64
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
<u>Studio/Efficiency</u>	0	0	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	24	24	
<u>Two Bedroom</u>	56	56	
<u>Three Bedroom</u>	58	58	
<u>Four Bedroom</u>	16	16	
<u>Total:</u>	154	154	
<u>(If Performing a Transfer of Assistance)</u>		N/A	-
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary Relocation Required only for all residents	
<u>Property Information:</u>		The property was constructed in 1965 under the Federal Low Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

TAB 14

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. Estimated timeframe 2016-2018					
313	222001	1200 E HARRIS # 1	Comprehensive Modernization	11/22/17	+
313	222002	1200 E HARRIS # 2	Comprehensive Modernization	-	+
313	222003	1210 E HARRIS # 1	Comprehensive Modernization	-	+
313	222004	1210 E HARRIS # 2	Comprehensive Modernization	-	+
313	222005	1220 E HARRIS # 1	Comprehensive Modernization	-	+
313	222006	1220 E HARRIS # 2	Comprehensive Modernization	11/22/17	+
313	222007	1300 E HARRIS # 1	Comprehensive Modernization	12/15/17	+
313	222008	1300 E HARRIS # 2	Comprehensive Modernization	-	+
313	222009	1300 E HARRIS # 3	Comprehensive Modernization	-	+
313	222010	1300 E HARRIS # 4	Comprehensive Modernization	-	+
313	222011	1300 E HARRIS # 5	Comprehensive Modernization	-	+
313	222012	1300 E HARRIS # 6	Comprehensive Modernization	-	+
313	222013	1300 E HARRIS # 7	Comprehensive Modernization	-	+
313	222014	1300 E HARRIS # 8	Comprehensive Modernization	-	+
313	222015	1300 E HARRIS # 9	Comprehensive Modernization	-	+
313	222016	1300 E HARRIS # 10	Comprehensive Modernization	12/15/17	+
313	222017	1310 E HARRIS # 1	Comprehensive Modernization	12/20/17	+
313	222018	1310 E HARRIS # 2	Comprehensive Modernization	-	+
313	222019	1310 E HARRIS # 3	Comprehensive Modernization	-	+
313	222020	1310 E HARRIS # 4	Comprehensive Modernization	-	+
313	222021	1310 E HARRIS # 5	Comprehensive Modernization	-	+
313	222022	1310 E HARRIS # 6	Comprehensive Modernization	-	+
313	222023	1310 E HARRIS # 7	Comprehensive Modernization	-	+
313	222024	1310 E HARRIS # 8	Comprehensive Modernization	-	+
313	222025	1310 E HARRIS # 9	Comprehensive Modernization	-	+
313	222026	1310 E HARRIS # 10	Comprehensive Modernization	12/20/17	+
313	222027	1400 E HARRIS # 1	Comprehensive Modernization	02/15/18	+
313	222028	1400 E HARRIS # 2	Comprehensive Modernization	-	+

Units with Approved Vacancies for Modernization

313	222029	1400 E HARRIS # 3	Comprehensive Modernization		+
313	222030	1400 E HARRIS # 4	Comprehensive Modernization		+
313	222031	1400 E HARRIS # 5	Comprehensive Modernization		+
313	222032	1400 E HARRIS # 6	Comprehensive Modernization		+
313	222033	1400 E HARRIS # 7	Comprehensive Modernization		+
313	222034	1400 E HARRIS # 8	Comprehensive Modernization		+
313	222035	1400 E HARRIS # 9	Comprehensive Modernization		+
313	222036	1400 E HARRIS # 10	Comprehensive Modernization		+
313	222037	1420 E HARRIS # 1	Comprehensive Modernization	<u>02/15/18</u>	+
313	222038	1420 E HARRIS # 2	Comprehensive Modernization		+
313	222039	1420 E HARRIS # 3	Comprehensive Modernization		+
313	222040	1420 E HARRIS # 4	Comprehensive Modernization		+
313	222041	1420 E HARRIS # 5	Comprehensive Modernization		+
313	222042	1420 E HARRIS # 6	Comprehensive Modernization		+
313	222043	1420 E HARRIS # 7	Comprehensive Modernization		+
313	222044	1420 E HARRIS # 8	Comprehensive Modernization		+
313	222045	1420 E HARRIS # 9	Comprehensive Modernization		+
313	222046	1420 E HARRIS # 10	Comprehensive Modernization	<u>04/13/18</u>	+
313	222047	1500 E HARRIS # 1	Comprehensive Modernization		+
313	222048	1500 E HARRIS # 2	Comprehensive Modernization		+
313	222049	1500 E HARRIS # 3	Comprehensive Modernization		+
313	222050	1500 E HARRIS # 4	Comprehensive Modernization		+
313	222051	1500 E HARRIS # 5	Comprehensive Modernization		+
313	222052	1500 E HARRIS # 6	Comprehensive Modernization		+
313	222053	1500 E HARRIS # 7	Comprehensive Modernization		+
313	222054	1500 E HARRIS # 8	Comprehensive Modernization		+
313	222055	1500 E HARRIS # 9	Comprehensive Modernization		+
313	222056	1500 E HARRIS # 10	Comprehensive Modernization	<u>04/26/18</u>	+
313	222057	1600 E HARRIS # 1	Comprehensive Modernization		+
313	222058	1600 E HARRIS # 2	Comprehensive Modernization		+
313	222059	1600 E HARRIS # 3	Comprehensive Modernization		+
313	222060	1600 E HARRIS # 4	Comprehensive Modernization		+
313	222061	1600 E HARRIS # 5	Comprehensive Modernization		+
313	222062	1600 E HARRIS # 6	Comprehensive Modernization		+
313	222063	1600 E HARRIS # 7	Comprehensive Modernization		+
313	222064	1600 E HARRIS # 8	Comprehensive Modernization		+
313	222065	1600 E HARRIS # 9	Comprehensive Modernization		+
313	222066	1600 E HARRIS # 10	Comprehensive Modernization	<u>06/25/18</u>	+
313	222067	1610 E HARRIS # 1	Comprehensive Modernization		+
313	222068	1610 E HARRIS # 2	Comprehensive Modernization		+
313	222069	1610 E HARRIS # 3	Comprehensive Modernization		+

Units with Approved Vacancies for Modernization

313	222070	1610 E HARRIS # 4	Comprehensive Modernization	<u>07/16/18</u>	+
313	222071	1610 E HARRIS # 5	Comprehensive Modernization		+
313	222072	1610 E HARRIS # 6	Comprehensive Modernization		+
313	222073	1610 E HARRIS # 7	Comprehensive Modernization		+
313	222074	1610 E HARRIS # 8	Comprehensive Modernization		+
313	222075	1610 E HARRIS # 9	Comprehensive Modernization		+
313	222076	1610 E HARRIS # 10	Comprehensive Modernization		+
					76

AMP	Unit	Unit Address	Scope Of work	Estimated Completion	Count
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
409	01003D	1003 DRIFTWOOD CT	Modernization/Energy Upg.	2030	1
409	01006B	1006 BROOKSIDE CT	Modernization/Energy Upg.	2030	1
409	01015T	1015 TIMBERLINE CT	Modernization/Energy Upg.	2030	1
409	01453P	1453 PRICE STREET	Modernization/Energy Upg.	2030	1
409	01601C	1601 CHESTNUT STREET	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

409	01713C	1713 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
409	01728C	1728 CARITA	Modernization/Energy Upg.	2030	1
					31
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.	2030	1
316	01868W	1868 WINTERWOOD	Modernization/Energy Upg.	2030	1
316	01881C	1881 CORVETTE	Modernization/Energy Upg.	2030	1
316	01901T	1901 TURTLE ROCK ST	Modernization/Energy Upg.	2030	1
316	01933S	1933 SPINDRIFT CT	Modernization/Energy Upg.	2030	1
316	02262S	2262 SABROSO	Modernization/Energy Upg.	2030	1
316	02860B	2860 BEACONFALLS	Modernization/Energy Upg.	2030	1
316	03620W	3620 WALNUT	Modernization/Energy Upg.	2030	1
316	03624W	3624 WHISPERING NTV	Modernization/Energy Upg.	2030	1
316	03680N	3680 NEW HORIZON	Modernization/Energy Upg.	2030	1
316	03828K	3828 KELLOGG	Modernization/Energy Upg.	2030	1
316	03874J	3874 JONTUE	Modernization/Energy Upg.	2030	1
316	03876K	3876 KELLOGG	Modernization/Energy Upg.	2030	1
316	03908T	3908 TATIANA	Modernization/Energy Upg.	2030	1
316	03909J	3909 JONTUE	Modernization/Energy Upg.	2030	1
316	03950W	3950 WOODSIDE	Modernization/Energy Upg.	2030	1
316	03987G	3987 GULLIVER	Modernization/Energy Upg.	2030	1
316	04041B	4041 BRIGHT STAR	Modernization/Energy Upg.	2030	1
316	04089S	4089 STUDIO	Modernization/Energy Upg.	2030	1
316	04282P	4282 PARAMOUNT	Modernization/Energy Upg.	2030	1
316	04347B	4347 BORATKO	Modernization/Energy Upg.	2030	1
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

Units with Approved Vacancies for Modernization

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
					39
409	00049P	49 PARRISH	Modernization/Energy Upg.	2030	1
409	00066P	66 PARRISH	Modernization/Energy Upg.	2030	1
409	00436L	436 LINN LANE	Modernization/Energy Upg.	2030	1
409	00732B	732 BETTY LANE	Modernization/Energy Upg.	2030	1
409	01173C	1173 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01253E	1253 EBBETTS PASS	Modernization/Energy Upg.	2030	1
409	01288C	1288 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01320P	1320 PLEASANT BROOK	Modernization/Energy Upg.	2030	1
409	01373B	1373 BRADHURST	Modernization/Energy Upg.	2030	1
409	01488C	1488 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01502M	1502 MAPLE LEAF	Modernization/Energy Upg.	2030	1
409	01527C	1527 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01608S	1608 STARRIDGE WAY	Modernization/Energy Upg.	2030	1
409	01678S	1678 STARRIDGE	Modernization/Energy Upg.	2030	1
409	01687C	1687 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01688L	1688 LABRADOR DRIVE	Modernization/Energy Upg.	2030	1
409	01831S	1831 SKYWOOD	Modernization/Energy Upg.	2030	1
409	01838V	1838 VENALYNNE	Modernization/Energy Upg.	2030	1
409	01877C	1877 CORVETTE	Modernization/Energy Upg.	2030	1
409	01910C	1910 CITROEN	Modernization/Energy Upg.	2030	1
409	01956P	1956 PASADENA	Modernization/Energy Upg.	2030	1
409	02091B	2091 BOWSTRING DRIVE	Modernization/Energy Upg.	2030	1
409	02253S	2253 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
409	02289S	2289 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
409	02296S	2296 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
409	02334S	2334 SABROSO	Modernization/Energy Upg.	2030	1
409	02339S	2339 SABROSO	Modernization/Energy Upg.	2030	1
409	02363S	2363 SABROSO	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

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.	2030	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
					99
310	226005	3933 NEW HOPE WAY	Modernization/Energy Upg.	2030	1
310	226006	2933 BRADY AV	Modernization/Energy Upg.	2030	1
310	226010	4449 COOL VALLY DR	Modernization/Energy Upg.	2030	1
310	226011	2624 DEMETRIUS AVE	Modernization/Energy Upg.	2030	1
310	226014	17 MINNESOTA STREET	Modernization/Energy Upg.	2030	1
310	226015	1532 ARTHUR AV	Modernization/Energy Upg.	2030	1
310	226017	3624 PARK OLIVER DR	Modernization/Energy Upg.	2030	1
310	226018	4044 LA BREA CT	Modernization/Energy Upg.	2030	1
310	226024	1001 NEWPORT ST	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

310	226025	47 NORTH SANDHILL ROAD	Modernization/Energy Upg.	2030	1
310	226028	59 NORTH SANDHILL ROAD	Modernization/Energy Upg.	2030	1
310	226032	583 REEF DRIVE	Modernization/Energy Upg.	2030	1
310	226033	1128 NASSAU DRIVE	Modernization/Energy Upg.	2030	1
310	226037	701 NORTH 22ND STREET	Modernization/Energy Upg.	2030	1
310	226041	917 NORTH 22ND STREET	Modernization/Energy Upg.	2030	1
310	226042	2000 WENDELL AVE	Modernization/Energy Upg.	2030	1
					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

					17
409	246001	2309 BRISTOL VIEW	Modernization/Energy Upg.	2030	1
409	246002	1020 BIRD SPRINGS	Modernization/Energy Upg.	2030	1
409	246003	7133 LARKVALE	Modernization/Energy Upg.	2030	1
409	246004	3213 TERRA BELLA	Modernization/Energy Upg.	2030	1
409	246005	1232 SILVER PROSPECT	Modernization/Energy Upg.	2030	1
409	246006	505 LIGHT BEAM	Modernization/Energy Upg.	2030	1
409	246007	736 LINCOLN	Modernization/Energy Upg.	2030	1
409	246008	7289 GOLDEN STAR	Modernization/Energy Upg.	2030	1
409	246009	3809 VALLEY FORGE	Modernization/Energy Upg.	2030	1
409	246010	9313 CHILLY POND	Modernization/Energy Upg.	2030	1
409	246011	409 TOBLER	Modernization/Energy Upg.	2030	1
409	246012	4116 HAZELRIDGE	Modernization/Energy Upg.	2030	1
409	246013	4832 MONTEBELLO	Modernization/Energy Upg.	2030	1
409	246014	4128 COMPASS ROSE	Modernization/Energy Upg.	2030	1
409	246015	2328 BRISTOL BRUSH	Modernization/Energy Upg.	2030	1
409	246016	1445 LILAC BREEZE	Modernization/Energy Upg.	2030	1
409	246017	6512 RAIN FOREST	Modernization/Energy Upg.	2030	1
409	246018	9144 GREEN FROST DRIVE	Modernization/Energy Upg.	2030	1
409	246019	5517 TINCUP DRIVE	Modernization/Energy Upg.	2030	1
409	246020	2245 FLORISSANT DRIVE	Modernization/Energy Upg.	2030	1
409	246021	5321 LAMBROOK DRIVE	Modernization/Energy Upg.	2030	1
409	246022	6724 CHEHALIS CIRCLE	Modernization/Energy Upg.	2030	1
409	246023	4216 ESTABAN CT	Modernization/Energy Upg.	2030	1
409	246024	7624 VELVET CANYON	Modernization/Energy Upg.	2030	1
409	246025	1913 HARVEST DRIVE	Modernization/Energy Upg.	2030	1
409	246026	6545 LEMITAR DRIVE	Modernization/Energy Upg.	2030	1
409	246027	3217 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
409	246028	8244 WILLETA AVE	Modernization/Energy Upg.	2030	1
409	246029	9124 BUCKSPRINGS DRIVE	Modernization/Energy Upg.	2030	1
409	246030	501 LIGHT BEAM	Modernization/Energy Upg.	2030	1
409	246031	2304 BRISTOL BRUSH WAY	Modernization/Energy Upg.	2030	1
409	246032	2808 WHISTLING VINE	Modernization/Energy Upg.	2030	1
409	246033	7937 COPPER CANYON ROAD	Modernization/Energy Upg.	2030	1
409	246034	7433 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
409	246035	8352 COVE LANDING	Modernization/Energy Upg.	2030	1
409	246036	8100 SICKLE LANE	Modernization/Energy Upg.	2030	1
409	246037	917 ROCKAWAY	Modernization/Energy Upg.	2030	1
409	246038	9149 SPARKLEWOOD COURT	Modernization/Energy Upg.	2030	1
409	246039	1233 SILVER PROSPECT	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

409	246040	529 CROFT WAY	Modernization/Energy Upg.	2030	1
409	246041	4145 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
409	246042	732 TAFT COURT	Modernization/Energy Upg.	2030	1
409	246043	3209 TERRA BELLA	Modernization/Energy Upg.	2030	1
409	246044	9178 JEWEL CRYSTAL COURT	Modernization/Energy Upg.	2030	1
409	246045	6320 COPPER FIELD	Modernization/Energy Upg.	2030	1
409	246046	109 LUCY THOMPSON	Modernization/Energy Upg.	2030	1
409	246047	709 MARIE FENLON DRIVE	Modernization/Energy Upg.	2030	1
409	246048	3229 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
409	246049	4241 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
409	246050	6309 GREYHAWK AVENUE	Modernization/Energy Upg.	2030	1
409	246051	5517 LIVERPOOL	Modernization/Energy Upg.	2030	1
409	246052	7412 LATTIMORE	Modernization/Energy Upg.	2030	1
409	246053	4037 HAZELRIDGE	Modernization/Energy Upg.	2030	1
409	246054	6225 BURNT HILLS DRIVE	Modernization/Energy Upg.	2030	1
409	246055	4116 BROWNDER	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

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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

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
Rose Gardens - Rental Assistance Demonstration (RAD) Program application or Mixed Finance application to be submitted 2015. Approved 2016. Construction NTP Date: 2017. Anticipated Completion: 2018					
403	730101	1632 YALE ST # 101	Redevelopment	2018	1
403	730102	1632 YALE ST # 102	Redevelopment	2018	1
403	730103	1632 YALE ST # 103	Redevelopment	2018	1
403	730104	1632 YALE ST # 104	Redevelopment	2018	1
403	730105	1632 YALE ST # 105	Redevelopment	2018	1
403	730106	1632 YALE ST # 106	Redevelopment	2018	1
403	730107	1632 YALE ST # 107	Redevelopment	2018	1
403	730108	1632 YALE ST # 108	Redevelopment	2018	1
403	730109	1632 YALE ST # 109	Redevelopment	2018	1
403	730110	1632 YALE ST # 110	Redevelopment	2018	1
403	730111	1632 YALE ST # 111	Redevelopment	2018	1
403	730112	1632 YALE ST # 112	Redevelopment	2018	1
403	730113	1632 YALE ST # 113	Redevelopment	2018	1
403	730114	1632 YALE ST # 114	Redevelopment	2018	1
403	730115	1632 YALE ST # 115	Redevelopment	2018	1
403	730116	1632 YALE ST # 116	Redevelopment	2018	1
403	730117	1632 YALE ST # 117	Redevelopment	2018	1
403	730118	1632 YALE ST # 118	Redevelopment	2018	1
403	730119	1632 YALE ST # 119	Redevelopment	2018	1
403	730120	1632 YALE ST # 120	Redevelopment	2018	1
403	730121	1632 YALE ST # 121	Redevelopment	2018	1
403	730122	1632 YALE ST # 122	Redevelopment	2018	1
403	730123	1632 YALE ST # 123	Redevelopment	2018	1
403	730124	1632 YALE ST # 124	Redevelopment	2018	1
403	730125	1632 YALE ST # 125	Redevelopment	2018	1
403	730126	1632 YALE ST # 126	Redevelopment	2018	1
403	730127	1632 YALE ST # 127	Redevelopment	2018	1
403	730128	1632 YALE ST # 128	Redevelopment	2018	1
403	730129	1632 YALE ST # 129	Redevelopment	2018	1
403	730130	1632 YALE ST # 130	Redevelopment	2018	1

Units with Approved Vacancies for Modernization

403	730131	1632 YALE ST # 131	Redevelopment	2018	+
403	730132	1632 YALE ST # 132	Redevelopment	2018	+
403	730133	1632 YALE ST # 133	Redevelopment	2018	+
403	730134	1632 YALE ST # 134	Redevelopment	2018	+
403	730135	1632 YALE ST # 135	Redevelopment	2018	+
403	730136	1632 YALE ST # 136	Redevelopment	2018	+
403	730137	1632 YALE ST # 137	Redevelopment	2018	+
403	730138	1632 YALE ST # 138	Redevelopment	2018	+
403	730139	1632 YALE ST # 139	Redevelopment	2018	+
403	730140	1632 YALE ST # 140	Redevelopment	2018	+
403	730201	1632 YALE ST # 201	Redevelopment	2018	+
403	730202	1632 YALE ST # 202	Redevelopment	2018	+
403	730203	1632 YALE ST # 203	Redevelopment	2018	+
403	730204	1632 YALE ST # 204	Redevelopment	2018	+
403	730205	1632 YALE ST # 205	Redevelopment	2018	+
403	730206	1632 YALE ST # 206	Redevelopment	2018	+
403	730207	1632 YALE ST # 207	Redevelopment	2018	+
403	730208	1632 YALE ST # 208	Redevelopment	2018	+
403	730209	1632 YALE ST # 209	Redevelopment	2018	+
403	730210	1632 YALE ST # 210	Redevelopment	2018	+
403	730211	1632 YALE ST # 211	Redevelopment	2018	+
403	730212	1632 YALE ST # 212	Redevelopment	2018	+
403	730213	1632 YALE ST # 213	Redevelopment	2018	+
403	730214	1632 YALE ST # 214	Redevelopment	2018	+
403	730215	1632 YALE ST # 215	Redevelopment	2018	+
403	730216	1632 YALE ST # 216	Redevelopment	2018	+
403	730217	1632 YALE ST # 217	Redevelopment	2018	+
403	730218	1632 YALE ST # 218	Redevelopment	2018	+
403	730219	1632 YALE ST # 219	Redevelopment	2018	+
403	730220	1632 YALE ST # 220	Redevelopment	2018	+
403	730221	1632 YALE ST # 221	Redevelopment	2018	+
403	730222	1632 YALE ST # 222	Redevelopment	2018	+
403	730223	1632 YALE ST # 223	Redevelopment	2018	+
403	730224	1632 YALE ST # 224	Redevelopment	2018	+
403	730225	1632 YALE ST # 225	Redevelopment	2018	+
403	730226	1632 YALE ST # 226	Redevelopment	2018	+
403	730227	1632 YALE ST # 227	Redevelopment	2018	+
403	730228	1632 YALE ST # 228	Redevelopment	2018	+
403	730229	1632 YALE ST # 229	Redevelopment	2018	+
403	730230	1632 YALE ST # 230	Redevelopment	2018	+
403	730231	1632 YALE ST # 231	Redevelopment	2018	+

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403	730232	1632 YALE ST # 232	Redevelopment	2018	+
403	730233	1632 YALE ST # 233	Redevelopment	2018	+
403	730234	1632 YALE ST# 234	Redevelopment	2018	+
403	730235	1632 YALE ST # 235	Redevelopment	2018	+
403	730236	1632 YALE ST # 236	Redevelopment	2018	+
403	730237	1632 YALE ST # 237	Redevelopment	2018	+
403	730238	1632 YALE ST # 238	Redevelopment	2018	+
403	730239	1632 YALE ST # 239	Redevelopment	2018	+
403	730240	1632 YALE ST # 240	Redevelopment	2018	+
403	730301	1632 YALE ST # 301	Redevelopment	2018	+
403	730302	1632 YALE ST # 302	Redevelopment	2018	+
403	730303	1632 YALE ST # 303	Redevelopment	2018	+
403	730304	1632 YALE ST # 304	Redevelopment	2018	+
403	730305	1632 YALE ST # 305	Redevelopment	2018	+
403	730306	1632 YALE ST # 306	Redevelopment	2018	+
403	730307	1632 YALE ST # 307	Redevelopment	2018	+
403	730308	1632 YALE ST # 308	Redevelopment	2018	+
403	730309	1632 YALE ST # 309	Redevelopment	2018	+
403	730310	1632 YALE ST # 310	Redevelopment	2018	+
403	730311	1632 YALE ST # 311	Redevelopment	2018	+
403	730312	1632 YALE ST # 312	Redevelopment	2018	+
403	730313	1632 YALE ST # 313	Redevelopment	2018	+
403	730314	1632 YALE ST # 314	Redevelopment	2018	+
403	730315	1632 YALE ST # 315	Redevelopment	2018	+
403	730316	1632 YALE ST # 316	Redevelopment	2018	+
403	730317	1632 YALE ST # 317	Redevelopment	2018	+
403	730318	1632 YALE ST # 318	Redevelopment	2018	+
403	730319	1632 YALE ST # 319	Redevelopment	2018	+
403	730320	1632 YALE ST # 320	Redevelopment	2018	+
403	730321	1632 YALE ST # 321	Redevelopment	2018	+
403	730322	1632 YALE ST # 322	Redevelopment	2018	+
403	730323	1632 YALE ST # 323	Redevelopment	2018	+
403	730324	1632 YALE ST # 324	Redevelopment	2018	+
403	730325	1632 YALE ST # 325	Redevelopment	2018	+
403	730326	1632 YALE ST # 326	Redevelopment	2018	+
403	730327	1632 YALE ST # 327	Redevelopment	2018	+
403	730328	1632 YALE ST # 328	Redevelopment	2018	+
403	730329	1632 YALE ST # 329	Redevelopment	2018	+
403	730330	1632 YALE ST # 330	Redevelopment	2018	+
403	730331	1632 YALE ST # 331	Redevelopment	2018	+
403	730332	1632 YALE ST # 332	Redevelopment	2018	+

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403	730333	1632 YALE ST # 333	Redevelopment	2018	+
403	730334	1632 YALE ST# 334	Redevelopment	2018	+
403	730335	1632 YALE ST # 335	Redevelopment	2018	+
403	730336	1632 YALE ST # 336	Redevelopment	2018	+
403	730337	1632 YALE ST # 337	Redevelopment	2018	+
403	730338	1632 YALE ST # 338	Redevelopment	2018	+
403	730339	1632 YALE ST # 339	Redevelopment	2018	+
403	730340	1632 YALE ST # 340	Redevelopment	2018	+
					120

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
Espinoza Terrace – Rental Assistance Demonstration (RAD) Program application submitted 2015. Anticipated approval 2016. CHAP Received March 2017. Estimated Construction NTP Date: 2018. Anticipated Completion: 2019					
404	00ET1A	171 VAN WAGENEN #1A	Comprehensive Modernization	04/2019	1
404	00ET1B	171 VAN WAGENEN #1B	Comprehensive Modernization		1
404	00ET1C	171 VAN WAGENEN #1C	Comprehensive Modernization		1
404	00ET1D	171 VAN WAGENEN #1D	Comprehensive Modernization		1
404	00ET2A	171 VAN WAGENEN #2A	Comprehensive Modernization		1
404	00ET2B	171 VAN WAGENEN #2B	Comprehensive Modernization		1
404	00ET2C	171 VAN WAGENEN #2C	Comprehensive Modernization		1
404	00ET2D	171 VAN WAGENEN #2D	Comprehensive Modernization		1
404	00ET2E	171 VAN WAGENEN #2E	Comprehensive Modernization		1
404	00ET2F	171 VAN WAGENEN #2F	Comprehensive Modernization		1
404	00ET3A	171 VAN WAGENEN #3A	Comprehensive Modernization		1
404	00ET3B	171 VAN WAGENEN #3B	Comprehensive Modernization		1
404	00ET3C	171 VAN WAGENEN #3C	Comprehensive Modernization		1
404	00ET3D	171 VAN WAGENEN #3D	Comprehensive Modernization		1
404	00ET3E	171 VAN WAGENEN #3E	Comprehensive Modernization		1
404	00ET3F	171 VAN WAGENEN #3F	Comprehensive Modernization		1
404	00ET4A	171 VAN WAGENEN #4A	Comprehensive Modernization		1
404	00ET4B	171 VAN WAGENEN #4B	Comprehensive Modernization		1
404	00ET4C	171 VAN WAGENEN #4C	Comprehensive Modernization		1
404	00ET4D	171 VAN WAGENEN #4D	Comprehensive Modernization		1
404	00ET4E	171 VAN WAGENEN #4E	Comprehensive Modernization		1
404	00ET4F	171 VAN WAGENEN #4F	Comprehensive Modernization		1
404	00ET5A	171 VAN WAGENEN #5A	Comprehensive Modernization		1
404	00ET5B	171 VAN WAGENEN #5B	Comprehensive Modernization		1
404	00ET5C	171 VAN WAGENEN #5C	Comprehensive Modernization	04/2019	1

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404	00ET5D	171 VAN WAGENEN #5D	Comprehensive Modernization	04/2019	1
404	00ET5E	171 VAN WAGENEN #5E	Comprehensive Modernization		1
404	00ET5F	171 VAN WAGENEN #5F	Comprehensive Modernization	04/2019	1
404	00ET6A	171 VAN WAGENEN #6A	Comprehensive Modernization	06/2019	1
404	00ET6B	171 VAN WAGENEN #6B	Comprehensive Modernization		1
404	00ET6C	171 VAN WAGENEN #6C	Comprehensive Modernization		1
404	00ET6D	171 VAN WAGENEN #6D	Comprehensive Modernization		1
404	00ET7A	171 VAN WAGENEN #7A	Comprehensive Modernization		1
404	00ET7B	171 VAN WAGENEN #7B	Comprehensive Modernization		1
404	00ET7C	171 VAN WAGENEN #7C	Comprehensive Modernization		1
404	00ET7D	171 VAN WAGENEN #7D	Comprehensive Modernization	06/2019	1
404	00ET9A	171 VAN WAGENEN #9A	Comprehensive Modernization	08/2019	1
404	00ET9B	171 VAN WAGENEN #9B	Comprehensive Modernization		1
404	00ET9C	171 VAN WAGENEN #9C	Comprehensive Modernization		1
404	00ET9D	171 VAN WAGENEN #9D	Comprehensive Modernization		1
404	00ET9E	171 VAN WAGENEN #9E	Comprehensive Modernization		1
404	00ET9F	171 VAN WAGENEN #9F	Comprehensive Modernization		1
404	0ET10A	171 VAN WAGENEN #10A	Comprehensive Modernization		1
404	0ET10B	171 VAN WAGENEN #10B	Comprehensive Modernization		1
404	0ET10C	171 VAN WAGENEN #10C	Comprehensive Modernization		1
404	0ET10D	171 VAN WAGENEN #10D	Comprehensive Modernization		1
404	0ET10E	171 VAN WAGENEN #10E	Comprehensive Modernization		1
404	0ET10F	171 VAN WAGENEN #10F	Comprehensive Modernization		1
404	0ET11A	171 VAN WAGENEN #11A	Comprehensive Modernization		1
404	0ET11B	171 VAN WAGENEN #11B	Comprehensive Modernization		1
404	0ET11C	171 VAN WAGENEN #11C	Comprehensive Modernization		1
404	0ET11D	171 VAN WAGENEN #11D	Comprehensive Modernization		1
404	0ET11E	171 VAN WAGENEN #11E	Comprehensive Modernization		1
404	0ET11F	171 VAN WAGENEN #11F	Comprehensive Modernization		1
404	0ET12A	171 VAN WAGENEN #12A	Comprehensive Modernization		1
404	0ET12B	171 VAN WAGENEN #12B	Comprehensive Modernization		1
404	0ET12C	171 VAN WAGENEN #12C	Comprehensive Modernization	1	
404	0ET12D	171 VAN WAGENEN #12D	Comprehensive Modernization	1	
404	0ET12E	171 VAN WAGENEN #12E	Comprehensive Modernization	1	
404	0ET12F	171 VAN WAGENEN #12F	Comprehensive Modernization	08/2019	1
404	0ET13A	171 VAN WAGENEN #13A	Comprehensive Modernization	10/2019	1
404	0ET13B	171 VAN WAGENEN #13B	Comprehensive Modernization		1
404	0ET13C	171 VAN WAGENEN #13C	Comprehensive Modernization		1
404	0ET13D	171 VAN WAGENEN #13D	Comprehensive Modernization		1
404	0ET13E	171 VAN WAGENEN #13E	Comprehensive Modernization		1
404	0ET13F	171 VAN WAGENEN #13F	Comprehensive Modernization	10/2019	1

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404	0ET14A	171 VAN WAGENEN #14A	Comprehensive Modernization	11/2019	1
404	0ET14B	171 VAN WAGENEN #14B	Comprehensive Modernization		1
404	0ET14C	171 VAN WAGENEN #14C	Comprehensive Modernization		1
404	0ET14D	171 VAN WAGENEN #14D	Comprehensive Modernization		1
404	0ET14E	171 VAN WAGENEN #14E	Comprehensive Modernization		1
404	0ET14F	171 VAN WAGENEN #14F	Comprehensive Modernization		1
404	0ET15A	171 VAN WAGENEN #15A	Comprehensive Modernization		1
404	0ET15B	171 VAN WAGENEN #15B	Comprehensive Modernization		1
404	0ET15C	171 VAN WAGENEN #15C	Comprehensive Modernization		1
404	0ET15D	171 VAN WAGENEN #15D	Comprehensive Modernization		1
404	0ET16A	171 VAN WAGENEN #16A	Comprehensive Modernization		1
404	0ET16B	171 VAN WAGENEN #16B	Comprehensive Modernization		1
404	0ET16C	171 VAN WAGENEN #16C	Comprehensive Modernization		1
404	0ET16D	171 VAN WAGENEN #16D	Comprehensive Modernization	11/2019	1
404	0ET17A	171 VAN WAGENEN #17A	Comprehensive Modernization	12/2019	1
404	0ET17B	171 VAN WAGENEN #17B	Comprehensive Modernization		1
404	0ET17C	171 VAN WAGENEN #17C	Comprehensive Modernization		1
404	0ET17D	171 VAN WAGENEN #17D	Comprehensive Modernization		1
404	0ET17E	171 VAN WAGENEN #17E	Comprehensive Modernization		1
404	0ET17F	171 VAN WAGENEN #17F	Comprehensive Modernization		1
404	0ET18A	171 VAN WAGENEN #18A	Comprehensive Modernization		1
404	0ET18B	171 VAN WAGENEN #18B	Comprehensive Modernization		1
404	0ET18C	171 VAN WAGENEN #18C	Comprehensive Modernization		1
404	0ET18D	171 VAN WAGENEN #18D	Comprehensive Modernization		1
404	0ET18E	171 VAN WAGENEN #18E	Comprehensive Modernization		1
404	0ET18F	171 VAN WAGENEN #18F	Comprehensive Modernization		1
404	0ET19A	171 VAN WAGENEN #19A	Comprehensive Modernization		1
404	0ET19B	171 VAN WAGENEN #19B	Comprehensive Modernization		1
404	0ET19C	171 VAN WAGENEN #19C	Comprehensive Modernization		1
404	0ET19D	171 VAN WAGENEN #19D	Comprehensive Modernization		1
404	0ET20A	171 VAN WAGENEN #20A	Comprehensive Modernization	1	
404	0ET20B	171 VAN WAGENEN #20B	Comprehensive Modernization	1	
404	0ET20C	171 VAN WAGENEN #20C	Comprehensive Modernization	1	
404	0ET20D	171 VAN WAGENEN #20D	Comprehensive Modernization	12/2019	1
					100

Units with Approved Vacancies for Modernization

<u>Ernie Cragin Terrace:</u> 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
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

Units with Approved Vacancies for Modernization

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

AMP No.	Unit No.	Unit Address	Scope of Work	Estimated Completion	Count
407	00HH1A	4980 E OWENS AVE 1A	Comprehensive Modernization	2021-2026	1
407	00HH1B	4980 E OWENS AVE 1B	Comprehensive Modernization	2021-2026	1
407	00HH1C	4980 E OWENS AVE 1C	Comprehensive Modernization	2021-2026	1
407	00HH1D	4980 E OWENS AVE 1D	Comprehensive Modernization	2021-2026	1
407	00HH1E	4980 E OWENS AVE 1E	Comprehensive Modernization	2021-2026	1
407	00HH2A	4980 E OWENS AVE 2A	Comprehensive Modernization	2021-2026	1
407	00HH2B	4980 E OWENS AVE 2B	Comprehensive Modernization	2021-2026	1
407	00HH2C	4980 E OWENS AVE 2C	Comprehensive Modernization	2021-2026	1
407	00HH2D	4980 E OWENS AVE 2D	Comprehensive Modernization	2021-2026	1
407	00HH2E	4980 E OWENS AVE 2E	Comprehensive Modernization	2021-2026	1
407	00HH3A	4980 E OWENS AVE 3A	Comprehensive Modernization	2021-2026	1
407	00HH3B	4980 E OWENS AVE 3B	Comprehensive Modernization	2021-2026	1
407	00HH3C	4980 E OWENS AVE 3C	Comprehensive Modernization	2021-2026	1
407	00HH3D	4980 E OWENS AVE 3D	Comprehensive Modernization	2021-2026	1
407	00HH4A	4980 E OWENS AVE 4A	Comprehensive Modernization	2021-2026	1
407	00HH4B	4980 E OWENS AVE 4B	Comprehensive Modernization	2021-2026	1
407	00HH4C	4980 E OWENS AVE 4C	Comprehensive Modernization	2021-2026	1
407	00HH4D	4980 E OWENS AVE 4D	Comprehensive Modernization	2021-2026	1
407	00HH5A	4980 E OWENS AVE 5A	Comprehensive Modernization	2021-2026	1
407	00HH5B	4980 E OWENS AVE 5B	Comprehensive Modernization	2021-2026	1
407	00HH5C	4980 E OWENS AVE 5C	Comprehensive Modernization	2021-2026	1
407	00HH5D	4980 E OWENS AVE 5D	Comprehensive Modernization	2021-2026	1
407	00HH5E	4980 E OWENS AVE 5E	Comprehensive Modernization	2021-2026	1
407	00HH6A	4980 E OWENS AVE 6A	Comprehensive Modernization	2021-2026	1
407	00HH6B	4980 E OWENS AVE 6B	Comprehensive Modernization	2021-2026	1
407	00HH6C	4980 E OWENS AVE 6C	Comprehensive Modernization	2021-2026	1
407	00HH7A	4980 E OWENS AVE 7A	Comprehensive Modernization	2021-2026	1
407	00HH7B	4980 E OWENS AVE 7B	Comprehensive Modernization	2021-2026	1
407	00HH7C	4980 E OWENS AVE 7C	Comprehensive Modernization	2021-2026	1
407	00HH7D	4980 E OWENS AVE 7D	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

407	00HH7E	4980 E OWENS AVE	7E	Comprehensive Modernization	2021-2026	1
407	00HH8A	4980 E OWENS AVE	8A	Comprehensive Modernization	2021-2026	1
407	00HH8B	4980 E OWENS AVE	8B	Comprehensive Modernization	2021-2026	1
407	00HH8C	4980 E OWENS AVE	8C	Comprehensive Modernization	2021-2026	1
407	00HH9A	4980 E OWENS AVE	9A	Comprehensive Modernization	2021-2026	1
407	00HH9B	4980 E OWENS AVE	9B	Comprehensive Modernization	2021-2026	1
407	0HH10A	4980 E OWENS AVE	10A	Comprehensive Modernization	2021-2026	1
407	0HH10B	4980 E OWENS AVE	10B	Comprehensive Modernization	2021-2026	1
407	0HH10C	4980 E OWENS AVE	10C	Comprehensive Modernization	2021-2026	1
407	0HH10D	4980 E OWENS AVE	10D	Comprehensive Modernization	2021-2026	1
407	0HH10E	4980 E OWENS AVE	10E	Comprehensive Modernization	2021-2026	1
407	0HH10F	4980 E OWENS AVE	10F	Comprehensive Modernization	2021-2026	1
407	0HH11A	4980 E OWENS AVE	11A	Comprehensive Modernization	2021-2026	1
407	0HH11B	4980 E OWENS AVE	11B	Comprehensive Modernization	2021-2026	1
407	0HH11C	4980 E OWENS AVE	11C	Comprehensive Modernization	2021-2026	1
407	0HH11D	4980 E OWENS AVE	11D	Comprehensive Modernization	2021-2026	1
407	0HH11E	4980 E OWENS AVE	11E	Comprehensive Modernization	2021-2026	1
407	0HH12A	4980 E OWENS AVE	12A	Comprehensive Modernization	2021-2026	1
407	0HH12B	4980 E OWENS AVE	12B	Comprehensive Modernization	2021-2026	1
407	0HH12C	4980 E OWENS AVE	12C	Comprehensive Modernization	2021-2026	1
407	0HH12D	4980 E OWENS AVE	12D	Comprehensive Modernization	2021-2026	1
407	0HH13A	4980 E OWENS AVE	13A	Comprehensive Modernization	2021-2026	1
407	0HH13B	4980 E OWENS AVE	13B	Comprehensive Modernization	2021-2026	1
407	0HH13C	4980 E OWENS AVE	13C	Comprehensive Modernization	2021-2026	1
407	0HH13D	4980 E OWENS AVE	13D	Comprehensive Modernization	2021-2026	1
407	0HH13E	4980 E OWENS AVE	13E	Comprehensive Modernization	2021-2026	1
407	0HH14A	4980 E OWENS AVE	14A	Comprehensive Modernization	2021-2026	1
407	0HH14B	4980 E OWENS AVE	14B	Comprehensive Modernization	2021-2026	1
407	0HH14C	4980 E OWENS AVE	14C	Comprehensive Modernization	2021-2026	1
						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

Units with Approved Vacancies for Modernization

407	00JG2C	1750 MARION DR	2C	Comprehensive Modernization	2021-2026	1
407	00JG3A	1750 MARION DR	3A	Comprehensive Modernization	2021-2026	1
407	00JG3B	1750 MARION DR	3B	Comprehensive Modernization	2021-2026	1
407	00JG3C	1750 MARION DR	3C	Comprehensive Modernization	2021-2026	1
407	00JG4A	1750 MARION DR	4A	Comprehensive Modernization	2021-2026	1
407	00JG4B	1750 MARION DR	4B	Comprehensive Modernization	2021-2026	1
407	00JG4C	1750 MARION DR	4C	Comprehensive Modernization	2021-2026	1
407	00JG4D	1750 MARION DR	4D	Comprehensive Modernization	2021-2026	1
407	00JG5A	1750 MARION DR	5A	Comprehensive Modernization	2021-2026	1
407	00JG5B	1750 MARION DR	5B	Comprehensive Modernization	2021-2026	1
407	00JG5C	1750 MARION DR	5C	Comprehensive Modernization	2021-2026	1
407	00JG5D	1750 MARION DR	5D	Comprehensive Modernization	2021-2026	1
407	00JG6A	1750 MARION DR	6A	Comprehensive Modernization	2021-2026	1
407	00JG6B	1750 MARION DR	6B	Comprehensive Modernization	2021-2026	1
407	00JG6C	1750 MARION DR	6C	Comprehensive Modernization	2021-2026	1
407	00JG6D	1750 MARION DR	6D	Comprehensive Modernization	2021-2026	1
407	00JG7A	1750 MARION DR	7A	Comprehensive Modernization	2021-2026	1
407	00JG7B	1750 MARION DR	7B	Comprehensive Modernization	2021-2026	1
407	00JG7C	1750 MARION DR	7C	Comprehensive Modernization	2021-2026	1
407	00JG8A	1750 MARION DR	8A	Comprehensive Modernization	2021-2026	1
407	00JG8B	1750 MARION DR	8B	Comprehensive Modernization	2021-2026	1
407	00JG8C	1750 MARION DR	8C	Comprehensive Modernization	2021-2026	1
407	00JG9A	1750 MARION DR	9A	Comprehensive Modernization	2021-2026	1
407	00JG9B	1750 MARION DR	9B	Comprehensive Modernization	2021-2026	1
407	00JG9C	1750 MARION DR	9C	Comprehensive Modernization	2021-2026	1
407	0JG10A	1750 MARION DR	10A	Comprehensive Modernization	2021-2026	1
407	0JG10B	1750 MARION DR	10B	Comprehensive Modernization	2021-2026	1
407	0JG10C	1750 MARION DR	10C	Comprehensive Modernization	2021-2026	1
407	0JG10D	1750 MARION DR	10D	Comprehensive Modernization	2021-2026	1
407	0JG11A	1750 MARION DR	11A	Comprehensive Modernization	2021-2026	1
407	0JG11B	1750 MARION DR	11B	Comprehensive Modernization	2021-2026	1
407	0JG11C	1750 MARION DR	11C	Comprehensive Modernization	2021-2026	1
407	0JG12A	1750 MARION DR	12A	Comprehensive Modernization	2021-2026	1
407	0JG12B	1750 MARION DR	12B	Comprehensive Modernization	2021-2026	1
407	0JG12C	1750 MARION DR	12C	Comprehensive Modernization	2021-2026	1
407	0JG12D	1750 MARION DR	12D	Comprehensive Modernization	2021-2026	1
407	0JG13A	1750 MARION DR	13A	Comprehensive Modernization	2021-2026	1
407	0JG13B	1750 MARION DR	13B	Comprehensive Modernization	2021-2026	1
407	0JG13C	1750 MARION DR	13C	Comprehensive Modernization	2021-2026	1
407	0JG14A	1750 MARION DR	14A	Comprehensive Modernization	2021-2026	1
407	0JG14B	1750 MARION DR	14B	Comprehensive Modernization	2021-2026	1
407	0JG14C	1750 MARION DR	14C	Comprehensive Modernization	2021-2026	1
407	0JG15A	1750 MARION DR	15A	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

407	0JG15B	1750 MARION DR	15B	Comprehensive Modernization	2021-2026	1
407	0JG15C	1750 MARION DR	15C	Comprehensive Modernization	2021-2026	1
407	0JG15D	1750 MARION DR	15D	Comprehensive Modernization	2021-2026	1
407	0JG16A	1750 MARION DR	16A	Comprehensive Modernization	2021-2026	1
407	0JG16B	1750 MARION DR	16B	Comprehensive Modernization	2021-2026	1
407	0JG17A	1750 MARION DR	17A	Comprehensive Modernization	2021-2026	1
407	0JG17B	1750 MARION DR	17B	Comprehensive Modernization	2021-2026	1
407	0JG17C	1750 MARION DR	17C	Comprehensive Modernization	2021-2026	1
407	0JG17D	1750 MARION DR	17D	Comprehensive Modernization	2021-2026	1
407	0JG18A	1750 MARION DR	18A	Comprehensive Modernization	2021-2026	1
407	0JG18B	1750 MARION DR	18B	Comprehensive Modernization	2021-2026	1
407	0JG18C	1750 MARION DR	18C	Comprehensive Modernization	2021-2026	1
407	0JG19A	1750 MARION DR	19A	Comprehensive Modernization	2021-2026	1
407	0JG19B	1750 MARION DR	19B	Comprehensive Modernization	2021-2026	1
407	0JG19C	1750 MARION DR	19C	Comprehensive Modernization	2021-2026	1
407	0JG20A	1750 MARION DR	20A	Comprehensive Modernization	2021-2026	1
407	0JG20B	1750 MARION DR	20B	Comprehensive Modernization	2021-2026	1
407	0JG20C	1750 MARION DR	20C	Comprehensive Modernization	2021-2026	1
407	0JG20D	1750 MARION DR	20D	Comprehensive Modernization	2021-2026	1
407	0JG21A	1750 MARION DR	21A	Comprehensive Modernization	2021-2026	1
407	0JG21B	1750 MARION DR	21B	Comprehensive Modernization	2021-2026	1
407	0JG21C	1750 MARION DR	21C	Comprehensive Modernization	2021-2026	1
407	0JG22A	1750 MARION DR	22A	Comprehensive Modernization	2021-2026	1
407	0JG22B	1750 MARION DR	22B	Comprehensive Modernization	2021-2026	1
407	0JG22C	1750 MARION DR	22C	Comprehensive Modernization	2021-2026	1
407	0JG22D	1750 MARION DR	22D	Comprehensive Modernization	2021-2026	1
407	0JG23A	1750 MARION DR	23A	Comprehensive Modernization	2021-2026	1
407	0JG23B	1750 MARION DR	23B	Comprehensive Modernization	2021-2026	1
407	0JG23C	1750 MARION DR	23C	Comprehensive Modernization	2021-2026	1
407	0JG24A	1750 MARION DR	24A	Comprehensive Modernization	2021-2026	1
407	0JG24B	1750 MARION DR	24B	Comprehensive Modernization	2021-2026	1
407	0JG24C	1750 MARION DR	24C	Comprehensive Modernization	2021-2026	1
407	0JG24D	1750 MARION DR	24D	Comprehensive Modernization	2021-2026	1
407	0JG25A	1750 MARION DR	25A	Comprehensive Modernization	2021-2026	1
407	0JG25B	1750 MARION DR	25B	Comprehensive Modernization	2021-2026	1
407	0JG25C	1750 MARION DR	25C	Comprehensive Modernization	2021-2026	1
407	0JG25D	1750 MARION DR	25D	Comprehensive Modernization	2021-2026	1
407	0JG26A	1750 MARION DR	26A	Comprehensive Modernization	2021-2026	1
407	0JG26B	1750 MARION DR	26B	Comprehensive Modernization	2021-2026	1
407	0JG26C	1750 MARION DR	26C	Comprehensive Modernization	2021-2026	1
407	0JG26D	1750 MARION DR	26D	Comprehensive Modernization	2021-2026	1
						90

Units with Approved Vacancies for Modernization

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

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
401	205221	1601 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205222	1601 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205223	1605 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205224	1605 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205225	1605 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205226	1605 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205227	1609 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205228	1609 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205229	1609 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205230	1609 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205231	1613 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205232	1613 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205233	1613 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205234	1613 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205235	1617 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205236	1617 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205237	1617 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205238	1617 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205239	1701 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205240	1701 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205241	1701 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205242	1701 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205243	1705 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205244	1705 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205245	1705 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205246	1705 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205247	1709 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205248	1709 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205249	1709 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205250	1709 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205251	1713 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205252	1713 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205253	1717 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205254	1717 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205255	1717 GRAGSON	140	Minimum Upgrades	2021-2026	1
401	205256	1717 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205257	1721 GRAGSON	110	Minimum Upgrades	2021-2026	1
401	205258	1721 GRAGSON	120	Minimum Upgrades	2021-2026	1
401	205259	1721 GRAGSON	130	Minimum Upgrades	2021-2026	1
401	205260	1721 GRAGSON	140	Minimum Upgrades	2021-2026	1

Units with Approved Vacancies for Modernization

401	205261	1600 SEARLES	110	Minimum Upgrades	2021-2026	1
401	205262	1600 SEARLES	120	Minimum Upgrades	2021-2026	1
401	205263	1604 SEARLES	110	Minimum Upgrades	2021-2026	1
401	205264	1604 SEARLES	120	Minimum Upgrades	2021-2026	1
401	205265	1604 SEARLES	130	Minimum Upgrades	2021-2026	1
401	205266	1604 SEARLES	140	Minimum Upgrades	2021-2026	1
401	205267	1608 SEARLES	120	Minimum Upgrades	2021-2026	1
401	205268	1608 SEARLES	130	Minimum Upgrades	2021-2026	1
401	205269	1608 SEARLES	140	Minimum Upgrades	2021-2026	1
401	205270	1608 SEARLES	110	Minimum Upgrades	2021-2026	1
401	205271	1612 SEARLES	140	Minimum Upgrades	2021-2026	1
401	205272	1612 SEARLES	110	Minimum Upgrades	2021-2026	1
401	205273	1612 SEARLES	120	Minimum Upgrades	2021-2026	1
401	205274	1612 SEARLES	130	Minimum Upgrades	2021-2026	1
401	205275	1616 SEARLES	110	Minimum Upgrades	2021-2026	1
401	205276	1616 SEARLES	140	Minimum Upgrades	2021-2026	1
401	205277	1616 SEARLES	130	Minimum Upgrades	2021-2026	1
401	205278	1616 SEARLES	120	Minimum Upgrades	2021-2026	1
401	205279	1700 SEARLES		Minimum Upgrades	2021-2026	1
401	205280	1601 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205281	1601 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205282	1601 SEARLES	C	Comprehensive Modernization	2021-2026	1
401	205283	1601 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205284	1605 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205285	1605 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205286	1605 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205287	1605 SEARLES	C	Comprehensive Modernization	2021-2026	1
401	205288	1609 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205289	1609 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205290	1609 SEARLES	C	Comprehensive Modernization	2021-2026	1
401	205291	1609 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205292	1613 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205293	1613 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205294	1613 SEARLES	C	Comprehensive Modernization	2021-2026	1
401	205295	1613 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205296	1701 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205297	1701 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205298	1705 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205299	1705 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205300	1705 SEARLES	C	Comprehensive Modernization	2021-2026	1
401	205301	1705 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205302	1709 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205303	1709 SEARLES	C	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

401	205304	1709 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205305	1709 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205306	1713 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205307	1713 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205308	1721 SEARLES	A	Comprehensive Modernization	2021-2026	1
401	205309	1721 SEARLES	B	Comprehensive Modernization	2021-2026	1
401	205310	1721 SEARLES	C	Comprehensive Modernization	2021-2026	1
401	205311	1721 SEARLES	D	Comprehensive Modernization	2021-2026	1
401	205312	1600 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205313	1600 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205314	1600 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205315	1600 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205316	1604 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205317	1604 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205318	1604 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205319	1604 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205320	1608 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205321	1608 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205322	1608 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205323	1608 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205324	1612 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205325	1612 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205326	1612 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205327	1612 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205328	1616 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205329	1616 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205330	1616 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205331	1616 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205332	1700 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205333	1700 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205334	1704 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205335	1704 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205336	1704 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205337	1704 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205338	1708 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205339	1708 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205340	1708 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
401	205341	1708 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205342	1712 FOREMASTER	C	Comprehensive Modernization	2021-2026	1
401	205343	1712 FOREMASTER	B	Comprehensive Modernization	2021-2026	1
401	205344	1712 FOREMASTER	A	Comprehensive Modernization	2021-2026	1
401	205345	1712 FOREMASTER	D	Comprehensive Modernization	2021-2026	1
						125

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

402	221140	900 S. BRUSH ST	140	Comprehensive Modernization	2021-2026	1
402	221201	900 S. BRUSH ST	201	Comprehensive Modernization	2021-2026	1
402	221202	900 S. BRUSH ST	202	Comprehensive Modernization	2021-2026	1
402	221203	900 S. BRUSH ST	203	Comprehensive Modernization	2021-2026	1
402	221204	900 S. BRUSH ST	204	Comprehensive Modernization	2021-2026	1
402	221205	900 S. BRUSH ST	205	Comprehensive Modernization	2021-2026	1
402	221206	900 S. BRUSH ST	206	Comprehensive Modernization	2021-2026	1
402	221207	900 S. BRUSH ST	207	Comprehensive Modernization	2021-2026	1
402	221208	900 S. BRUSH ST	208	Comprehensive Modernization	2021-2026	1
402	221209	900 S. BRUSH ST	209	Comprehensive Modernization	2021-2026	1
402	221210	900 S. BRUSH ST	210	Comprehensive Modernization	2021-2026	1
402	221211	900 S. BRUSH ST	211	Comprehensive Modernization	2021-2026	1
402	221212	900 S. BRUSH ST	212	Comprehensive Modernization	2021-2026	1
402	221213	900 S. BRUSH ST	213	Comprehensive Modernization	2021-2026	1
402	221214	900 S. BRUSH ST	214	Comprehensive Modernization	2021-2026	1
402	221215	900 S. BRUSH ST	215	Comprehensive Modernization	2021-2026	1
402	221216	900 S. BRUSH ST	216	Comprehensive Modernization	2021-2026	1
402	221217	900 S. BRUSH ST	217	Comprehensive Modernization	2021-2026	1
402	221218	900 S. BRUSH ST	218	Comprehensive Modernization	2021-2026	1
402	221219	900 S. BRUSH ST	219	Comprehensive Modernization	2021-2026	1
402	221220	900 S. BRUSH ST	220	Comprehensive Modernization	2021-2026	1
402	221221	900 S. BRUSH ST	221	Comprehensive Modernization	2021-2026	1
402	221222	900 S. BRUSH ST	222	Comprehensive Modernization	2021-2026	1
402	221223	900 S. BRUSH ST	223	Comprehensive Modernization	2021-2026	1
402	221224	900 S. BRUSH ST	224	Comprehensive Modernization	2021-2026	1
402	221225	900 S. BRUSH ST	225	Comprehensive Modernization	2021-2026	1
402	221226	900 S. BRUSH ST	226	Comprehensive Modernization	2021-2026	1
402	221227	900 S. BRUSH ST	227	Comprehensive Modernization	2021-2026	1
402	221228	900 S. BRUSH ST	228	Comprehensive Modernization	2021-2026	1
402	221229	900 S. BRUSH ST	229	Comprehensive Modernization	2021-2026	1
402	221230	900 S. BRUSH ST	230	Comprehensive Modernization	2021-2026	1
402	221231	900 S. BRUSH ST	231	Comprehensive Modernization	2021-2026	1
402	221232	900 S. BRUSH ST	232	Comprehensive Modernization	2021-2026	1
402	221233	900 S. BRUSH ST	233	Comprehensive Modernization	2021-2026	1
402	221234	900 S. BRUSH ST	234	Comprehensive Modernization	2021-2026	1
402	221235	900 S. BRUSH ST	235	Comprehensive Modernization	2021-2026	1
402	221236	900 S. BRUSH ST	236	Comprehensive Modernization	2021-2026	1
402	221237	900 S. BRUSH ST	237	Comprehensive Modernization	2021-2026	1
402	221238	900 S. BRUSH ST	238	Comprehensive Modernization	2021-2026	1
402	221239	900 S. BRUSH ST	239	Comprehensive Modernization	2021-2026	1
402	221240	900 S. BRUSH ST	240	Comprehensive Modernization	2021-2026	1
402	221241	900 S. BRUSH ST	241	Comprehensive Modernization	2021-2026	1
402	221242	900 S. BRUSH ST	242	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

402	221243	900 S. BRUSH ST	243	Comprehensive Modernization	2021-2026	1
402	221244	900 S. BRUSH ST	244	Comprehensive Modernization	2021-2026	1
402	221245	900 S. BRUSH ST	245	Comprehensive Modernization	2021-2026	1
402	221246	900 S. BRUSH ST	246	Comprehensive Modernization	2021-2026	1
402	221247	900 S. BRUSH ST	247	Comprehensive Modernization	2021-2026	1
402	221248	900 S. BRUSH ST	248	Comprehensive Modernization	2021-2026	1
402	221249	900 S. BRUSH ST	249	Comprehensive Modernization	2021-2026	1
402	221250	900 S. BRUSH ST	250	Comprehensive Modernization	2021-2026	1
402	221251	900 S. BRUSH ST	251	Comprehensive Modernization	2021-2026	1
402	221252	900 S. BRUSH ST	252	Comprehensive Modernization	2021-2026	1
402	221253	900 S. BRUSH ST	253	Comprehensive Modernization	2021-2026	1
402	221254	900 S. BRUSH ST	254	Comprehensive Modernization	2021-2026	1
402	221255	900 S. BRUSH ST	255	Comprehensive Modernization	2021-2026	1
402	221256	900 S. BRUSH ST	256	Comprehensive Modernization	2021-2026	1
402	221257	900 S. BRUSH ST	257	Comprehensive Modernization	2021-2026	1
402	221258	900 S. BRUSH ST	258	Comprehensive Modernization	2021-2026	1
402	221259	900 S. BRUSH ST	259	Comprehensive Modernization	2021-2026	1
402	221260	900 S. BRUSH ST	260	Comprehensive Modernization	2021-2026	1
402	221301	900 S. BRUSH ST	301	Comprehensive Modernization	2021-2026	1
402	221302	900 S. BRUSH ST	302	Comprehensive Modernization	2021-2026	1
402	221303	900 S. BRUSH ST	303	Comprehensive Modernization	2021-2026	1
402	221304	900 S. BRUSH ST	304	Comprehensive Modernization	2021-2026	1
402	221305	900 S. BRUSH ST	305	Comprehensive Modernization	2021-2026	1
402	221306	900 S. BRUSH ST	306	Comprehensive Modernization	2021-2026	1
402	221307	900 S. BRUSH ST	307	Comprehensive Modernization	2021-2026	1
402	221308	900 S. BRUSH ST	308	Comprehensive Modernization	2021-2026	1
402	221309	900 S. BRUSH ST	309	Comprehensive Modernization	2021-2026	1
402	221310	900 S. BRUSH ST	310	Comprehensive Modernization	2021-2026	1
402	221311	900 S. BRUSH ST	311	Comprehensive Modernization	2021-2026	1
402	221312	900 S. BRUSH ST	312	Comprehensive Modernization	2021-2026	1
402	221313	900 S. BRUSH ST	313	Comprehensive Modernization	2021-2026	1
402	221314	900 S. BRUSH ST	314	Comprehensive Modernization	2021-2026	1
402	221315	900 S. BRUSH ST	315	Comprehensive Modernization	2021-2026	1
402	221316	900 S. BRUSH ST	316	Comprehensive Modernization	2021-2026	1
402	221317	900 S. BRUSH ST	317	Comprehensive Modernization	2021-2026	1
402	221318	900 S. BRUSH ST	318	Comprehensive Modernization	2021-2026	1
402	221319	900 S. BRUSH ST	319	Comprehensive Modernization	2021-2026	1
402	221320	900 S. BRUSH ST	320	Comprehensive Modernization	2021-2026	1
402	221321	900 S. BRUSH ST	321	Comprehensive Modernization	2021-2026	1
402	221322	900 S. BRUSH ST	322	Comprehensive Modernization	2021-2026	1
402	221323	900 S. BRUSH ST	323	Comprehensive Modernization	2021-2026	1
402	221324	900 S. BRUSH ST	324	Comprehensive Modernization	2021-2026	1
402	221325	900 S. BRUSH ST	325	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

402	221326	900 S. BRUSH ST	326	Comprehensive Modernization	2021-2026	1
402	221327	900 S. BRUSH ST	327	Comprehensive Modernization	2021-2026	1
402	221328	900 S. BRUSH ST	328	Comprehensive Modernization	2021-2026	1
402	221329	900 S. BRUSH ST	329	Comprehensive Modernization	2021-2026	1
402	221330	900 S. BRUSH ST	330	Comprehensive Modernization	2021-2026	1
402	221331	900 S. BRUSH ST	331	Comprehensive Modernization	2021-2026	1
402	221332	900 S. BRUSH ST	332	Comprehensive Modernization	2021-2026	1
402	221333	900 S. BRUSH ST	333	Comprehensive Modernization	2021-2026	1
402	221334	900 S. BRUSH ST	334	Comprehensive Modernization	2021-2026	1
402	221335	900 S. BRUSH ST	335	Comprehensive Modernization	2021-2026	1
402	221336	900 S. BRUSH ST	336	Comprehensive Modernization	2021-2026	1
402	221337	900 S. BRUSH ST	337	Comprehensive Modernization	2021-2026	1
402	221338	900 S. BRUSH ST	338	Comprehensive Modernization	2021-2026	1
402	221339	900 S. BRUSH ST	339	Comprehensive Modernization	2021-2026	1
402	221340	900 S. BRUSH ST	340	Comprehensive Modernization	2021-2026	1
402	221341	900 S. BRUSH ST	341	Comprehensive Modernization	2021-2026	1
402	221342	900 S. BRUSH ST	342	Comprehensive Modernization	2021-2026	1
402	221343	900 S. BRUSH ST	343	Comprehensive Modernization	2021-2026	1
402	221344	900 S. BRUSH ST	344	Comprehensive Modernization	2021-2026	1
402	221345	900 S. BRUSH ST	345	Comprehensive Modernization	2021-2026	1
402	221346	900 S. BRUSH ST	346	Comprehensive Modernization	2021-2026	1
402	221347	900 S. BRUSH ST	347	Comprehensive Modernization	2021-2026	1
402	221348	900 S. BRUSH ST	348	Comprehensive Modernization	2021-2026	1
402	221349	900 S. BRUSH ST	349	Comprehensive Modernization	2021-2026	1
402	221350	900 S. BRUSH ST	350	Comprehensive Modernization	2021-2026	1
402	221351	900 S. BRUSH ST	351	Comprehensive Modernization	2021-2026	1
402	221352	900 S. BRUSH ST	352	Comprehensive Modernization	2021-2026	1
402	221353	900 S. BRUSH ST	353	Comprehensive Modernization	2021-2026	1
402	221354	900 S. BRUSH ST	354	Comprehensive Modernization	2021-2026	1
402	221355	900 S. BRUSH ST	355	Comprehensive Modernization	2021-2026	1
402	221356	900 S. BRUSH ST	356	Comprehensive Modernization	2021-2026	1
402	221357	900 S. BRUSH ST	357	Comprehensive Modernization	2021-2026	1
402	221358	900 S. BRUSH ST	358	Comprehensive Modernization	2021-2026	1
402	221359	900 S. BRUSH ST	359	Comprehensive Modernization	2021-2026	1
402	221360	900 S. BRUSH ST	360	Comprehensive Modernization	2021-2026	1
402	221401	900 S. BRUSH ST	401	Comprehensive Modernization	2021-2026	1
402	221402	900 S. BRUSH ST	402	Comprehensive Modernization	2021-2026	1
402	221403	900 S. BRUSH ST	403	Comprehensive Modernization	2021-2026	1
402	221404	900 S. BRUSH ST	404	Comprehensive Modernization	2021-2026	1
402	221405	900 S. BRUSH ST	405	Comprehensive Modernization	2021-2026	1
402	221406	900 S. BRUSH ST	406	Comprehensive Modernization	2021-2026	1
402	221407	900 S. BRUSH ST	407	Comprehensive Modernization	2021-2026	1
402	221408	900 S. BRUSH ST	408	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

402	221409	900 S. BRUSH ST	409	Comprehensive Modernization	2021-2026	1
402	221410	900 S. BRUSH ST	410	Comprehensive Modernization	2021-2026	1
402	221411	900 S. BRUSH ST	411	Comprehensive Modernization	2021-2026	1
402	221412	900 S. BRUSH ST	412	Comprehensive Modernization	2021-2026	1
402	221413	900 S. BRUSH ST	413	Comprehensive Modernization	2021-2026	1
402	221414	900 S. BRUSH ST	414	Comprehensive Modernization	2021-2026	1
402	221415	900 S. BRUSH ST	415	Comprehensive Modernization	2021-2026	1
402	221416	900 S. BRUSH ST	416	Comprehensive Modernization	2021-2026	1
402	221417	900 S. BRUSH ST	417	Comprehensive Modernization	2021-2026	1
402	221418	900 S. BRUSH ST	418	Comprehensive Modernization	2021-2026	1
402	221419	900 S. BRUSH ST	419	Comprehensive Modernization	2021-2026	1
402	221420	900 S. BRUSH ST	420	Comprehensive Modernization	2021-2026	1
402	221421	900 S. BRUSH ST	421	Comprehensive Modernization	2021-2026	1
402	221422	900 S. BRUSH ST	422	Comprehensive Modernization	2021-2026	1
402	221423	900 S. BRUSH ST	423	Comprehensive Modernization	2021-2026	1
402	221424	900 S. BRUSH ST	424	Comprehensive Modernization	2021-2026	1
402	221425	900 S. BRUSH ST	425	Comprehensive Modernization	2021-2026	1
402	221426	900 S. BRUSH ST	426	Comprehensive Modernization	2021-2026	1
402	221427	900 S. BRUSH ST	427	Comprehensive Modernization	2021-2026	1
402	221428	900 S. BRUSH ST	428	Comprehensive Modernization	2021-2026	1
402	221429	900 S. BRUSH ST	429	Comprehensive Modernization	2021-2026	1
402	221430	900 S. BRUSH ST	430	Comprehensive Modernization	2021-2026	1
402	221431	900 S. BRUSH ST	431	Comprehensive Modernization	2021-2026	1
402	221432	900 S. BRUSH ST	432	Comprehensive Modernization	2021-2026	1
402	221433	900 S. BRUSH ST	433	Comprehensive Modernization	2021-2026	1
402	221434	900 S. BRUSH ST	434	Comprehensive Modernization	2021-2026	1
402	221435	900 S. BRUSH ST	435	Comprehensive Modernization	2021-2026	1
402	221436	900 S. BRUSH ST	436	Comprehensive Modernization	2021-2026	1
402	221437	900 S. BRUSH ST	437	Comprehensive Modernization	2021-2026	1
402	221438	900 S. BRUSH ST	438	Comprehensive Modernization	2021-2026	1
402	221439	900 S. BRUSH ST	439	Comprehensive Modernization	2021-2026	1
402	221440	900 S. BRUSH ST	440	Comprehensive Modernization	2021-2026	1
402	221441	900 S. BRUSH ST	441	Comprehensive Modernization	2021-2026	1
402	221442	900 S. BRUSH ST	442	Comprehensive Modernization	2021-2026	1
402	221443	900 S. BRUSH ST	443	Comprehensive Modernization	2021-2026	1
402	221444	900 S. BRUSH ST	444	Comprehensive Modernization	2021-2026	1
402	221445	900 S. BRUSH ST	445	Comprehensive Modernization	2021-2026	1
402	221446	900 S. BRUSH ST	446	Comprehensive Modernization	2021-2026	1
402	221447	900 S. BRUSH ST	447	Comprehensive Modernization	2021-2026	1
402	221448	900 S. BRUSH ST	448	Comprehensive Modernization	2021-2026	1
402	221449	900 S. BRUSH ST	449	Comprehensive Modernization	2021-2026	1
402	221450	900 S. BRUSH ST	450	Comprehensive Modernization	2021-2026	1
402	221451	900 S. BRUSH ST	451	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

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
						220

Sartini Plaza Annex: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
402	221001	5200 ALPINE PL	01	Comprehensive Modernization	2021-2026	1
402	221002	5200 ALPINE PL	02	Comprehensive Modernization	2021-2026	1
402	221003	5200 ALPINE PL	03	Comprehensive Modernization	2021-2026	1
402	221004	5200 ALPINE PL	04	Comprehensive Modernization	2021-2026	1
402	221005	5200 ALPINE PL	05	Comprehensive Modernization	2021-2026	1
402	221006	5200 ALPINE PL	06	Comprehensive Modernization	2021-2026	1
402	221007	5200 ALPINE PL	07	Comprehensive Modernization	2021-2026	1
402	221008	5200 ALPINE PL	08	Comprehensive Modernization	2021-2026	1
402	221009	5200 ALPINE PL	09	Comprehensive Modernization	2021-2026	1
402	221010	5200 ALPINE PL	10	Comprehensive Modernization	2021-2026	1
402	221011	5200 ALPINE PL	11	Comprehensive Modernization	2021-2026	1
402	221012	5200 ALPINE PL	12	Comprehensive Modernization	2021-2026	1
402	221013	5200 ALPINE PL	13	Comprehensive Modernization	2021-2026	1
402	221014	5200 ALPINE PL	14	Comprehensive Modernization	2021-2026	1
402	221015	5200 ALPINE PL	15	Comprehensive Modernization	2021-2026	1
402	221016	5200 ALPINE PL	16	Comprehensive Modernization	2021-2026	1
402	221017	5200 ALPINE PL	17	Comprehensive Modernization	2021-2026	1
402	221018	5200 ALPINE PL	18	Comprehensive Modernization	2021-2026	1
402	221019	5200 ALPINE PL	19	Comprehensive Modernization	2021-2026	1
402	221020	5200 ALPINE PL	20	Comprehensive Modernization	2021-2026	1
402	221021	5200 ALPINE PL	21	Comprehensive Modernization	2021-2026	1
402	221022	5200 ALPINE PL	22	Comprehensive Modernization	2021-2026	1
402	221023	5200 ALPINE PL	23	Comprehensive Modernization	2021-2026	1
402	221024	5200 ALPINE PL	24	Comprehensive Modernization	2021-2026	1
402	221025	5200 ALPINE PL	25	Comprehensive Modernization	2021-2026	1
402	221026	5200 ALPINE PL	26	Comprehensive Modernization	2021-2026	1
402	221027	5200 ALPINE PL	27	Comprehensive Modernization	2021-2026	1
402	221028	5200 ALPINE PL	28	Comprehensive Modernization	2021-2026	1

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

404	00SH7D	2901 SCHAFFER CIR	7D	Comprehensive Modernization	2023-2026	1
404	00SH8A	2901 SCHAFFER CIR	8A	Comprehensive Modernization	2023-2026	1
404	00SH8B	2901 SCHAFFER CIR	8B	Comprehensive Modernization	2023-2026	1
404	00SH8C	2901 SCHAFFER CIR	8C	Comprehensive Modernization	2023-2026	1
404	00SH8D	2901 SCHAFFER CIR	8D	Comprehensive Modernization	2023-2026	1
404	00SH9A	2901 SCHAFFER CIR	9A	Comprehensive Modernization	2023-2026	1
404	00SH9B	2901 SCHAFFER CIR	9B	Comprehensive Modernization	2023-2026	1
404	00SH9C	2901 SCHAFFER CIR	9C	Comprehensive Modernization	2023-2026	1
404	00SH9D	2901 SCHAFFER CIR	9D	Comprehensive Modernization	2023-2026	1
404	0SH10A	2901 SCHAFFER CIR	10A	Comprehensive Modernization	2023-2026	1
404	0SH10B	2901 SCHAFFER CIR	10B	Comprehensive Modernization	2023-2026	1
404	0SH10C	2901 SCHAFFER CIR	10C	Comprehensive Modernization	2023-2026	1
404	0SH10D	2901 SCHAFFER CIR	10D	Comprehensive Modernization	2023-2026	1
404	0SH11A	2901 SCHAFFER CIR	11A	Comprehensive Modernization	2023-2026	1
404	0SH11B	2901 SCHAFFER CIR	11B	Comprehensive Modernization	2023-2026	1
404	0SH11C	2901 SCHAFFER CIR	11C	Comprehensive Modernization	2023-2026	1
404	0SH11D	2901 SCHAFFER CIR	11D	Comprehensive Modernization	2023-2026	1
404	0SH12A	2901 SCHAFFER CIR	12A	Comprehensive Modernization	2023-2026	1
404	0SH12B	2901 SCHAFFER CIR	12B	Comprehensive Modernization	2023-2026	1
404	0SH12C	2901 SCHAFFER CIR	12C	Comprehensive Modernization	2023-2026	1
404	0SH12D	2901 SCHAFFER CIR	12D	Comprehensive Modernization	2023-2026	1
404	0SH13A	2901 SCHAFFER CIR	13A	Comprehensive Modernization	2023-2026	1
404	0SH13B	2901 SCHAFFER CIR	13B	Comprehensive Modernization	2023-2026	1
404	0SH13C	2901 SCHAFFER CIR	13C	Comprehensive Modernization	2023-2026	1
404	0SH13D	2901 SCHAFFER CIR	13D	Comprehensive Modernization	2023-2026	1
404	0SH14A	2901 SCHAFFER CIR	14A	Comprehensive Modernization	2023-2026	1
404	0SH14B	2901 SCHAFFER CIR	14B	Comprehensive Modernization	2023-2026	1
404	0SH14C	2901 SCHAFFER CIR	14C	Comprehensive Modernization	2023-2026	1
404	0SH15A	2901 SCHAFFER CIR	15A	Comprehensive Modernization	2023-2026	1
404	0SH15B	2901 SCHAFFER CIR	15B	Comprehensive Modernization	2023-2026	1
404	0SH15C	2901 SCHAFFER CIR	15C	Comprehensive Modernization	2023-2026	1
404	0SH15D	2901 SCHAFFER CIR	15D	Comprehensive Modernization	2023-2026	1
404	0SH16A	2901 SCHAFFER CIR	16A	Comprehensive Modernization	2023-2026	1
404	0SH16B	2901 SCHAFFER CIR	16B	Comprehensive Modernization	2023-2026	1
404	0SH16C	2901 SCHAFFER CIR	16C	Comprehensive Modernization	2023-2026	1
404	0SH16D	2901 SCHAFFER CIR	16D	Comprehensive Modernization	2023-2026	1
404	0SH17A	2901 SCHAFFER CIR	17A	Comprehensive Modernization	2023-2026	1
404	0SH17B	2901 SCHAFFER CIR	17B	Comprehensive Modernization	2023-2026	1
404	0SH17C	2901 SCHAFFER CIR	17C	Comprehensive Modernization	2023-2026	1
404	0SH17D	2901 SCHAFFER CIR	17D	Comprehensive Modernization	2023-2026	1
404	0SH18A	2901 SCHAFFER CIR	18A	Comprehensive Modernization	2023-2026	1
404	0SH18B	2901 SCHAFFER CIR	18B	Comprehensive Modernization	2023-2026	1
404	0SH18C	2901 SCHAFFER CIR	18C	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

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
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
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Harry Levv 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

Units with Approved Vacancies for Modernization

403	208351	2525 W. WASHINGTON	106	Comprehensive Modernization	2023-2026	1
403	208352	2525 W. WASHINGTON	107	Comprehensive Modernization	2023-2026	1
403	208353	2525 W. WASHINGTON	108	Comprehensive Modernization	2023-2026	1
403	208354	2525 W. WASHINGTON	109	Comprehensive Modernization	2023-2026	1
403	208355	2525 W. WASHINGTON	110	Comprehensive Modernization	2023-2026	1
403	208356	2525 W. WASHINGTON	111	Comprehensive Modernization	2023-2026	1
403	208357	2525 W. WASHINGTON	112	Comprehensive Modernization	2023-2026	1
403	208358	2525 W. WASHINGTON	113	Comprehensive Modernization	2023-2026	1
403	208359	2525 W. WASHINGTON	114	Comprehensive Modernization	2023-2026	1
403	208360	2525 W. WASHINGTON	115	Comprehensive Modernization	2023-2026	1
403	208361	2525 W. WASHINGTON	116	Comprehensive Modernization	2023-2026	1
403	208362	2525 W. WASHINGTON	117	Comprehensive Modernization	2023-2026	1
403	208363	2525 W. WASHINGTON	118	Comprehensive Modernization	2023-2026	1
403	208364	2525 W. WASHINGTON	119	Comprehensive Modernization	2023-2026	1
403	208365	2525 W. WASHINGTON	120	Comprehensive Modernization	2023-2026	1
403	208366	2525 W. WASHINGTON	121	Comprehensive Modernization	2023-2026	1
403	208367	2525 W. WASHINGTON	122	Comprehensive Modernization	2023-2026	1
403	208368	2525 W. WASHINGTON	123	Comprehensive Modernization	2023-2026	1
403	208369	2525 W. WASHINGTON	124	Comprehensive Modernization	2023-2026	1
403	208370	2525 W. WASHINGTON	125	Comprehensive Modernization	2023-2026	1
403	208371	2525 W. WASHINGTON	126	Comprehensive Modernization	2023-2026	1
403	208372	2525 W. WASHINGTON	127	Comprehensive Modernization	2023-2026	1
403	208373	2525 W. WASHINGTON	128	Comprehensive Modernization	2023-2026	1
403	208374	2525 W. WASHINGTON	129	Comprehensive Modernization	2023-2026	1
403	208375	2525 W. WASHINGTON	130	Comprehensive Modernization	2023-2026	1
403	208376	2525 W. WASHINGTON	131	Comprehensive Modernization	2023-2026	1
403	208377	2525 W. WASHINGTON	132	Comprehensive Modernization	2023-2026	1
403	208378	2525 W. WASHINGTON	133	Comprehensive Modernization	2023-2026	1
403	208379	2525 W. WASHINGTON	134	Comprehensive Modernization	2023-2026	1
403	208380	2525 W. WASHINGTON	135	Comprehensive Modernization	2023-2026	1
403	208381	2525 W. WASHINGTON	136	Comprehensive Modernization	2023-2026	1
403	208382	2525 W. WASHINGTON	137	Comprehensive Modernization	2023-2026	1
403	208383	2525 W. WASHINGTON	138	Comprehensive Modernization	2023-2026	1
403	208384	2525 W. WASHINGTON	139	Comprehensive Modernization	2023-2026	1
403	208385	2525 W. WASHINGTON	140	Comprehensive Modernization	2023-2026	1
403	208386	2525 W. WASHINGTON	141	Comprehensive Modernization	2023-2026	1
403	208387	2525 W. WASHINGTON	142	Comprehensive Modernization	2023-2026	1
403	208388	2525 W. WASHINGTON	143	Comprehensive Modernization	2023-2026	1
403	208389	2525 W. WASHINGTON	144	Comprehensive Modernization	2023-2026	1
403	208390	2525 W. WASHINGTON	145	Comprehensive Modernization	2023-2026	1
403	208391	2525 W. WASHINGTON	146	Comprehensive Modernization	2023-2026	1
403	208392	2525 W. WASHINGTON	201	Comprehensive Modernization	2023-2026	1
403	208393	2525 W. WASHINGTON	202	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

403	208394	2525 W. WASHINGTON	203	Comprehensive Modernization	2023-2026	1
403	208395	2525 W. WASHINGTON	204	Comprehensive Modernization	2023-2026	1
403	208396	2525 W. WASHINGTON	205	Comprehensive Modernization	2023-2026	1
403	208397	2525 W. WASHINGTON	206	Comprehensive Modernization	2023-2026	1
403	208398	2525 W. WASHINGTON	207	Comprehensive Modernization	2023-2026	1
403	208399	2525 W. WASHINGTON	208	Comprehensive Modernization	2023-2026	1
403	208400	2525 W. WASHINGTON	209	Comprehensive Modernization	2023-2026	1
403	208401	2525 W. WASHINGTON	210	Comprehensive Modernization	2023-2026	1
403	208402	2525 W. WASHINGTON	211	Comprehensive Modernization	2023-2026	1
403	208403	2525 W. WASHINGTON	212	Comprehensive Modernization	2023-2026	1
403	208404	2525 W. WASHINGTON	213	Comprehensive Modernization	2023-2026	1
403	208405	2525 W. WASHINGTON	214	Comprehensive Modernization	2023-2026	1
403	208406	2525 W. WASHINGTON	215	Comprehensive Modernization	2023-2026	1
403	208407	2525 W. WASHINGTON	216	Comprehensive Modernization	2023-2026	1
403	208408	2525 W. WASHINGTON	217	Comprehensive Modernization	2023-2026	1
403	208409	2525 W. WASHINGTON	218	Comprehensive Modernization	2023-2026	1
403	208410	2525 W. WASHINGTON	219	Comprehensive Modernization	2023-2026	1
403	208411	2525 W. WASHINGTON	220	Comprehensive Modernization	2023-2026	1
403	208412	2525 W. WASHINGTON	221	Comprehensive Modernization	2023-2026	1
403	208413	2525 W. WASHINGTON	222	Comprehensive Modernization	2023-2026	1
403	208414	2525 W. WASHINGTON	223	Comprehensive Modernization	2023-2026	1
403	208415	2525 W. WASHINGTON	224	Comprehensive Modernization	2023-2026	1
403	208416	2525 W. WASHINGTON	225	Comprehensive Modernization	2023-2026	1
403	208417	2525 W. WASHINGTON	226	Comprehensive Modernization	2023-2026	1
403	208418	2525 W. WASHINGTON	227	Comprehensive Modernization	2023-2026	1
403	208419	2525 W. WASHINGTON	228	Comprehensive Modernization	2023-2026	1
403	208420	2525 W. WASHINGTON	229	Comprehensive Modernization	2023-2026	1
403	208421	2525 W. WASHINGTON	230	Comprehensive Modernization	2023-2026	1
403	208422	2525 W. WASHINGTON	231	Comprehensive Modernization	2023-2026	1
403	208423	2525 W. WASHINGTON	232	Comprehensive Modernization	2023-2026	1
403	208424	2525 W. WASHINGTON	233	Comprehensive Modernization	2023-2026	1
403	208425	2525 W. WASHINGTON	234	Comprehensive Modernization	2023-2026	1
403	208426	2525 W. WASHINGTON	235	Comprehensive Modernization	2023-2026	1
403	208427	2525 W. WASHINGTON	236	Comprehensive Modernization	2023-2026	1
403	208428	2525 W. WASHINGTON	237	Comprehensive Modernization	2023-2026	1
403	208429	2525 W. WASHINGTON	238	Comprehensive Modernization	2023-2026	1
403	208430	2525 W. WASHINGTON	239	Comprehensive Modernization	2023-2026	1
403	208431	2525 W. WASHINGTON	240	Comprehensive Modernization	2023-2026	1
403	208432	2525 W. WASHINGTON	241	Comprehensive Modernization	2023-2026	1
403	208433	2525 W. WASHINGTON	242	Comprehensive Modernization	2023-2026	1
403	208434	2525 W. WASHINGTON	243	Comprehensive Modernization	2023-2026	1
403	208435	2525 W. WASHINGTON	244	Comprehensive Modernization	2023-2026	1
403	208436	2525 W. WASHINGTON	245	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

403	208437	2525 W. WASHINGTON	246	Comprehensive Modernization	2023-2026	1
403	208438	2525 W. WASHINGTON	247	Comprehensive Modernization	2023-2026	1
403	208439	2525 W. WASHINGTON	248	Comprehensive Modernization	2023-2026	1
403	208440	2525 W. WASHINGTON	249	Comprehensive Modernization	2023-2026	1
403	208441	2525 W. WASHINGTON	250	Comprehensive Modernization	2023-2026	1
403	208442	2525 W. WASHINGTON	251	Comprehensive Modernization	2023-2026	1
403	208443	2525 W. WASHINGTON	252	Comprehensive Modernization	2023-2026	1
403	208444	2525 W. WASHINGTON	301	Comprehensive Modernization	2023-2026	1
403	208445	2525 W. WASHINGTON	302	Comprehensive Modernization	2023-2026	1
403	208446	2525 W. WASHINGTON	303	Comprehensive Modernization	2023-2026	1
403	208447	2525 W. WASHINGTON	304	Comprehensive Modernization	2023-2026	1
403	208448	2525 W. WASHINGTON	305	Comprehensive Modernization	2023-2026	1
403	208449	2525 W. WASHINGTON	306	Comprehensive Modernization	2023-2026	1
403	208450	2525 W. WASHINGTON	307	Comprehensive Modernization	2023-2026	1
403	208451	2525 W. WASHINGTON	308	Comprehensive Modernization	2023-2026	1
403	208452	2525 W. WASHINGTON	309	Comprehensive Modernization	2023-2026	1
403	208453	2525 W. WASHINGTON	310	Comprehensive Modernization	2023-2026	1
403	208454	2525 W. WASHINGTON	311	Comprehensive Modernization	2023-2026	1
403	208455	2525 W. WASHINGTON	312	Comprehensive Modernization	2023-2026	1
403	208456	2525 W. WASHINGTON	313	Comprehensive Modernization	2023-2026	1
403	208457	2525 W. WASHINGTON	314	Comprehensive Modernization	2023-2026	1
403	208458	2525 W. WASHINGTON	315	Comprehensive Modernization	2023-2026	1
403	208459	2525 W. WASHINGTON	316	Comprehensive Modernization	2023-2026	1
403	208460	2525 W. WASHINGTON	317	Comprehensive Modernization	2023-2026	1
403	208461	2525 W. WASHINGTON	318	Comprehensive Modernization	2023-2026	1
403	208462	2525 W. WASHINGTON	319	Comprehensive Modernization	2023-2026	1
403	208463	2525 W. WASHINGTON	320	Comprehensive Modernization	2023-2026	1
403	208464	2525 W. WASHINGTON	321	Comprehensive Modernization	2023-2026	1
403	208465	2525 W. WASHINGTON	322	Comprehensive Modernization	2023-2026	1
403	208466	2525 W. WASHINGTON	323	Comprehensive Modernization	2023-2026	1
403	208467	2525 W. WASHINGTON	324	Comprehensive Modernization	2023-2026	1
403	208468	2525 W. WASHINGTON	325	Comprehensive Modernization	2023-2026	1
403	208469	2525 W. WASHINGTON	326	Comprehensive Modernization	2023-2026	1
403	208470	2525 W. WASHINGTON	327	Comprehensive Modernization	2023-2026	1
403	208471	2525 W. WASHINGTON	328	Comprehensive Modernization	2023-2026	1
403	208472	2525 W. WASHINGTON	329	Comprehensive Modernization	2023-2026	1
403	208473	2525 W. WASHINGTON	330	Comprehensive Modernization	2023-2026	1
403	208474	2525 W. WASHINGTON	331	Comprehensive Modernization	2023-2026	1
403	208475	2525 W. WASHINGTON	332	Comprehensive Modernization	2023-2026	1
403	208476	2525 W. WASHINGTON	333	Comprehensive Modernization	2023-2026	1
403	208477	2525 W. WASHINGTON	334	Comprehensive Modernization	2023-2026	1
403	208478	2525 W. WASHINGTON	335	Comprehensive Modernization	2023-2026	1
403	208479	2525 W. WASHINGTON	336	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

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

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
402	212496	5000 W. ALTA DR.	101	Comprehensive Modernization	2023-2026	1
402	212497	5000 W. ALTA DR.	102	Comprehensive Modernization	2023-2026	1
402	212498	5000 W. ALTA DR.	103	Comprehensive Modernization	2023-2026	1
402	212499	5000 W. ALTA DR.	104	Comprehensive Modernization	2023-2026	1
402	212500	5000 W. ALTA DR.	105	Comprehensive Modernization	2023-2026	1
402	212501	5000 W. ALTA DR.	106	Comprehensive Modernization	2023-2026	1
402	212502	5000 W. ALTA DR.	107	Comprehensive Modernization	2023-2026	1
402	212503	5000 W. ALTA DR.	108	Comprehensive Modernization	2023-2026	1
402	212504	5000 W. ALTA DR.	109	Comprehensive Modernization	2023-2026	1
402	212505	5000 W. ALTA DR.	110	Comprehensive Modernization	2023-2026	1
402	212506	5000 W. ALTA DR.	111	Comprehensive Modernization	2023-2026	1
402	212507	5000 W. ALTA DR.	112	Comprehensive Modernization	2023-2026	1
402	212508	5000 W. ALTA DR.	113	Comprehensive Modernization	2023-2026	1
402	212509	5000 W. ALTA DR.	114	Comprehensive Modernization	2023-2026	1
402	212510	5000 W. ALTA DR.	115	Comprehensive Modernization	2023-2026	1
402	212511	5000 W. ALTA DR.	116	Comprehensive Modernization	2023-2026	1
402	212512	5000 W. ALTA DR.	117	Comprehensive Modernization	2023-2026	1
402	212513	5000 W. ALTA DR.	118	Comprehensive Modernization	2023-2026	1
402	212514	5000 W. ALTA DR.	119	Comprehensive Modernization	2023-2026	1
402	212515	5000 W. ALTA DR.	120	Comprehensive Modernization	2023-2026	1
402	212516	5000 W. ALTA DR.	121	Comprehensive Modernization	2023-2026	1
402	212517	5000 W. ALTA DR.	122	Comprehensive Modernization	2023-2026	1
402	212518	5000 W. ALTA DR.	123	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

402	212519	5000 W. ALTA DR.	124	Comprehensive Modernization	2023-2026	1
402	212520	5000 W. ALTA DR.	125	Comprehensive Modernization	2023-2026	1
402	212521	5000 W. ALTA DR.	126	Comprehensive Modernization	2023-2026	1
402	212522	5000 W. ALTA DR.	127	Comprehensive Modernization	2023-2026	1
402	212523	5000 W. ALTA DR.	128	Comprehensive Modernization	2023-2026	1
402	212524	5000 W. ALTA DR.	129	Comprehensive Modernization	2023-2026	1
402	212525	5000 W. ALTA DR.	130	Comprehensive Modernization	2023-2026	1
402	212526	5000 W. ALTA DR.	131	Comprehensive Modernization	2023-2026	1
402	212527	5000 W. ALTA DR.	132	Comprehensive Modernization	2023-2026	1
402	212528	5000 W. ALTA DR.	133	Comprehensive Modernization	2023-2026	1
402	212529	5000 W. ALTA DR.	134	Comprehensive Modernization	2023-2026	1
402	212530	5000 W. ALTA DR.	135	Comprehensive Modernization	2023-2026	1
402	212531	5000 W. ALTA DR.	136	Comprehensive Modernization	2023-2026	1
402	212532	5000 W. ALTA DR.	137	Comprehensive Modernization	2023-2026	1
402	212533	5000 W. ALTA DR.	138	Comprehensive Modernization	2023-2026	1
402	212534	5000 W. ALTA DR.	139	Comprehensive Modernization	2023-2026	1
402	212535	5000 W. ALTA DR.	140	Comprehensive Modernization	2023-2026	1
402	212536	5000 W. ALTA DR.	141	Comprehensive Modernization	2023-2026	1
402	212537	5000 W. ALTA DR.	142	Comprehensive Modernization	2023-2026	1
402	212538	5000 W. ALTA DR.	143	Comprehensive Modernization	2023-2026	1
402	212539	5000 W. ALTA DR.	144	Comprehensive Modernization	2023-2026	1
402	212540	5000 W. ALTA DR.	145	Comprehensive Modernization	2023-2026	1
402	212541	5000 W. ALTA DR.	146	Comprehensive Modernization	2023-2026	1
402	212542	5000 W. ALTA DR.	147	Comprehensive Modernization	2023-2026	1
402	212543	5000 W. ALTA DR.	148	Comprehensive Modernization	2023-2026	1
402	212544	5000 W. ALTA DR.	201	Comprehensive Modernization	2023-2026	1
402	212545	5000 W. ALTA DR.	202	Comprehensive Modernization	2023-2026	1
402	212546	5000 W. ALTA DR.	203	Comprehensive Modernization	2023-2026	1
402	212547	5000 W. ALTA DR.	204	Comprehensive Modernization	2023-2026	1
402	212548	5000 W. ALTA DR.	205	Comprehensive Modernization	2023-2026	1
402	212549	5000 W. ALTA DR.	206	Comprehensive Modernization	2023-2026	1
402	212550	5000 W. ALTA DR.	207	Comprehensive Modernization	2023-2026	1
402	212551	5000 W. ALTA DR.	208	Comprehensive Modernization	2023-2026	1
402	212552	5000 W. ALTA DR.	209	Comprehensive Modernization	2023-2026	1
402	212553	5000 W. ALTA DR.	210	Comprehensive Modernization	2023-2026	1
402	212554	5000 W. ALTA DR.	211	Comprehensive Modernization	2023-2026	1
402	212555	5000 W. ALTA DR.	212	Comprehensive Modernization	2023-2026	1
402	212556	5000 W. ALTA DR.	213	Comprehensive Modernization	2023-2026	1
402	212557	5000 W. ALTA DR.	214	Comprehensive Modernization	2023-2026	1
402	212558	5000 W. ALTA DR.	215	Comprehensive Modernization	2023-2026	1
402	212559	5000 W. ALTA DR.	216	Comprehensive Modernization	2023-2026	1
402	212560	5000 W. ALTA DR.	217	Comprehensive Modernization	2023-2026	1
402	212561	5000 W. ALTA DR.	218	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

402	212562	5000 W. ALTA DR	219	Comprehensive Modernization	2023-2026	1
402	212563	5000 W. ALTA DR.	220	Comprehensive Modernization	2023-2026	1
402	212564	5000 W. ALTA DR.	221	Comprehensive Modernization	2023-2026	1
402	212565	5000 W. ALTA DR.	222	Comprehensive Modernization	2023-2026	1
402	212566	5000 W. ALTA DR.	223	Comprehensive Modernization	2023-2026	1
402	212567	5000 W. ALTA DR.	224	Comprehensive Modernization	2023-2026	1
402	212568	5000 W. ALTA DR.	225	Comprehensive Modernization	2023-2026	1
402	212569	5000 W. ALTA DR.	226	Comprehensive Modernization	2023-2026	1
402	212570	5000 W. ALTA DR.	227	Comprehensive Modernization	2023-2026	1
402	212571	5000 W. ALTA DR.	228	Comprehensive Modernization	2023-2026	1
402	212572	5000 W. ALTA DR.	229	Comprehensive Modernization	2023-2026	1
402	212573	5000 W. ALTA DR	230	Comprehensive Modernization	2023-2026	1
402	212574	5000 W. ALTA DR.	231	Comprehensive Modernization	2023-2026	1
402	212575	5000 W. ALTA DR.	232	Comprehensive Modernization	2023-2026	1
402	212576	5000 W. ALTA DR.	233	Comprehensive Modernization	2023-2026	1
402	212577	5000 W. ALTA DR.	234	Comprehensive Modernization	2023-2026	1
402	212578	5000 W. ALTA DR.	235	Comprehensive Modernization	2023-2026	1
402	212579	5000 W. ALTA DR.	236	Comprehensive Modernization	2023-2026	1
402	212580	5000 W. ALTA DR.	237	Comprehensive Modernization	2023-2026	1
402	212581	5000 W. ALTA DR.	238	Comprehensive Modernization	2023-2026	1
402	212582	5000 W. ALTA DR.	239	Comprehensive Modernization	2023-2026	1
402	212583	5000 W. ALTA DR.	240	Comprehensive Modernization	2023-2026	1
402	212584	5000 W. ALTA DR.	241	Comprehensive Modernization	2023-2026	1
402	212585	5000 W. ALTA DR.	242	Comprehensive Modernization	2023-2026	1
402	212586	5000 W. ALTA DR.	243	Comprehensive Modernization	2023-2026	1
402	212587	5000 W. ALTA DR.	244	Comprehensive Modernization	2023-2026	1
402	212588	5000 W. ALTA DR.	245	Comprehensive Modernization	2023-2026	1
402	212589	5000 W. ALTA DR.	246	Comprehensive Modernization	2023-2026	1
402	212590	5000 W. ALTA DR.	247	Comprehensive Modernization	2023-2026	1
402	212591	5000 W. ALTA DR.	248	Comprehensive Modernization	2023-2026	1
402	212592	5000 W. ALTA DR.	249	Comprehensive Modernization	2023-2026	1
402	212593	5000 W. ALTA DR.	250	Comprehensive Modernization	2023-2026	1
402	212594	5000 W. ALTA DR.	251	Comprehensive Modernization	2023-2026	1
402	212595	5000 W. ALTA DR.	252	Comprehensive Modernization	2023-2026	1
402	212596	5000 W. ALTA DR.	301	Comprehensive Modernization	2023-2026	1
402	212597	5000 W. ALTA DR	302	Comprehensive Modernization	2023-2026	1
402	212598	5000 W. ALTA DR.	303	Comprehensive Modernization	2023-2026	1
402	212599	5000 W. ALTA DR.	304	Comprehensive Modernization	2023-2026	1
402	212600	5000 W. ALTA DR.	305	Comprehensive Modernization	2023-2026	1
402	212601	5000 W. ALTA DR.	306	Comprehensive Modernization	2023-2026	1
402	212602	5000 W. ALTA DR.	307	Comprehensive Modernization	2023-2026	1
402	212603	5000 W. ALTA DR.	308	Comprehensive Modernization	2023-2026	1
402	212604	5000 W. ALTA DR.	309	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

402	212605	5000 W. ALTA DR.	310	Comprehensive Modernization	2023-2026	1
402	212606	5000 W. ALTA DR.	311	Comprehensive Modernization	2023-2026	1
402	212607	5000 W. ALTA DR.	312	Comprehensive Modernization	2023-2026	1
402	212608	5000 W. ALTA DR.	313	Comprehensive Modernization	2023-2026	1
402	212609	5000 W. ALTA DR.	314	Comprehensive Modernization	2023-2026	1
402	212610	5000 W. ALTA DR.	315	Comprehensive Modernization	2023-2026	1
402	212611	5000 W. ALTA DR.	316	Comprehensive Modernization	2023-2026	1
402	212612	5000 W. ALTA DR.	317	Comprehensive Modernization	2023-2026	1
402	212613	5000 W. ALTA DR.	318	Comprehensive Modernization	2023-2026	1
402	212614	5000 W. ALTA DR.	319	Comprehensive Modernization	2023-2026	1
402	212615	5000 W. ALTA DR.	320	Comprehensive Modernization	2023-2026	1
402	212616	5000 W. ALTA DR.	321	Comprehensive Modernization	2023-2026	1
402	212617	5000 W. ALTA DR.	322	Comprehensive Modernization	2023-2026	1
402	212618	5000 W. ALTA DR.	323	Comprehensive Modernization	2023-2026	1
402	212619	5000 W. ALTA DR.	324	Comprehensive Modernization	2023-2026	1
402	212620	5000 W. ALTA DR.	325	Comprehensive Modernization	2023-2026	1
402	212621	5000 W. ALTA DR.	326	Comprehensive Modernization	2023-2026	1
402	212622	5000 W. ALTA DR.	327	Comprehensive Modernization	2023-2026	1
402	212623	5000 W. ALTA DR.	328	Comprehensive Modernization	2023-2026	1
402	212624	5000 W. ALTA DR.	329	Comprehensive Modernization	2023-2026	1
402	212625	5000 W. ALTA DR.	330	Comprehensive Modernization	2023-2026	1
402	212626	5000 W. ALTA DR.	331	Comprehensive Modernization	2023-2026	1
402	212627	5000 W. ALTA DR.	332	Comprehensive Modernization	2023-2026	1
402	212628	5000 W. ALTA DR.	333	Comprehensive Modernization	2023-2026	1
402	212629	5000 W. ALTA DR.	334	Comprehensive Modernization	2023-2026	1
402	212630	5000 W. ALTA DR.	335	Comprehensive Modernization	2023-2026	1
402	212631	5000 W. ALTA DR.	336	Comprehensive Modernization	2023-2026	1
402	212632	5000 W. ALTA DR.	337	Comprehensive Modernization	2023-2026	1
402	212633	5000 W. ALTA DR.	338	Comprehensive Modernization	2023-2026	1
402	212634	5000 W. ALTA DR.	339	Comprehensive Modernization	2023-2026	1
402	212635	5000 W. ALTA DR.	340	Comprehensive Modernization	2023-2026	1
402	212636	5000 W. ALTA DR.	341	Comprehensive Modernization	2023-2026	1
402	212637	5000 W. ALTA DR.	342	Comprehensive Modernization	2023-2026	1
402	212638	5000 W. ALTA DR.	343	Comprehensive Modernization	2023-2026	1
402	212639	5000 W. ALTA DR.	344	Comprehensive Modernization	2023-2026	1
402	212640	5000 W. ALTA DR.	345	Comprehensive Modernization	2023-2026	1
402	212641	5000 W. ALTA DR.	346	Comprehensive Modernization	2023-2026	1
402	212642	5000 W. ALTA DR.	347	Comprehensive Modernization	2023-2026	1
402	212643	5000 W. ALTA DR.	348	Comprehensive Modernization	2023-2026	1
402	212644	5000 W. ALTA DR.	349	Comprehensive Modernization	2023-2026	1
402	212645	5000 W. ALTA DR.	350	Comprehensive Modernization	2023-2026	1
402	212646	5000 W. ALTA DR.	351	Comprehensive Modernization	2023-2026	1
402	212647	5000 W. ALTA DR.	352	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

402	212648	5000 W. ALTA DR.	401	Comprehensive Modernization	2023-2026	1
402	212649	5000 W. ALTA DR.	402	Comprehensive Modernization	2023-2026	1
402	212650	5000 W. ALTA DR.	403	Comprehensive Modernization	2023-2026	1
402	212651	5000 W. ALTA DR.	404	Comprehensive Modernization	2023-2026	1
402	212652	5000 W. ALTA DR.	405	Comprehensive Modernization	2023-2026	1
402	212653	5000 W. ALTA DR.	406	Comprehensive Modernization	2023-2026	1
402	212654	5000 W. ALTA DR.	407	Comprehensive Modernization	2023-2026	1
402	212655	5000 W. ALTA DR.	408	Comprehensive Modernization	2023-2026	1
402	212656	5000 W. ALTA DR.	409	Comprehensive Modernization	2023-2026	1
402	212657	5000 W. ALTA DR.	410	Comprehensive Modernization	2023-2026	1
402	212658	5000 W. ALTA DR.	411	Comprehensive Modernization	2023-2026	1
402	212659	5000 W. ALTA DR.	412	Comprehensive Modernization	2023-2026	1
402	212660	5000 W. ALTA DR.	413	Comprehensive Modernization	2023-2026	1
402	212661	5000 W. ALTA DR.	414	Comprehensive Modernization	2023-2026	1
402	212662	5000 W. ALTA DR.	415	Comprehensive Modernization	2023-2026	1
402	212663	5000 W. ALTA DR.	416	Comprehensive Modernization	2023-2026	1
402	212664	5000 W. ALTA DR.	417	Comprehensive Modernization	2023-2026	1
402	212665	5000 W. ALTA DR.	418	Comprehensive Modernization	2023-2026	1
402	212666	5000 W. ALTA DR.	419	Comprehensive Modernization	2023-2026	1
402	212667	5000 W. ALTA DR.	420	Comprehensive Modernization	2023-2026	1
402	212668	5000 W. ALTA DR.	421	Comprehensive Modernization	2023-2026	1
402	212669	5000 W. ALTA DR.	422	Comprehensive Modernization	2023-2026	1
402	212670	5000 W. ALTA DR.	423	Comprehensive Modernization	2023-2026	1
402	212671	5000 W. ALTA DR.	424	Comprehensive Modernization	2023-2026	1
402	212672	5000 W. ALTA DR.	425	Comprehensive Modernization	2023-2026	1
402	212673	5000 W. ALTA DR.	426	Comprehensive Modernization	2023-2026	1
402	212674	5000 W. ALTA DR.	427	Comprehensive Modernization	2023-2026	1
402	212675	5000 W. ALTA DR.	428	Comprehensive Modernization	2023-2026	1
402	212676	5000 W. ALTA DR.	429	Comprehensive Modernization	2023-2026	1
402	212677	5000 W. ALTA DR.	430	Comprehensive Modernization	2023-2026	1
402	212678	5000 W. ALTA DR.	431	Comprehensive Modernization	2023-2026	1
402	212679	5000 W. ALTA DR.	432	Comprehensive Modernization	2023-2026	1
402	212680	5000 W. ALTA DR.	433	Comprehensive Modernization	2023-2026	1
402	212681	5000 W. ALTA DR.	434	Comprehensive Modernization	2023-2026	1
402	212682	5000 W. ALTA DR.	435	Comprehensive Modernization	2023-2026	1
402	212683	5000 W. ALTA DR.	436	Comprehensive Modernization	2023-2026	1
402	212684	5000 W. ALTA DR.	437	Comprehensive Modernization	2023-2026	1
402	212685	5000 W. ALTA DR.	438	Comprehensive Modernization	2023-2026	1
402	212686	5000 W. ALTA DR.	439	Comprehensive Modernization	2023-2026	1
402	212687	5000 W. ALTA DR.	440	Comprehensive Modernization	2023-2026	1
402	212688	5000 W. ALTA DR.	441	Comprehensive Modernization	2023-2026	1
402	212689	5000 W. ALTA DR.	442	Comprehensive Modernization	2023-2026	1
402	212690	5000 W. ALTA DR.	443	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

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
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Hampton Court: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
404	00HC1A	1030 CENTER ST	1A	Comprehensive Modernization	2023-2026	1
404	00HC1B	1030 CENTER ST	1B	Comprehensive Modernization	2023-2026	1
404	00HC1C	1030 CENTER ST	1C	Comprehensive Modernization	2023-2026	1
404	00HC1D	1030 CENTER ST	1D	Comprehensive Modernization	2023-2026	1
404	00HC1E	1030 CENTER ST	1E	Comprehensive Modernization	2023-2026	1
404	00HC1F	1030 CENTER ST	1F	Comprehensive Modernization	2023-2026	1
404	00HC1G	1030 CENTER ST	1G	Comprehensive Modernization	2023-2026	1
404	00HC1H	1030 CENTER ST	1H	Comprehensive Modernization	2023-2026	1
404	00HC1I	1030 CENTER ST	1I	Comprehensive Modernization	2023-2026	1
404	00HC1J	1030 CENTER ST	1J	Comprehensive Modernization	2023-2026	1
404	00HC2A	1030 CENTER ST	2A	Comprehensive Modernization	2023-2026	1
404	00HC2B	1030 CENTER ST	2B	Comprehensive Modernization	2023-2026	1
404	00HC2C	1030 CENTER ST	2C	Comprehensive Modernization	2023-2026	1
404	00HC2D	1030 CENTER ST	2D	Comprehensive Modernization	2023-2026	1
404	00HC2E	1030 CENTER ST	2E	Comprehensive Modernization	2023-2026	1
404	00HC2F	1030 CENTER ST	2F	Comprehensive Modernization	2023-2026	1
404	00HC2G	1030 CENTER ST	2G	Comprehensive Modernization	2023-2026	1
404	00HC2H	1030 CENTER ST	2H	Comprehensive Modernization	2023-2026	1
404	00HC2I	1030 CENTER ST	2I	Comprehensive Modernization	2023-2026	1
404	00HC2J	1030 CENTER ST	2J	Comprehensive Modernization	2023-2026	1
404	00HC3A	1030 CENTER ST	3A	Comprehensive Modernization	2023-2026	1
404	00HC3B	1030 CENTER ST	3B	Comprehensive Modernization	2023-2026	1
404	00HC3C	1030 CENTER ST	3C	Comprehensive Modernization	2023-2026	1
404	00HC3D	1030 CENTER ST	3D	Comprehensive Modernization	2023-2026	1
404	00HC3E	1030 CENTER ST	3E	Comprehensive Modernization	2023-2026	1
404	00HC3F	1030 CENTER ST	3F	Comprehensive Modernization	2023-2026	1
404	00HC3G	1030 CENTER ST	3G	Comprehensive Modernization	2023-2026	1
404	00HC3H	1030 CENTER ST	3H	Comprehensive Modernization	2023-2026	1
404	00HC3I	1030 CENTER ST	3I	Comprehensive Modernization	2023-2026	1
404	00HC3J	1030 CENTER ST	3J	Comprehensive Modernization	2023-2026	1
404	00HC4A	1030 CENTER ST	4A	Comprehensive Modernization	2023-2026	1
404	00HC4B	1030 CENTER ST	4B	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

404	00HC4C	1030 CENTER ST	4C	Comprehensive Modernization	2023-2026	1
404	00HC4D	1030 CENTER ST	4D	Comprehensive Modernization	2023-2026	1
404	00HC4E	1030 CENTER ST	4E	Comprehensive Modernization	2023-2026	1
404	00HC4F	1030 CENTER ST	4F	Comprehensive Modernization	2023-2026	1
404	00HC4G	1030 CENTER ST	4G	Comprehensive Modernization	2023-2026	1
404	00HC4H	1030 CENTER ST	4H	Comprehensive Modernization	2023-2026	1
404	00HC4I	1030 CENTER ST	4I	Comprehensive Modernization	2023-2026	1
404	00HC4J	1030 CENTER ST	4J	Comprehensive Modernization	2023-2026	1
404	00HC5A	1030 CENTER ST	5A	Comprehensive Modernization	2023-2026	1
404	00HC5B	1030 CENTER ST	5B	Comprehensive Modernization	2023-2026	1
404	00HC5C	1030 CENTER ST	5C	Comprehensive Modernization	2023-2026	1
404	00HC5D	1030 CENTER ST	5D	Comprehensive Modernization	2023-2026	1
404	00HC5E	1030 CENTER ST	5E	Comprehensive Modernization	2023-2026	1
404	00HC5F	1030 CENTER ST	5F	Comprehensive Modernization	2023-2026	1
404	00HC5G	1030 CENTER ST	5G	Comprehensive Modernization	2023-2026	1
404	00HC5H	1030 CENTER ST	5H	Comprehensive Modernization	2023-2026	1
404	00HC5I	1030 CENTER ST	5I	Comprehensive Modernization	2023-2026	1
404	00HC5J	1030 CENTER ST	5J	Comprehensive Modernization	2023-2026	1
404	00HC6A	1030 CENTER ST	6A	Comprehensive Modernization	2023-2026	1
404	00HC6B	1030 CENTER ST	6B	Comprehensive Modernization	2023-2026	1
404	00HC6C	1030 CENTER ST	6C	Comprehensive Modernization	2023-2026	1
404	00HC6D	1030 CENTER ST	6D	Comprehensive Modernization	2023-2026	1
404	00HC6E	1030 CENTER ST	6E	Comprehensive Modernization	2023-2026	1
404	00HC6F	1030 CENTER ST	6F	Comprehensive Modernization	2023-2026	1
404	00HC6G	1030 CENTER ST	6G	Comprehensive Modernization	2023-2026	1
404	00HC6H	1030 CENTER ST	6H	Comprehensive Modernization	2023-2026	1
404	00HC6I	1030 CENTER ST	6I	Comprehensive Modernization	2023-2026	1
404	00HC6J	1030 CENTER ST	6J	Comprehensive Modernization	2023-2026	1
404	00HC7A	1030 CENTER ST	7A	Comprehensive Modernization	2023-2026	1
404	00HC7B	1030 CENTER ST	7B	Comprehensive Modernization	2023-2026	1
404	00HC7C	1030 CENTER ST	7C	Comprehensive Modernization	2023-2026	1
404	00HC7D	1030 CENTER ST	7D	Comprehensive Modernization	2023-2026	1
404	00HC7E	1030 CENTER ST	7E	Comprehensive Modernization	2023-2026	1
404	00HC7F	1030 CENTER ST	7F	Comprehensive Modernization	2023-2026	1
404	00HC7G	1030 CENTER ST	7G	Comprehensive Modernization	2023-2026	1
404	00HC7H	1030 CENTER ST	7H	Comprehensive Modernization	2023-2026	1
404	00HC7I	1030 CENTER ST	7I	Comprehensive Modernization	2023-2026	1
404	00HC7J	1030 CENTER ST	7J	Comprehensive Modernization	2023-2026	1
404	00HC8A	1030 CENTER ST	8A	Comprehensive Modernization	2023-2026	1
404	00HC8B	1030 CENTER ST	8B	Comprehensive Modernization	2023-2026	1
404	00HC8C	1030 CENTER ST	8C	Comprehensive Modernization	2023-2026	1
404	00HC8D	1030 CENTER ST	8D	Comprehensive Modernization	2023-2026	1
404	00HC8E	1030 CENTER ST	8E	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

404	00HC8F	1030 CENTER ST	8F	Comprehensive Modernization	2023-2026	1
404	00HC8G	1030 CENTER ST	8G	Comprehensive Modernization	2023-2026	1
404	00HC8H	1030 CENTER ST	8H	Comprehensive Modernization	2023-2026	1
404	00HC8I	1030 CENTER ST	8I	Comprehensive Modernization	2023-2026	1
404	00HC8J	1030 CENTER ST	8J	Comprehensive Modernization	2023-2026	1
404	00HC9A	1030 CENTER ST	9A	Comprehensive Modernization	2023-2026	1
404	00HC9B	1030 CENTER ST	9B	Comprehensive Modernization	2023-2026	1
404	00HC9C	1030 CENTER ST	9C	Comprehensive Modernization	2023-2026	1
404	00HC9D	1030 CENTER ST	9D	Comprehensive Modernization	2023-2026	1
404	00HC9E	1030 CENTER ST	9E	Comprehensive Modernization	2023-2026	1
404	00HC9F	1030 CENTER ST	9F	Comprehensive Modernization	2023-2026	1
404	00HC9G	1030 CENTER ST	9G	Comprehensive Modernization	2023-2026	1
404	00HC9H	1030 CENTER ST	9H	Comprehensive Modernization	2023-2026	1
404	00HC9I	1030 CENTER ST	9I	Comprehensive Modernization	2023-2026	1
404	00HC9J	1030 CENTER ST	9J	Comprehensive Modernization	2023-2026	1
404	0HC10A	1030 CENTER ST	10A	Comprehensive Modernization	2023-2026	1
404	0HC10B	1030 CENTER ST	10B	Comprehensive Modernization	2023-2026	1
404	0HC10C	1030 CENTER ST	10C	Comprehensive Modernization	2023-2026	1
404	0HC10D	1030 CENTER ST	10D	Comprehensive Modernization	2023-2026	1
404	0HC10E	1030 CENTER ST	10E	Comprehensive Modernization	2023-2026	1
404	0HC10F	1030 CENTER ST	10F	Comprehensive Modernization	2023-2026	1
404	0HC10G	1030 CENTER ST	10G	Comprehensive Modernization	2023-2026	1
404	0HC10H	1030 CENTER ST	10H	Comprehensive Modernization	2023-2026	1
404	0HC10I	1030 CENTER ST	10I	Comprehensive Modernization	2023-2026	1
404	0HC10J	1030 CENTER ST	10J	Comprehensive Modernization	2023-2026	1
						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

Units with Approved Vacancies for Modernization

406	OJS013	5385 AUSTIN JOHN COURT	13	Comprehensive Modernization	2023-2026	1
406	OJS014	5385 AUSTIN JOHN COURT	14	Comprehensive Modernization	2023-2026	1
406	OJS015	5385 AUSTIN JOHN COURT	15	Comprehensive Modernization	2023-2026	1
406	OJS016	5385 AUSTIN JOHN COURT	16	Comprehensive Modernization	2023-2026	1
406	OJS017	5385 AUSTIN JOHN COURT	17	Comprehensive Modernization	2023-2026	1
406	OJS018	5385 AUSTIN JOHN COURT	18	Comprehensive Modernization	2023-2026	1
406	OJS019	5385 AUSTIN JOHN COURT	19	Comprehensive Modernization	2023-2026	1
406	OJS020	5385 AUSTIN JOHN COURT	20	Comprehensive Modernization	2023-2026	1
406	OJS021	5385 AUSTIN JOHN COURT	21	Comprehensive Modernization	2023-2026	1
406	OJS022	5385 AUSTIN JOHN COURT	22	Comprehensive Modernization	2023-2026	1
406	OJS023	5385 AUSTIN JOHN COURT	23	Comprehensive Modernization	2023-2026	1
406	OJS024	5385 AUSTIN JOHN COURT	24	Comprehensive Modernization	2023-2026	1
406	OJS025	5385 AUSTIN JOHN COURT	25	Comprehensive Modernization	2023-2026	1
406	OJS026	5385 AUSTIN JOHN COURT	26	Comprehensive Modernization	2023-2026	1
406	OJS027	5385 AUSTIN JOHN COURT	27	Comprehensive Modernization	2023-2026	1
406	OJS028	5385 AUSTIN JOHN COURT	28	Comprehensive Modernization	2023-2026	1
406	OJS029	5385 AUSTIN JOHN COURT	29	Comprehensive Modernization	2023-2026	1
406	OJS030	5385 AUSTIN JOHN COURT	30	Comprehensive Modernization	2023-2026	1
406	OJS031	5385 AUSTIN JOHN COURT	31	Comprehensive Modernization	2023-2026	1
406	OJS032	5385 AUSTIN JOHN COURT	32	Comprehensive Modernization	2023-2026	1
406	OJS033	5385 AUSTIN JOHN COURT	33	Comprehensive Modernization	2023-2026	1
406	OJS034	5385 AUSTIN JOHN COURT	34	Comprehensive Modernization	2023-2026	1
406	OJS035	5385 AUSTIN JOHN COURT	35	Comprehensive Modernization	2023-2026	1
406	OJS036	5385 AUSTIN JOHN COURT	36	Comprehensive Modernization	2023-2026	1
406	OJS037	5385 AUSTIN JOHN COURT	37	Comprehensive Modernization	2023-2026	1
406	OJS038	5385 AUSTIN JOHN COURT	38	Comprehensive Modernization	2023-2026	1
406	OJS039	5385 AUSTIN JOHN COURT	39	Comprehensive Modernization	2023-2026	1
406	OJS040	5385 AUSTIN JOHN COURT	40	Comprehensive Modernization	2023-2026	1
406	OJS041	5385 AUSTIN JOHN COURT	41	Comprehensive Modernization	2023-2026	1
406	OJS042	5385 AUSTIN JOHN COURT	42	Comprehensive Modernization	2023-2026	1
406	OJS043	5385 AUSTIN JOHN COURT	43	Comprehensive Modernization	2023-2026	1
406	OJS044	5385 AUSTIN JOHN COURT	44	Comprehensive Modernization	2023-2026	1
406	OJS045	5385 AUSTIN JOHN COURT	45	Comprehensive Modernization	2023-2026	1
406	OJS046	5385 AUSTIN JOHN COURT	46	Comprehensive Modernization	2023-2026	1
406	OJS047	5385 AUSTIN JOHN COURT	47	Comprehensive Modernization	2023-2026	1
406	OJS048	5385 AUSTIN JOHN COURT	48	Comprehensive Modernization	2023-2026	1
406	OJS049	5385 AUSTIN JOHN COURT	49	Comprehensive Modernization	2023-2026	1
406	OJS050	5385 AUSTIN JOHN COURT	50	Comprehensive Modernization	2023-2026	1
406	OJS051	5385 AUSTIN JOHN COURT	51	Comprehensive Modernization	2023-2026	1
406	OJS052	5385 AUSTIN JOHN COURT	52	Comprehensive Modernization	2023-2026	1
406	OJS053	5385 AUSTIN JOHN COURT	53	Comprehensive Modernization	2023-2026	1
406	OJS054	5385 AUSTIN JOHN COURT	54	Comprehensive Modernization	2023-2026	1
406	OJS055	5385 AUSTIN JOHN COURT	55	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

408	261573	817 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261574	815 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261575	813 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261576	811 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261577	809 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261578	807 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261579	805 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261580	1617 H STREET	Comprehensive Modernization	2023-2026	1
408	261581	1619 H STREET	Comprehensive Modernization	2023-2026	1
408	261582	1701 H STREET	Comprehensive Modernization	2023-2026	1
408	261583	1703 H STREET	Comprehensive Modernization	2023-2026	1
408	261584	1705 H STREET	Comprehensive Modernization	2023-2026	1
408	261585	1707 H STREET	Comprehensive Modernization	2023-2026	1
408	261586	1711 H STREET	Comprehensive Modernization	2023-2026	1
408	261587	1713 H STREET	Comprehensive Modernization	2023-2026	1
408	261588	1715 H STREET	Comprehensive Modernization	2023-2026	1
408	261589	1717 H STREET	Comprehensive Modernization	2023-2026	1
408	261590	1719 H STREET	Comprehensive Modernization	2023-2026	1
408	261591	1721 H STREET	Comprehensive Modernization	2023-2026	1
408	261592	1736 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261593	1734 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261594	1732 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261595	1730 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261596	1718 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261597	1716 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261598	1714 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261599	1712 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261600	1710 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261601	1708 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261602	1706 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261603	1704 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261604	806 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261605	804 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261606	1703 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261607	1701 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261608	818 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261609	820 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261610	822 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261611	824 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261612	900 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261613	902 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261614	904 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261615	906 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

408	261616	908 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261617	910 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261618	1000 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261619	1002 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261620	1004 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261621	1006 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261622	1008 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261623	1010 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261624	1012 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261625	1014 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261626	1016 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261627	1018 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261628	1019 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261629	1017 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261630	1013 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261631	1011 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261632	1003 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261633	1001 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261634	923 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261635	921 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261636	919 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261637	917 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261638	915 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261639	913 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261640	911 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261641	909 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261642	907 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261643	905 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261644	1707 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261645	1705 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261646	1715 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261647	1717 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261648	1719 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261649	1721 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261650	1723 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261651	1725 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261652	1727 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261653	1731 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261654	1733 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261655	1735 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261656	1737 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261657	1739 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261658	1731 H STREET	Comprehensive Modernization	2023-2026	1

Units with Approved Vacancies for Modernization

408	261659	1733 H STREET	Comprehensive Modernization	2023-2026	1
408	261660	1735 H STREET	Comprehensive Modernization	2023-2026	1
408	261661	1737 H STREET	Comprehensive Modernization	2023-2026	1
408	261662	805 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261663	807 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261664	809 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261665	811 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261666	813 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261667	815 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261668	901 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261669	903 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261670	905 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261671	907 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261672	909 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261673	911 DOOLITTE AVE	Comprehensive Modernization	2023-2026	1
408	261674	1001 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261675	1003 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261676	1005 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261677	1007 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261678	1009 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261679	1011 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261680	1106 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261681	1104 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261682	1102 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261683	1100 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261684	1018 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261685	1016 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261686	1014 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261687	1012 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261688	1010 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261689	1008 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261690	1006 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261691	1004 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261692	1002 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261693	1000 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261694	906 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261695	904 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
					154

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

408	214755	1701 J ST	221	Comprehensive Modernization	2025-2028	1
408	214756	1701 J ST	115	Comprehensive Modernization	2025-2028	1
408	214757	1701 J ST	116	Comprehensive Modernization	2025-2028	1
408	214758	1701 J ST	117	Comprehensive Modernization	2025-2028	1
408	214759	1701 J ST	118	Comprehensive Modernization	2025-2028	1
408	214760	1701 J ST	119	Comprehensive Modernization	2025-2028	1
408	214761	1701 J ST	120	Comprehensive Modernization	2025-2028	1
408	214762	1701 J ST	215	Comprehensive Modernization	2025-2028	1
408	214763	1701 J ST	216	Comprehensive Modernization	2025-2028	1
408	214764	1701 J ST	217	Comprehensive Modernization	2025-2028	1
408	214765	1701 J ST	218	Comprehensive Modernization	2025-2028	1
408	214766	1701 J ST	219	Comprehensive Modernization	2025-2028	1
408	214767	1701 J ST	220	Comprehensive Modernization	2025-2028	1
408	214768	1701 J ST	109	Comprehensive Modernization	2025-2028	1
408	214769	1701 J ST	110	Comprehensive Modernization	2025-2028	1
408	214770	1701 J ST	111	Comprehensive Modernization	2025-2028	1
408	214771	1701 J ST	112	Comprehensive Modernization	2025-2028	1
408	214772	1701 J ST	113	Comprehensive Modernization	2025-2028	1
408	214773	1701 J ST	114	Comprehensive Modernization	2025-2028	1
408	214774	1701 J ST	209	Comprehensive Modernization	2025-2028	1
408	214775	1701 J ST	210	Comprehensive Modernization	2025-2028	1
408	214776	1701 J ST	211	Comprehensive Modernization	2025-2028	1
408	214777	1701 J ST	212	Comprehensive Modernization	2025-2028	1
408	214778	1701 J ST	213	Comprehensive Modernization	2025-2028	1
408	214779	1701 J ST	214	Comprehensive Modernization	2025-2028	1
408	214780	1701 J ST	101	Comprehensive Modernization	2025-2028	1
408	214781	1701 J ST	102	Comprehensive Modernization	2025-2028	1
408	214782	1701 J ST	103	Comprehensive Modernization	2025-2028	1
408	214783	1701 J ST	104	Comprehensive Modernization	2025-2028	1
408	214784	1701 J ST	105	Comprehensive Modernization	2025-2028	1
408	214785	1701 J ST	106	Comprehensive Modernization	2025-2028	1
408	214786	1701 J ST	107	Comprehensive Modernization	2025-2028	1
408	214787	1701 J ST	108	Comprehensive Modernization	2025-2028	1
408	214788	1701 J ST	201	Comprehensive Modernization	2025-2028	1
408	214789	1701 J ST	202	Comprehensive Modernization	2025-2028	1
408	214790	1701 J ST	203	Comprehensive Modernization	2025-2028	1
408	214791	1701 J ST	204	Comprehensive Modernization	2025-2028	1
408	214792	1701 J ST	205	Comprehensive Modernization	2025-2028	1
408	214793	1701 J ST	206	Comprehensive Modernization	2025-2028	1
408	214794	1701 J ST	207	Comprehensive Modernization	2025-2028	1
408	214795	1701 J ST	208	Comprehensive Modernization	2025-2028	1

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Units with Approved Vacancies for Modernization

Villa Capri: These projects are being identified as developments that will require rehabilitation construction in the future for preservation. Estimated Securing all Financing and Construction NTP Date: 2025-2028. Anticipated Completion: 2026-2031						
AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
408	215939	1801 J ST	#125	Comprehensive Modernization	2025-2028	1
408	215940	1801 J ST	#126	Comprehensive Modernization	2025-2028	1
408	215941	1801 J ST	#127	Comprehensive Modernization	2025-2028	1
408	215942	1801 J ST	#103	Comprehensive Modernization	2025-2028	1
408	215943	1801 J ST	#102	Comprehensive Modernization	2025-2028	1
408	215944	1801 J ST	#101	Comprehensive Modernization	2025-2028	1
408	215945	1801 J ST	#106	Comprehensive Modernization	2025-2028	1
408	215946	1801 J ST	#105	Comprehensive Modernization	2025-2028	1
408	215947	1801 J ST	#104	Comprehensive Modernization	2025-2028	1
408	215948	1801 J ST	#109	Comprehensive Modernization	2025-2028	1
408	215949	1801 J ST	#108	Comprehensive Modernization	2025-2028	1
408	215950	1801 J ST	#107	Comprehensive Modernization	2025-2028	1
408	215951	1801 J ST	#112	Comprehensive Modernization	2025-2028	1
408	215952	1801 J ST	#111	Comprehensive Modernization	2025-2028	1
408	215953	1801 J ST	#110	Comprehensive Modernization	2025-2028	1
408	215954	1801 J ST	#115	Comprehensive Modernization	2025-2028	1
408	215955	1801 J ST	#114	Comprehensive Modernization	2025-2028	1
408	215956	1801 J ST	#113	Comprehensive Modernization	2025-2028	1
408	215957	1801 J ST	#118	Comprehensive Modernization	2025-2028	1
408	215958	1801 J ST	#117	Comprehensive Modernization	2025-2028	1
408	215960	1801 J ST	#116	Comprehensive Modernization	2025-2028	1
408	215961	1801 J ST	#121	Comprehensive Modernization	2025-2028	1
408	215962	1801 J ST	#120	Comprehensive Modernization	2025-2028	1
408	215963	1801 J ST	#119	Comprehensive Modernization	2025-2028	1
408	215964	1801 J ST	#122	Comprehensive Modernization	2025-2028	1
408	215965	1801 J ST	#123	Comprehensive Modernization	2025-2028	1
408	215966	1801 J ST	#124	Comprehensive Modernization	2025-2028	1
408	215967	1801 J ST	#128	Comprehensive Modernization	2025-2028	1
408	215968	1801 J ST	#129	Comprehensive Modernization	2025-2028	1
408	215969	1801 J ST	#130	Comprehensive Modernization	2025-2028	1
408	215970	1801 J ST	#225	Comprehensive Modernization	2025-2028	1
408	215971	1801 J ST	#226	Comprehensive Modernization	2025-2028	1
408	215972	1801 J ST	#227	Comprehensive Modernization	2025-2028	1
408	215973	1801 J ST	#203	Comprehensive Modernization	2025-2028	1
408	215974	1801 J ST	#202	Comprehensive Modernization	2025-2028	1
408	215975	1801 J ST	#201	Comprehensive Modernization	2025-2028	1
408	215976	1801 J ST	#206	Comprehensive Modernization	2025-2028	1
408	215977	1801 J ST	#205	Comprehensive Modernization	2025-2028	1

Units with Approved Vacancies for Modernization

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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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

Units with Approved Vacancies for Modernization

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

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
407	201001	800 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201002	802 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201003	804 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201004	806 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201005	900 McWilliams		Comprehensive Modernization	2025-2028	1
407	201006	902 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201007	904 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201008	906 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201009	908 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201010	910 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201011	912 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201012	914 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201013	916 McWilliams		Comprehensive Modernization	2025-2028	1
407	201014	918 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201015	920 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201016	922 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201017	800 GERSON		Comprehensive Modernization	2025-2028	1
407	201018	801 GERSON		Comprehensive Modernization	2025-2028	1
407	201019	802 GERSON		Comprehensive Modernization	2025-2028	1
407	201020	803 GERSON		Comprehensive Modernization	2025-2028	1
407	201021	804 GERSON		Comprehensive Modernization	2025-2028	1
407	201022	805 GERSON		Comprehensive Modernization	2025-2028	1
407	201023	806 GERSON		Comprehensive Modernization	2025-2028	1
407	201024	807 GERSON		Comprehensive Modernization	2025-2028	1
407	201025	901 GERSON		Comprehensive Modernization	2025-2028	1
407	201026	903 GERSON		Comprehensive Modernization	2025-2028	1
407	201027	905 GERSON		Comprehensive Modernization	2025-2028	1
407	201028	907 GERSON		Comprehensive Modernization	2025-2028	1
407	201029	909 GERSON		Comprehensive Modernization	2025-2028	1
407	201030	911 GERSON		Comprehensive Modernization	2025-2028	1
407	201031	913 GERSON		Comprehensive Modernization	2025-2028	1
407	201032	915 GERSON		Comprehensive Modernization	2025-2028	1

Units with Approved Vacancies for Modernization

407	201033	916 GERSON		Comprehensive Modernization	2025-2028	1
407	201034	917 GERSON		Comprehensive Modernization	2025-2028	1
407	201035	918 GERSON		Comprehensive Modernization	2025-2028	1
407	201036	919 GERSON		Comprehensive Modernization	2025-2028	1
407	201037	920 GERSON		Comprehensive Modernization	2025-2028	1
407	201038	921 GERSON		Comprehensive Modernization	2025-2028	1
407	201039	922 GERSON		Comprehensive Modernization	2025-2028	1
407	201040	923 Gerson		Comprehensive Modernization	2025-2028	1
407	201041	801 GRANT		Comprehensive Modernization	2025-2028	1
407	201042	802 GRANT		Comprehensive Modernization	2025-2028	1
407	201043	803 GRANT		Comprehensive Modernization	2025-2028	1
407	201044	804 GRANT		Comprehensive Modernization	2025-2028	1
407	201045	805 GRANT		Comprehensive Modernization	2025-2028	1
407	201046	807 GRANT		Comprehensive Modernization	2025-2028	1
407	201047	808 GRANT		Comprehensive Modernization	2025-2028	1
407	201048	809 GRANT		Comprehensive Modernization	2025-2028	1
407	201049	810 GRANT		Comprehensive Modernization	2025-2028	1
407	201050	811 GRANT		Comprehensive Modernization	2025-2028	1
407	201051	812 GRANT		Comprehensive Modernization	2025-2028	1
407	201052	813 GRANT		Comprehensive Modernization	2025-2028	1
407	201053	814 GRANT		Comprehensive Modernization	2025-2028	1
407	201054	815 GRANT		Comprehensive Modernization	2025-2028	1
407	201055	815 H ST		Comprehensive Modernization	2025-2028	1
407	201056	817 H ST		Comprehensive Modernization	2025-2028	1
407	201057	819 H ST		Comprehensive Modernization	2025-2028	1
407	201058	821 H ST		Comprehensive Modernization	2025-2028	1
407	201059	814 I ST		Comprehensive Modernization	2025-2028	1
407	201060	816 I St		Comprehensive Modernization	2025-2028	1
407	201061	818 I ST		Comprehensive Modernization	2025-2028	1
407	201062	820 I ST		Comprehensive Modernization	2025-2028	1
407	201063	925 I ST		Comprehensive Modernization	2025-2028	1
407	201064	927 I ST		Comprehensive Modernization	2025-2028	1
407	201065	904 MORGAN		Comprehensive Modernization	2025-2028	1
407	201066	906 MORGAN		Comprehensive Modernization	2025-2028	1
407	201067	908 MORGAN		Comprehensive Modernization	2025-2028	1
407	201068	910 MORGAN		Comprehensive Modernization	2025-2028	1
407	201069	912 MORGAN		Comprehensive Modernization	2025-2028	1
407	201070	914 MORGAN		Comprehensive Modernization	2025-2028	1
407	201071	915 MORGAN		Comprehensive Modernization	2025-2028	1
407	201072	916 MORGAN		Comprehensive Modernization	2025-2028	1
407	201073	917 MORGAN		Comprehensive Modernization	2025-2028	1
407	201074	918 MORGAN		Comprehensive Modernization	2025-2028	1
407	201075	919 MORGAN		Comprehensive Modernization	2025-2028	1

Units with Approved Vacancies for Modernization

407	201076	920 MORGAN		Comprehensive Modernization	2025-2028	1
407	201077	921 MORGAN		Comprehensive Modernization	2025-2028	1
407	201078	922 MORGAN		Comprehensive Modernization	2025-2028	1
407	201079	924 MORGAN		Comprehensive Modernization	2025-2028	1
407	201080	926 MORGAN		Comprehensive Modernization	2025-2028	1
407	201081	928 MORGAN		Comprehensive Modernization	2025-2028	1
407	201082	930 MORGAN		Comprehensive Modernization	2025-2028	1
407	201083	801 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201084	803 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201085	805 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201086	807 Washington		Comprehensive Modernization	2025-2028	1
407	201087	903 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201088	905 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201089	907 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201090	909 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201091	911 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201092	913 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201093	915 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201094	917 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201095	919 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201096	921 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201097	923 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201098	925 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201099	927 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201100	929 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202101	1101 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202102	1105 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202103	1111 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202104	1115 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202105	840 J ST		Comprehensive Modernization	2025-2028	1
407	202106	836 J ST		Comprehensive Modernization	2025-2028	1
407	202107	1114 MORGAN		Comprehensive Modernization	2025-2028	1
407	202108	1110 MORGAN		Comprehensive Modernization	2025-2028	1
407	202109	1104 MORGAN		Comprehensive Modernization	2025-2028	1
407	202110	1100 MORGAN		Comprehensive Modernization	2025-2028	1
407	202111	824 LEVY		Comprehensive Modernization	2025-2028	1
407	202112	820 LEVY		Comprehensive Modernization	2025-2028	1
407	202113	816 LEVY		Comprehensive Modernization	2025-2028	1
407	202114	810 LEVY		Comprehensive Modernization	2025-2028	1
407	202115	804 LEVY		Comprehensive Modernization	2025-2028	1
407	202116	800 LEVY		Comprehensive Modernization	2025-2028	1
407	202117	801 LEVY		Comprehensive Modernization	2025-2028	1
407	202118	805 LEVY		Comprehensive Modernization	2025-2028	1

Units with Approved Vacancies for Modernization

407	202119	811 LEVY		Comprehensive Modernization	2025-2028	1
407	202120	815 LEVY		Comprehensive Modernization	2025-2028	1
407	202121	819 LEVY		Comprehensive Modernization	2025-2028	1
407	202122	823 LEVY		Comprehensive Modernization	2025-2028	1
407	202123	1115 MORGAN		Comprehensive Modernization	2025-2028	1
407	202124	1119 MORGAN		Comprehensive Modernization	2025-2028	1
407	202125	820 J ST		Comprehensive Modernization	2025-2028	1
407	202126	816 J ST		Comprehensive Modernization	2025-2028	1
407	202127	814 J St		Comprehensive Modernization	2025-2028	1
407	202128	810 J St		Comprehensive Modernization	2025-2028	1
407	202129	804 J ST		Comprehensive Modernization	2025-2028	1
407	202130	800 J ST		Comprehensive Modernization	2025-2028	1
407	202131	801 J ST		Comprehensive Modernization	2025-2028	1
407	202132	807 J ST		Comprehensive Modernization	2025-2028	1
407	202133	811 J ST		Comprehensive Modernization	2025-2028	1
407	202134	813 J ST		Comprehensive Modernization	2025-2028	1
407	202135	821 J ST		Comprehensive Modernization	2025-2028	1
407	202136	825 J ST		Comprehensive Modernization	2025-2028	1
407	202137	827 J ST		Comprehensive Modernization	2025-2028	1
407	202138	833 J ST		Comprehensive Modernization	2025-2028	1
407	202139	837 J ST		Comprehensive Modernization	2025-2028	1
407	202140	839 J ST		Comprehensive Modernization	2025-2028	1
407	202141	1209 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202142	1213 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202143	1215 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202144	1217 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202145	1221 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202146	1223 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202147	1225 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202148	833 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202149	831 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202150	829 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202151	825 DOWN WAY		Comprehensive Modernization	2023-2026	1
407	202152	823 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202153	821 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202154	817 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202155	1233 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202156	1231 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202157	1229 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202158	1225 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202159	1221 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202160	1219 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202161	1217 DOWN WAY		Comprehensive Modernization	2025-2028	1

Units with Approved Vacancies for Modernization

407	202162	1232 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202163	1230 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202164	1228 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202165	1226 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202166	1224 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202167	1222 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202168	1220 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202169	1216 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202170	800 REED		Comprehensive Modernization	2025-2028	1
407	202171	804 REED		Comprehensive Modernization	2025-2028	1
407	202172	806 REED		Comprehensive Modernization	2025-2028	1
407	202173	808 REED		Comprehensive Modernization	2025-2028	1
407	202174	810 REED		Comprehensive Modernization	2025-2028	1
407	202175	812 REED		Comprehensive Modernization	2025-2028	1
407	202176	816 REED		Comprehensive Modernization	2025-2028	1
407	202177	818 REED		Comprehensive Modernization	2025-2028	1
407	202178	1216 REED		Comprehensive Modernization	2025-2028	1
407	202179	1220 REED		Comprehensive Modernization	2025-2028	1
407	202180	1222 REED		Comprehensive Modernization	2025-2028	1
407	202181	1224 REED		Comprehensive Modernization	2025-2028	1
407	202182	1226 REED		Comprehensive Modernization	2025-2028	1
407	202183	1228 REED		Comprehensive Modernization	2025-2028	1
407	202184	1227 REED		Comprehensive Modernization	2025-2028	1
407	202185	1225 REED		Comprehensive Modernization	2025-2028	1
407	202186	1223 Reed		Comprehensive Modernization	2025-2028	1
407	202187	1221 REED		Comprehensive Modernization	2025-2028	1
407	202188	1219 REED		Comprehensive Modernization	2025-2028	1
407	202189	1217 REED		Comprehensive Modernization	2025-2028	1
407	202190	1216 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202191	1218 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202192	1220 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202193	1222 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202194	1224 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202195	1226 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202196	1300 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202197	804 M		Comprehensive Modernization	2025-2028	1
407	202198	806 M		Comprehensive Modernization	2025-2028	1
407	202199	808 M		Comprehensive Modernization	2025-2028	1
407	202200	810 M		Comprehensive Modernization	2025-2028	1
407	202201	812 M		Comprehensive Modernization	2025-2028	1
407	202202	814 M		Comprehensive Modernization	2025-2028	1
407	202203	816 M		Comprehensive Modernization	2025-2028	1
407	202204	818 M		Comprehensive Modernization	2025-2028	1

Units with Approved Vacancies for Modernization

407	202205	1301 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202206	1307 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202207	1309 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202208	1315 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202209	1317 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202210	1321 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202211	1325 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202212	1320 Morgan		Comprehensive Modernization	2025-2028	1
407	202213	1316 Morgan St		Comprehensive Modernization	2025-2028	1
407	202214	1312 MORGAN		Comprehensive Modernization	2025-2028	1
407	202215	1310 MORGAN		Comprehensive Modernization	2025-2028	1
407	202216	1306 MORGAN		Comprehensive Modernization	2025-2028	1
407	202217	1300 MORGAN		Comprehensive Modernization	2025-2028	1
407	202218	815 M		Comprehensive Modernization	2025-2028	1
407	202219	817 M		Comprehensive Modernization	2025-2028	1
407	202220	1311 MORGAN		Comprehensive Modernization	2025-2028	1
407	202221	1315 MORGAN		Comprehensive Modernization	2025-2028	1
407	202222	828 N		Comprehensive Modernization	2025-2028	1
407	202223	824 N		Comprehensive Modernization	2025-2028	1
407	202224	820 N		Comprehensive Modernization	2025-2028	1
407	202225	816 N		Comprehensive Modernization	2025-2028	1
407	202226	812 N		Comprehensive Modernization	2025-2028	1
407	202227	808 N		Comprehensive Modernization	2025-2028	1
407	202228	804 N		Comprehensive Modernization	2025-2028	1
407	202229	800 N		Comprehensive Modernization	2025-2028	1
407	202230	1314 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202231	1310 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202232	805 M		Comprehensive Modernization	2025-2028	1
407	202233	809 M		Comprehensive Modernization	2025-2028	1
407	202234	811 M		Comprehensive Modernization	2025-2028	1
407	202235	813 M		Comprehensive Modernization	2025-2028	1
						235

TAB 15

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Southern Nevada Regional Housing Authority

NV-18

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Scott Black

Title

Board Chairman

Signature

Date

FY2020

A

**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 10/1/2019, 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 2019 - 2020

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Scott Black	Title Board Chairman
Signature	Date

B

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Southern Nevada Regional Housing Authority

PHA Name

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

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Southern Nevada Regional Housing Authority

PHA Name

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

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

C

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

Chad Williams

Title

Executive Director

Signature

Date (mm/dd/yyyy)

06/20/2019

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 _____, <i>if known</i> : 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, <i>if applicable</i> : _____	
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>Chad Williams</u> Title: <u>Executive Director</u> Telephone No.: <u>(702) 477-3100</u> Date: <u>6/20/2019</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

TAB 16

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2017

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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, 2017



**UNMODIFIED OPINIONS ON BASIC FINANCIAL STATEMENTS ACCOMPANIED BY REQUIRED SUPPLEMENTARY INFORMATION
AND OTHER INFORMATION – STATE OR LOCAL GOVERNMENTAL ENTITY**

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

Report on Financial Statements

We have audited the accompanying financial statements of the Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2017, and the related notes to the 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 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.

Opinion

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Southern Nevada Regional Housing Authority, as of September 30, 2017, 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

The financial statements include the discretely presented financial statements of Landsman Family, LLC, Vera Johnson B, LP and Biegger Estates, LLC as of December 31, 2016. These financial statements were audited by other auditors whose reports expressed an unmodified opinion on those statements.

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 Schedule 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 27, 2018 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.

Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Lawrenceville, Georgia
June 27, 2018

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2017

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017**

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, 2017.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2017, total assets were \$189,832,488, deferred outflow of resources were \$3,733,373, total liabilities were \$40,712,387, and deferred inflow of resources were \$11,926,742; thus total net position was \$140,926,732. Total revenues and expenses were \$151,454,696 and \$154,777,914, respectively.

SNRHA Properties Under RAD Conversion Complete in 2016

Vera Johnson B –

Vera Johnson Manor "B" Mixed-Finance project entails the acquisition/rehabilitation of an existing 112-unit low-income family development located in Las Vegas, NV. The property was constructed in 1984 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). The property was awarded \$1MIL in 2014 9% Low Income Housing Tax Credits and \$1MIL in HOME Funds for its substantial rehabilitation.

The SNRHA submitted December 2013 a RAD application for Vera Johnson Manor B (AMP 314) anticipating a Conditional Housing Assistance Payment (CHAP) agreement issuance by January 2014. However; the CHAP was received April 2015. In an effort to preserve the HOME Funds and Tax Credit Allocations, the SNRHA proceeded with a Mixed Finance Proposal as an Interim Plan for closing mid-April 2015. Construction was completed May 2016 with a RAD conversion anticipated October 2016. The SNRHA is partnering with Nevada HAND for this project.

Vera Johnson Manor B is the fourth public housing preservation venture by the SNRHA and its non-profit subsidiary, Affordable Housing Program, Inc.

The 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, public housing capital funds from SNRHA and HOME funds from City of Las Vegas.

Biegger Estates

Biegger Estates RAD project entails the acquisition/rehabilitation of an existing 119-unit low-income family development located in Las Vegas, NV. The property was constructed in 1985 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). The property was awarded \$1MIL in 2015 9% Low Income Housing Tax Credits for its substantial rehabilitation.

The SNRHA submitted March 2015 a RAD application for Biegger Estates and received a Conditional Housing Assistance Payment (CHAP) agreement July 2015. The RAD Conversion Commitment (RCC) was received March 2016. Financials closed in May 2016. Construction completion anticipated July 2017. The SNRHA self-developed this project.

The project financing for Biegger Estates includes equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and operating funds and public housing capital funds from SNRHA.

The property renovations include comprehensive modernization of all 119 family units and complete site upgrades. The renovation work includes high energy-efficiency standards, as well as, water conservation measures in the units and site with extensive xeriscaping landscape. The work also includes upgrades to their community/administrative building which contain a multi-purpose room and warming kitchen, a computer lab, a library/reading area, exercise room, leasing office. The administrative building also contains space where the SNRHA and local supportive service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition/wellness programs and to promote self-sufficiency.

Biegger Estates is the fifth public housing preservation venture by the SNRHA and its non-profit subsidiary, Affordable Housing Program, Inc.

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

	<u>2017</u>	<u>2016</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$ 28,360,080	\$ 22,054,542	\$ 6,305,538	28.59%
Capital Assets	129,627,231	140,510,106	(10,882,875)	-7.75%
Noncurrent Assets	31,845,177	32,823,272	(978,095)	-2.98%
Deferred Outflows	3,733,373	5,143,855	(1,410,482)	-27.42%
Total Assets & Deferred Outflows	<u>\$ 193,565,861</u>	<u>\$ 200,531,775</u>	<u>\$ (6,965,914)</u>	-3.47%
Current Liabilities	\$ 3,837,324	\$ 4,201,714	\$ (364,390)	-8.67%
Noncurrent Liabilities	36,875,063	43,913,697	(7,038,634)	-16.03%
Total Liabilities	<u>40,712,387</u>	<u>48,115,411</u>	<u>(7,403,024)</u>	-15.39%
Deferred Inflows	<u>11,926,742</u>	<u>3,733,439</u>	<u>8,193,303</u>	219.46%
Net investment in capital assets	126,751,839	137,494,601	(10,742,762)	-7.81%
Restricted	7,613,960	5,691,181	1,922,779	33.79%
Unrestricted	6,560,933	5,497,143	1,063,790	19.35%
Total Net Position	<u>140,926,732</u>	<u>148,682,925</u>	<u>(7,756,193)</u>	-5.22%
Total Liabilities, Deferred Inflows & Net Position	<u>\$ 193,565,861</u>	<u>\$ 200,531,775</u>	<u>\$ (6,965,914)</u>	-3.47%

Total Assets and Deferred Outflows decreased by \$6,965,914 or 3.47%. This decrease is due to the disposition of assets for the conversion of Vera Johnson A to a Mixed Finance Project and the removal of equipment based on a physical inventory. Depreciation expense of \$9,796,477 was also a contributing factor due to the aging of housing assets. Other Noncurrent Assets decreased by \$978,095 or 2.98%, which is due to the creation of an allowance account for debt held in the blended component units for the Senior Apartments. This is offset with an associated liability account. Capital Assets also decreased by \$10,882,875 or 7.75% due to the aforementioned disposal of assets for Vera Johnson A, along with an aging housing stock. Current Assets increased by \$6,305,538 or 28.59% due mainly to an increase in cash and investments of \$6,234,843 or 31.71%.

Total Liabilities decreased by \$7,403,024 or 15.39%, primarily due to a decrease in accrued pension liability of \$6,358,331 or 19.38% due to a change in assumptions in the long-term pension liability published for this fiscal year. The details of this liability are found in the accompanying Notes to the Financial Statements.

Deferred Inflows increased during the year from \$3,733,439 to \$11,926,742, an increase of \$8,193,303 or 219.46%. This is due to the recognition of swap derivatives included in debt held by SNRHA; along with and a significant increase in the deferred pension inflow data.

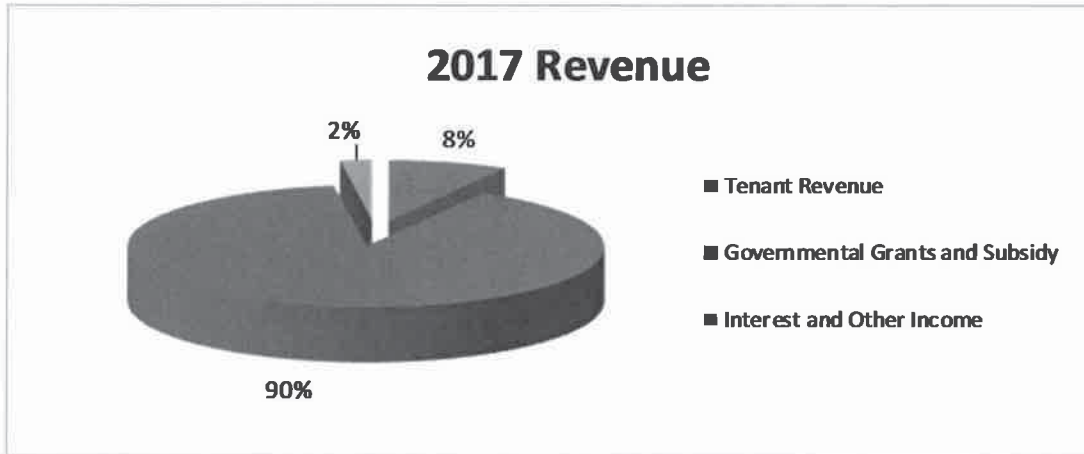
Total Net Position decreased by \$7,756,193 or 5.22%. Table II, below, provides a statement of these results.

Southern Nevada Regional Housing Authority
Comparative Statement of Revenues, Expenses and Changes in Net Position
Table II

	2017	2016	Total Change	% Change
Tenant Revenue	\$ 12,314,131	\$ 11,910,546	\$ 403,585	3.39%
Governmental Grants and Subsidy	135,724,947	132,565,398	3,159,549	2.38%
Interest Income	21,000	110,622	(89,622)	-81.02%
Other Income	3,394,618	12,240,721	(8,846,103)	-72.27%
Total Revenue	151,454,696	156,827,287	(5,372,591)	-3.43%
Administration	15,378,029	16,773,178	(1,395,149)	-8.32%
Tenant Services	2,584,263	2,717,692	(133,429)	-4.91%
Utilities	3,158,577	3,135,049	23,528	0.75%
Maintenance	11,077,558	11,699,240	(621,682)	-5.31%
Protective services	552,282	533,037	19,245	3.61%
Interest expense	228,646	328,987	(100,341)	-30.50%
General expense	3,693,410	4,267,240	(573,830)	-13.45%
Housing Assistance Payments	108,308,672	104,728,655	3,580,017	3.42%
Depreciation	9,796,477	10,190,279	(393,802)	-3.86%
Total Expenses	154,777,914	154,373,357	404,557	0.26%
Change in Net Position	(3,323,218)	2,453,930	(5,777,148)	-235.42%
Prior Period Adjustment	(4,432,975)	-	(4,432,975)	-100.00%
Beginning Net Position	148,682,925	146,228,995	2,453,930	1.68%
Ending Net Position	\$ 140,926,732	\$ 148,682,925	\$ (7,756,193)	-5.22%

REVENUES

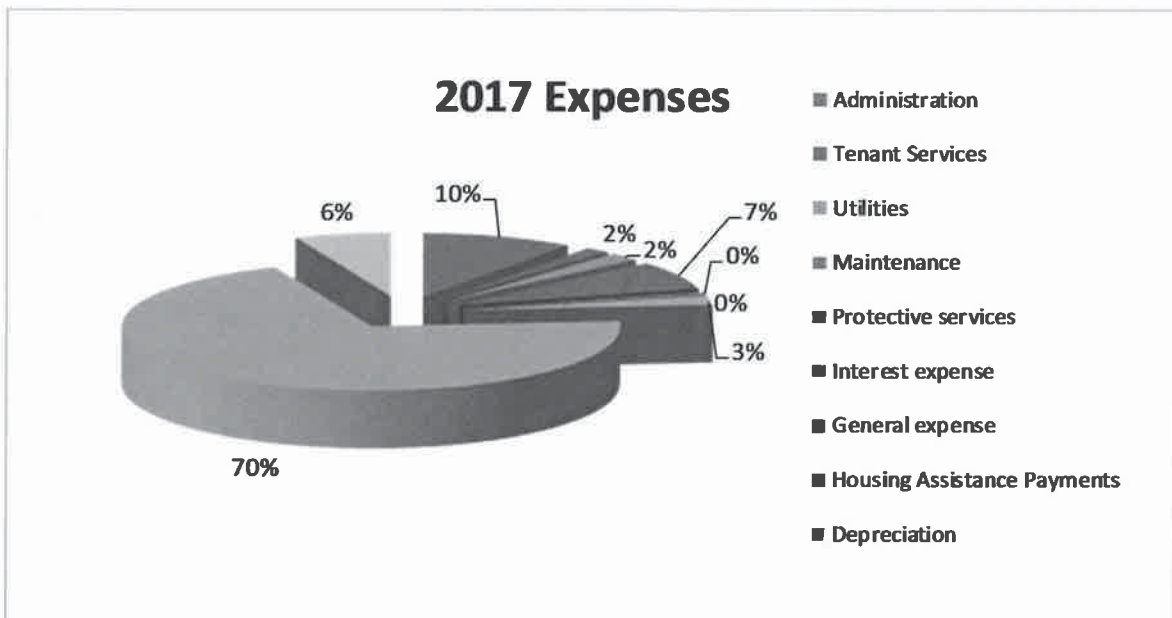
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 90% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 8% of total revenue. Other Revenue including interest from investments comprises the remaining 2%.



Total Revenue decreased by \$5,372,591 or 3.43%. The largest decrease was in other income of \$8,846,103 or 72.27%, which was primarily due to the prior year gain on disposition of land and assets to Biegger Estates and Vera Johnson B developments and a lesser amount of developer fees earned in the current year. The increase in tenant revenue of \$403,585 or 3.39% helped to somewhat offset this decrease.

EXPENSES

Total Expenses remained relatively unchanged during the year, increasing by only \$404,557 or 0.26%.



Administrative expenses decreased by \$1,395,149 or 8.32%. This was due to a decrease in salary and benefits of \$1,692,748 or 12.78% due mostly to vacant salary positions and decreases in employee benefits due to the net change in the pension liability. There were increases in office expenses of \$177,717 or 12.23%, legal expenses of \$97,529 or 30.55%, and other administrative expenses of \$64,514 or 4.48%. Tenant services decreased by \$133,429 or 4.91% due to decreased activities during the year. Utilities expense increased only slightly by \$23,528 or 0.75%. Maintenance expense decreased by \$621,682 or 5.31%, primarily due to a decrease in labor and benefits of \$653,465 or 10.46% due to decreases in

employee benefits as a result of the net change in the pension liability. Protective services increased by \$19,245 or 3.61%. General expenses decreased by \$573,830 or 13.45%. Other general expenses decreased by \$149,073 or 7.76% mainly due to fewer payments for the NSP program in Business Activities. Compensated absences expense decreased by \$357,797 or 44.34% due to fewer hours taken during the period. Bad debt expense decreased by \$161,878 or 37.91% due to fewer write offs during the year. These decreases were offset by increases in insurance premiums of \$74,655 or 8.53% and PILOT expense of \$20,263 or 8.54%. Interest expense decreased by \$100,341 or 30.50% due to decreased debt principal held during the year. HAP expense increased by \$3,580,017 or 3.42% due to increased utilization. Depreciation expense decreased by \$393,802 or 3.86%.

CAPITAL ASSETS

At September 30, 2017 the Authority had invested \$129,627,231 in various capital assets as listed in the following schedule.

Southern Nevada Regional Housing Authority
Comparative Statement of Capital Assets
Table III

	2017	2016	Total Change	% Change
Land	\$ 21,097,259	\$ 21,495,459	\$ (398,200)	-1.85%
Buildings & improvements	273,997,406	275,810,041	(1,812,635)	-0.66%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,516,747	5,309,322	(792,575)	-14.93%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	(174,079,362)	(166,199,897)	(7,879,465)	4.74%
Total Capital Assets	\$ 129,627,231	\$ 140,510,106	\$ (10,882,875)	-7.75%

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 9/30/2016	Adjustments	Payments/ Decreases	Balance 9/30/2017	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,874,098	\$ -	\$ (188,810)	\$ 1,685,288	\$ 200,250
Operating Note - Wells Fargo	986,406	-	(64,720)	921,686	69,240
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	100,600	-	(51,797)	48,803	48,803
Home Rental Income Fund	230,817	-	(11,202)	219,615	12,078
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
Accrued Interest - Senator Apts I & II	746,341	(746,341)	-	-	-
	<u>\$ 8,638,262</u>	<u>\$ (746,341)</u>	<u>\$ (316,529)</u>	<u>\$ 7,575,392</u>	<u>\$ 330,371</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 2017 prorated funding level was 93.10% compared to the prior year of 90.21%, which is an increase of 3.20%. The 2018 prorated operating subsidy funding level is anticipated to be approximately 93.27%. The funding proration for the Housing Assistance Payment (HAP) 2017 was 97.00%; whereas the Administrative Fee proration was 77%. The HCV's funding for 2018 is at 99.75% for HAP, but the Administrative Fee proration remains at 76%. Overall, HUD's funding had been consistently lower than 100% forcing the Authority to use operating reserves. The Authority continues to find strategies to enhance its revenue stream and control expenses.
- The Authority continues to comply with the HUD requirements of asset-based management since regionalization of the Authority. The Authority has developed and maintained a system of budgeting and accounting for each asset management project (AMP) in a manner that will allow for analysis of the actual revenues and expenses associated with each property.

CONCLUSIONS

Overall, the Authority demonstrates a sound financial position. It has a management team committed to the mission of providing safe and decent housing to those in need. As the environment changes, the Authority will continue to seek ways to remain a viable organization and continue to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development.

REQUEST FOR INFORMATION

Should additional information be required or questions arise regarding this financial report, contact our office in writing at the following address:

Southern Nevada Regional Housing Authority
Attention: Director of Finance
5390 E. Flamingo Road
Las Vegas, Nevada 89122-5338

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2017

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF NET POSITION
September 30, 2017

ASSETS

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 12,952,665	\$ 1,493,596	\$ 14,446,261
Cash & cash equivalents - restricted	10,542,183	959,169	11,501,352
Investments - unrestricted	2,400,235	-	2,400,235
Investments - restricted	-	-	-
Accounts receivable	1,340,869	137,258	1,478,127
Notes receivable	-	-	-
Prepaid expenses	203,035	4,639	207,674
Inventories	921,093	-	921,093
	<u>28,360,080</u>	<u>2,594,662</u>	<u>30,954,742</u>
<u>Noncurrent Assets</u>			
Notes receivable	29,361,931	-	29,361,931
Other assets	2,483,246	3,671,969	6,155,215
Investment in joint ventures	-	-	-
	<u>31,845,177</u>	<u>3,671,969</u>	<u>35,517,146</u>
Capital Assets			
Land	21,097,259	766,489	21,863,748
Buildings	258,013,179	40,734,213	298,747,392
Improvements	15,984,227	-	15,984,227
Furniture & equipment	4,516,747	1,155,917	5,672,664
Infrastructure	4,095,181	3,125,252	7,220,433
	<u>303,706,593</u>	<u>45,781,871</u>	<u>349,488,464</u>
Less: Accumulated depreciation	<u>(174,079,362)</u>	<u>(1,991,319)</u>	<u>(176,070,681)</u>
Total Capital Assets	<u>129,627,231</u>	<u>43,790,552</u>	<u>173,417,783</u>
	<u>161,472,408</u>	<u>47,462,521</u>	<u>208,934,929</u>
Deferred Outflow of Resources	3,733,373	-	3,733,373
	<u>3,733,373</u>	<u>-</u>	<u>3,733,373</u>
TOTAL ASSETS	\$ <u>193,565,861</u>	\$ <u>50,057,183</u>	\$ <u>243,623,044</u>

The accompanying notes are an integral part of the financial statements.

LIABILITIES & NET POSITION

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Current Liabilities</u>			
Accounts payable	\$ 1,673,244	\$ 2,212,276	\$ 3,885,520
Accrued liabilities	697,638	277,010	974,648
Unearned revenue	115,781	52,719	168,500
Long term debt - current portion	330,371	102,961	433,332
Tenant security deposits/escrow deposits	1,020,290	84,625	1,104,915
Total Current Liabilities	<u>3,837,324</u>	<u>2,729,591</u>	<u>6,566,915</u>
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,887,287	-	1,887,287
Long term debt	3,545,021	30,786,885	34,331,906
Accrued pension liability	26,449,939	-	26,449,939
Other noncurrent liabilities	1,292,816	3,750,433	5,043,249
Loan liability - non current	3,700,000	-	3,700,000
Total Noncurrent Liabilities	<u>36,875,063</u>	<u>34,537,318</u>	<u>71,412,381</u>
TOTAL LIABILITIES	<u>40,712,387</u>	<u>37,266,909</u>	<u>77,979,296</u>
DEFERRED INFLOW OF RESOURCES	<u>11,926,742</u>	<u>-</u>	<u>11,926,742</u>
<u>NET POSITION</u>			
Net Investment in Capital Assets	126,751,839	12,900,706	139,652,545
Restricted	7,613,960	874,544	8,488,504
Unrestricted	6,560,933	(984,976)	5,575,957
TOTAL NET POSITION	<u>140,926,732</u>	<u>12,790,274</u>	<u>153,717,006</u>
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	<u>\$ 193,565,861</u>	<u>\$ 50,057,183</u>	<u>\$ 243,623,044</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Operating Revenues</u>			
Dwelling rent	\$ 12,314,131	\$ 2,017,994	\$ 14,332,125
Governmental grants & subsidy	135,547,580	-	135,547,580
Other income	4,162,706	-	4,162,706
Total Operating Revenues	<u>152,024,417</u>	<u>2,017,994</u>	<u>154,042,411</u>
<u>Operating Expenses</u>			
Administration	15,378,029	606,523	15,984,552
Tenant services	2,584,263	7,171	2,591,434
Utilities	3,158,577	242,224	3,400,801
Maintenance & operations	11,077,558	355,511	11,433,069
Protective services	552,282	23,722	576,004
General expense	3,693,410	240,850	3,934,260
Housing assistance payments	108,308,672	-	108,308,672
Depreciation expense	9,796,477	1,104,015	10,900,492
Total Operating Expense	<u>154,549,268</u>	<u>2,580,016</u>	<u>157,129,284</u>
Net Operating Income/(Loss)	<u>(2,524,851)</u>	<u>(562,022)</u>	<u>(3,086,873)</u>
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	21,000	65	21,065
Interest expense	(228,646)	(1,073,218)	(1,301,864)
Amortization of loan fees	-	(12,739)	(12,739)
Gain/(Loss) on disposition of assets	(768,088)	-	(768,088)
Net Nonoperating Revenues/(Expenses)	<u>(975,734)</u>	<u>(1,085,892)</u>	<u>(2,061,626)</u>
Net Income/(Loss) before capital contributions	(3,500,585)	(1,647,914)	(5,148,499)
Capital grants/capital contributions	177,367	7,365,411	7,542,778
Increase/(Decrease) in Net Position	(3,323,218)	5,717,497	2,394,279
Prior Period Adjustment	(4,432,975)	1,777,027	(2,655,948)
Total Net Position - beginning	<u>148,682,925</u>	<u>5,295,750</u>	<u>153,978,675</u>
Total Net Position - ending	<u>\$ 140,926,732</u>	<u>\$ 12,790,274</u>	<u>\$ 153,717,006</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 16,476,837	\$ 2,017,994	\$ 18,494,831
Governmental grants & subsidy - operations	135,547,580	-	135,547,580
Payments to suppliers	(18,413,797)	(1,459,984)	(19,873,781)
Payments for housing assistance	(108,308,672)	-	(108,308,672)
Payments to employees	(20,016,702)	(459,603)	(20,476,305)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>5,285,246</u>	<u>98,407</u>	<u>5,383,653</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Investments redeemed for cash	3,249,668	-	3,249,668
Proceeds from other noncurrent assets	643,095	-	643,095
Proceeds from notes receivable	335,000	-	335,000
Interest received	21,000	65	21,065
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	<u>4,248,763</u>	<u>65</u>	<u>4,248,828</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	177,367	-	177,367
Acquisition of capital assets - capital grant program	(177,367)	-	(177,367)
Acquisition of capital assets - Public Housing	(105,816)	-	(105,816)
Acquisition of capital assets - business activities	(19,176)	-	(19,176)
Acquisition of capital assets - COCC	(42,876)	-	(42,876)
Acquisition of capital assets - HCV	(53,954)	-	(53,954)
Acquisition of capital assets - State and Local	(248,190)	-	(248,190)
Acquisition of capital assets - DCU	-	(11,312,282)	(11,312,282)
Capital contributions received	-	7,365,411	7,365,411
Proceeds from notes payable - net	(316,529)	6,893,423	6,576,894
Proceeds from disposition of capital assets	965,689	-	965,689
Interest paid	(228,646)	(1,073,218)	(1,301,864)
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(49,498)</u>	<u>1,873,334</u>	<u>1,823,836</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	9,484,511	1,971,806	11,456,317
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>14,010,337</u>	<u>480,959</u>	<u>14,491,296</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$ 23,494,848</u>	<u>\$ 2,452,765</u>	<u>\$ 25,947,613</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>PRIMARY</u> <u>GOVERNMENT</u>	<u>COMPONENT</u> <u>UNIT</u>	<u>TOTAL</u> <u>(Memorandum</u> <u>Only)</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net Income/(Loss) from operations	\$ (2,524,851)	\$ (562,022)	\$ (3,086,873)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	9,796,477	1,104,015	10,900,492
Decrease (Increase) in accounts receivable	(145,703)	517,450	371,747
Decrease (Increase) in prepaid expenses	7,747	(2,175,292)	(2,167,545)
Decrease (Increase) in inventory	67,261	-	67,261
Increase (Decrease) in accounts payable	(366,817)	(720)	(367,537)
Increase (Decrease) in accrued liabilities	273,728	1,166,236	1,439,964
Increase (Decrease) in unearned revenue	(37,389)	(7,103)	(44,492)
Increase (Decrease) in other noncurrent liabilities	154,627	-	154,627
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(1,187,521)	-	(1,187,521)
Increase (Decrease) in security/trust deposits	(752,313)	55,843	(696,470)
	\$ 5,285,246	\$ 98,407	\$ 5,383,653
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	\$ 5,285,246	\$ 98,407	\$ 5,383,653

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017

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, 2017. 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, 2017
(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.

5. Development Corporations:

The Development Corporations (the Corporations) operate exclusively for nonprofit purposes and were created to assist in carrying out housing projects for persons of eligible income. Housing projects undertaken, financed, or assisted by the Corporations and their related expenditures must be approved by the Authority. The Corporations are legally separate from the Authority, and are included as blended component units, since the Authority can significantly influence the programs, projects, or activities of, or the level of service performed by the Authority, and their boards of directors are substantially the same as the Authority.

The following Development Corporations are included as blended component units of the Authority:

- Affordable Housing Program, Inc.
- Honolulu Street Family Housing, Inc.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

6. Basis of Presentation: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

26. New Pronouncements:

There were no new pronouncements implemented in the current fiscal year.

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS:

Nevada law NRS 356.360 requires banks and savings and loan institutions participating in the Nevada Collateral Pool to pledge government securities with a market value of 102% of the amount of uninsured balances of public money held by the depository. Under Nevada law this collateral is held in a separate investment pool by another institution in the depository's name. Cash, restricted cash, and investments are classified in the financial statements based on whether or not their use is restricted under the terms of the Authority's debt instruments or agency agreements. The Authority's carrying amount of cash and investments as of September 30, 2017 was \$25,895,083, and the bank balance was \$25,386,005.

Cash and Cash Equivalents

Cash and cash equivalents are maintained on deposit in demand accounts with Wells Fargo 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, 2017, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2017 as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and	Cash and
	<u>Cash Equivalents</u>	<u>Cash Equivalents</u>
Unrestricted	\$ 12,952,665	\$ 1,493,596
Restricted	<u>10,542,183</u>	<u>959,169</u>
Total	<u>\$ 23,494,848</u>	<u>\$ 2,452,765</u>

Investments

The investments as of September 30, 2017 was \$2,400,235, 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Cont'd)

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, 2017, 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, 2017, investments in Federal Home Loan Mortgage Corporation notes represented approximately 70 percent of total investments.

Restricted cash and cash equivalents at September 30, 2017, were as follows:

Security deposit funds	\$ 1,020,290
FSS escrow funds	1,292,816
Modernization	5,695,494
Current liabilities	42,522
HAP equity	<u>2,491,061</u>
	<u>\$ 10,542,183</u>

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2017, consisted of the following:

	Primary Government
Tenants (net of allowance of \$72,091)	\$ 155,002
A/R - HUD	137,311
Other government agencies	414,438
A/R - miscellaneous (net of allowance of \$716,253)	421,564
Accrued interest receivable	32,828
Fraud (net of allowance of \$1,527,749)	<u>179,726</u>
	<u>\$ 1,340,869</u>

Note: The above receivable balance excludes \$4,930,222 of interfund receivables that have been eliminated as a result of financial statement consolidation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE D - 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, 2017 was \$6,455,329.

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, 2017 is \$2,641,000 and \$6,715,321.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE D - NOTES RECEIVABLE: (Cont'd)

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, 2017 is \$3,700,000 and \$810,281.

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, 2017 is \$5,000,000 and \$700,000.

As of September 30, 2017, the cumulative note receivable principal balances totaled \$29,361,931, with total accrued interest of \$3,607,319, for which all was reduced by an allowance equal to the accrued interest.

As of September 30, 2017, notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2016	Additions	Receipts	9/30/2017
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	-	(335,000)	2,641,000
Seller's Note 2	3.32%	12/5/2013	4/1/2055	6,715,321	-	-	6,715,321
Vera Johnson B LP							
Acquisition Note	4.00%	4/1/2015	3/31/2070	3,700,000	-	-	3,700,000
Vera Johnson B LP-GAP	0.00%	4/1/2015	4/30/2070	810,281	-	-	810,281
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	700,000	-	-	700,000
Accrued interest on notes receivable				2,924,251	683,068	-	3,607,319
Less: allowance for accrued interest				(2,924,251)	(683,068)	-	(3,607,319)
Total notes receivable				\$ 29,696,931	\$ -	\$ (335,000)	\$ 29,361,931

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE E - PREPAID EXPENSES & INVENTORY:

Prepaid expenses and inventory at September 30, 2017, consisted of the following:

	Primary Government
Prepaid insurance and other assets	\$ 203,035
Inventory	921,092
	\$ 1,124,127

NOTE F - OTHER NONCURRENT ASSETS:

The Authority advanced funds to Landsman Family LLC, a Nevada Limited Liability Company that was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project, to pay for construction costs. The outstanding balance does not bear any interest and is payable out of available cash flow. The amount due as of September 30, 2017 was \$110,393.

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, 2017 was \$2,197,623.

Biegger Estates, LLC was formed on May 2, 2016 as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates. The Housing Authority has advanced the project \$175,230 for construction costs as of September 30, 2017.

As of September 30, 2017, other noncurrent assets consisted of the following:

Primary Government

Construction advances	\$ 285,623
Developer fees	2,197,623
	\$ 2,483,246

Component Units – Discretely Presented

Prepaid Ground Lease	\$ 3,404,668
Intangible assets, net of accumulated amortization	267,301
	\$ 3,671,969

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, 2016 was \$1,318,788. 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, 2016 was \$2,085,880.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2017:

	Balance at 9/30/2016	Additions/ Increases	Dispositions/ Decreases	Balance at 9/30/2017
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 21,495,459	\$ 12,600	\$ (410,800)	\$ 21,097,259
Construction in progress	-	-	-	-
Total capital assets not being depreciated	<u>21,495,459</u>	<u>12,600</u>	<u>(410,800)</u>	<u>21,097,259</u>
Buildings & improvements	279,905,222	412,957	(2,225,592)	278,092,587
Furniture & equipment	5,309,322	221,822	(1,014,397)	4,516,747
Total capital assets being depreciated	<u>285,214,544</u>	<u>634,779</u>	<u>(3,239,989)</u>	<u>282,609,334</u>
Buildings & improvements	(161,721,345)	(9,522,531)	292,122	(170,951,754)
Furniture & equipment	(4,478,552)	(273,946)	1,624,890	(3,127,608)
Total accumulated depreciation	<u>(166,199,897)</u>	<u>(9,796,477)</u>	<u>1,917,012</u>	<u>(174,079,362)</u>
Net Book Value	<u>\$ 140,510,106</u>			<u>\$ 129,627,231</u>

The following activities affected Capital Assets during the audit period:

Opening balance at October 1, 2016	\$ 140,510,106
Acquisition of Capital Assets – Capital Fund Program	177,367
Acquisition of Capital Assets – Public Housing Operations	105,816
Acquisition of Capital Assets – COCC operations	42,876
Acquisition of Capital Assets – Business Activities operations	19,176
Acquisition of Capital Assets – HCV	53,954
Acquisition of Capital Assets – State & Local	248,190
Dispositions, net	(1,733,777)
Depreciation expense	<u>(9,796,477)</u>
Balance at September 30, 2017	<u>\$ 129,627,231</u>

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2016:

	Balance at 12/31/2015	Additions/ Increases	Dispositions/ Transfers	Balance at 12/31/2016
Capital assets not being depreciated:				
Land	\$ 766,587	\$ -	\$ (98)	\$ 766,489
Construction in progress	4,068,209	-	(4,068,209)	-
Total capital assets not being depreciated	<u>4,834,796</u>	<u>-</u>	<u>(4,068,307)</u>	<u>766,489</u>
Infrastructure & Land improvements	774,421	2,350,831	-	3,125,252
Buildings & improvements	25,674,457	10,991,449	4,068,307	40,734,213
Furniture & equipment	487,541	668,376	-	1,155,917
Total capital assets being depreciated	<u>26,936,419</u>	<u>14,010,656</u>	<u>4,068,307</u>	<u>45,015,382</u>
Total accumulated depreciation	<u>(887,304)</u>	<u>(1,104,015)</u>	<u>-</u>	<u>(1,991,319)</u>
Total capital assets being depreciated	<u>26,049,115</u>			<u>43,024,063</u>
Capital assets, net	<u>\$ 30,883,911</u>			<u>\$ 43,790,552</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2017, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 897,160	\$ 2,212,276
Accounts payable - HUD	70,402	-
PILOT	705,682	-
Tenant security deposits	<u>1,020,290</u>	<u>84,625</u>
	<u>\$ 2,693,534</u>	<u>\$ 2,296,901</u>

Note: The above payables balance excludes \$4,930,222 of interfund receivables that have been eliminated as a result of financial statement consolidation.

NOTE I - ACCRUED LIABILITIES & OTHER CURRENT LIABILITIES:

Other current liabilities consisted of the following as of September 30, 2017:

	Primary Government	Component Units
Accrued wages & fringes	\$ 536,191	\$ -
Accrued compensated absences - current portion	45,656	-
Accrued interest payable	-	15,905
Noncurrent debt - current portion	330,371	102,961
Unearned revenue	115,781	52,719
Other current liabilities	<u>115,791</u>	<u>261,105</u>
	<u>\$ 1,143,790</u>	<u>\$ 432,690</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2017:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,292,816	\$ -
Developer fee payable	-	3,750,433
Accrued compensated absences - noncurrent	1,887,287	-
Accrued pension & OPEB liability	<u>26,449,939</u>	<u>-</u>
	<u>\$ 29,630,042</u>	<u>\$ 3,750,433</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE J - OTHER NONCURRENT LIABILITIES: (Cont'd)

The following is a summary of the primary government activity for the year:

	Balance at September 30, 2016	Increases	Decreases	Balance at September 30, 2017	Current Portion
FSS Escrow Liability	\$ 1,138,189	\$ 643,982	\$ (489,355)	\$ 1,292,816	\$ -
Compensated absences	2,058,382	449,087	(574,526)	1,932,943	45,656
Net pension liability	<u>32,808,270</u>	<u>-</u>	<u>(6,358,331)</u>	<u>26,449,939</u>	<u>-</u>
	<u>\$ 36,004,841</u>	<u>\$ 1,093,069</u>	<u>\$ (7,422,212)</u>	<u>\$ 29,675,698</u>	<u>\$ 45,656</u>

NOTE K - LONG-TERM DEBT - Primary Government:

A summary of changes of the primary government's long-term debt for the year ended September 30, 2017, is presented below.

	Balance 9/30/2016	Adjustments	Payments/ Decreases	Balance 9/30/2017	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,874,098	\$ -	\$ (188,810)	\$ 1,685,288	\$ 200,250
Operating Note - Wells Fargo	986,406	-	(64,720)	921,686	69,240
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	100,600	-	(51,797)	48,803	48,803
Home Rental Income Fund	230,817	-	(11,202)	219,615	12,078
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
Accrued Interest - Senator Apts I & II	746,341	(746,341)	-	-	-
	<u>\$ 8,638,262</u>	<u>\$ (746,341)</u>	<u>\$ (316,529)</u>	<u>\$ 7,575,392</u>	<u>\$ 330,371</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, 2017). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$59,833. The outstanding balance at September 30, 2017 is \$921,686.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont'd)

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$1,420,526 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of May 16, 2027. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$921,686 at September 30, 2017, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2017, the fair value of the interest rate swap obligation was \$170,628, a decrease of \$86,637 during the year. Additionally, a prior period adjustment of \$257,265 was posted to Deferred Inflows to record this liability that was not recognized previously.

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 \$16,180 at September 30, 2017). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$137,537. The outstanding balance at September 30, 2017, is \$1,685,288.

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$4,200,000 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of February 16, 2028. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$2,731,100 at September 30, 2017, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2017, the fair value of the interest rate swap obligation was \$505,425, a decrease of \$251,497 during the year. Additionally, a prior period adjustment of \$756,922 was posted to Deferred Inflows to record this liability that was not recognized previously.

City of Las Vegas – Senator Apartments I: On February 15, 2006, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before February 15, 2036 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

City of Las Vegas – Senator Apartments II: On January 16, 2008, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$693,000 in HOME funds and \$977,000 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before January 16, 2038 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont’d)

Note Payable – Bank of Nevada: On September 10, 2007 the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the Bank of Nevada (formally the Federal Home Loan Bank of San Francisco) for \$360,000 to be used for construction. The Corporation then lent the funds to the Honolulu Street Housing LLC. The loan bears interest at a rate of 1.0% per annum and is due upon maturity. The loan is scheduled to mature on September 10, 2062.

Note Payable – Phone Loan: The note payable with Key Government Finance (Home Rental income fund) requires monthly payments of \$745 which includes both principal and interest. The loan bears interest at 7.55% and matures on June 1, 2029. The loan was used to acquire a new phone system and is unsecured. The balance of the notes payable at September 30, 2017 is \$48,803.

Home Rental Income Fund: The Authority entered into an agreement with Key Government Finance, Inc. for a loan of \$254,795 at 2.87% per annum for a new phone system. The note is payable by the Authority and is unsecured. The monthly payment is \$4,286 including principal and interest. Final maturity date is anticipated for August 1, 2018. The remaining balance at September 30, 2017 is \$219,615.

Promissory Note – City National Bank: On October 1, 2015 the Authority entered into a loan agreement with City National Bank (formally the Federal Home Loan Bank of San Francisco) for \$1,000,000 to be used for the rehabilitation of Landsman Gardens Apartments. The Authority then lent the funds to Landsman Family LLC. The loan is non-interest bearing and no payments of principal will be due on or before September 30, 2055 so long as the property is maintained as low-income and is in compliance with the Federal Home Loan Bank Affordable Housing Program. No payment shall be required on the maturity date if no default or breach has occurred and is continuing under this Note for the retention period commencing on the date of completion of the Project as determined by the FHLB in its discretion and ending fifteen (15) years after same date.

The following is a schedule of debt payment requirements to maturity:

		<u>Principal</u>		<u>Interest</u>		<u>Payment</u>
2019	\$	330,371	\$	33,260	\$	363,631
2020		281,742		29,978		311,720
2021		290,760		27,199		317,959
2022		334,347		22,521		356,868
2023		401,216		18,017		419,233
2024-2028		2,708,208		74,473		2,782,681
Thereafter		<u>3,228,748</u>		<u>10,098</u>		<u>3,238,846</u>
	\$	<u>7,575,392</u>	\$	<u>215,546</u>	\$	<u>7,790,938</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE L - LONG-TERM DEBT – Discretely Presented Component Units:

Notes and mortgages payable for *Landsman Family, LLC*, consist of the following as of December 31, 2016:

	Balance 12/31/2015	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2016	Current Portion
Building Loan Agreement - PNC Bank	\$ 3,960,890	\$ -	\$ (142,116)	\$ 3,818,774	\$ 35,834
HOME Loan - City of Henderson	100,000	-	(2,596)	97,404	-
SNRHA Sellers Note	2,976,000	-	(6,853)	2,969,147	-
SNRHA Note	5,715,317	-	(15,465)	5,699,852	-
AHP Note	1,000,000	-	(3,249)	996,751	-
	<u>\$ 13,752,207</u>	<u>\$ -</u>	<u>\$ (170,279)</u>	13,581,928	<u>\$ 35,834</u>
Interest payable - long term				<u>982,992</u>	
Total notes and mortgages payable				<u>\$ 14,564,920</u>	

Building Loan Agreement – PNC Bank: The building loan agreement with Wells Fargo provides construction draws up \$3,985,000 and requires monthly payments to commence once construction is complete. The loan bears interest at 4.9% and matures on March 1, 2055. The loan is secured by a first deed of trust on the property referred to as Landsman Garden Apartments.

Southern Nevada Regional Housing Authority Seller Note: The loan for \$2,976,000 bears interest at 3.32% and matures on April 1, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

Southern Nevada Regional Housing Authority Note: The loan provides up to \$6,715,317 and bears interest at 3.32%. The loan matures on April 1, 2055. The loan is secured by a deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash. As of December 31, 2016, the outstanding loan balance was \$5,699,852.

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, 2016:

	Balance 12/31/2015	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2016	Current Portion
Mortgage payable, net	\$ -	\$ 2,060,417	\$ -	\$ 2,060,417	\$ 67,127
SNRHA authority note	810,285	-	(112,730)	697,555	-
SNRHA acquisition note	3,700,000	-	-	3,700,000	-
Nevada HAND, Inc.	410,332	579,668	-	990,000	-
	<u>\$ 4,920,617</u>	<u>\$ 2,640,085</u>	<u>\$ (112,730)</u>	7,447,972	<u>\$ 67,127</u>
Interest payable - long term				<u>301,533</u>	
Total notes and mortgages payable				<u>\$ 7,749,505</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Mortgage Payable: Pursuant to the Amended and Restated Loan Agreement dated November 23, 2016, JPMorgan Chase Bank, N.A. agreed to convert a portion of the construction loan into a permanent loan in the amount of \$2,200,000. The loan bears an interest rate at 5.14% annually. Interest and principal payments of \$12,100 are due monthly. Pursuant to the loan agreement, the loan is secured by the Deed of Trust. The loan shall mature on November 21, 2034. As of December 31, 2016, the balance outstanding was \$2,060,417.

Note Payable - SNVRHA authority note: Pursuant to the Authority Note dated April 1, 2015, Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$810,285 to the Partnership. The loan bears no interest and is payable from net cash flow as defined in the Partnership Agreement. The loan shall mature on April 30, 2070. As of December 31, 2016, the balance outstanding was \$697,555.

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, 2016, the balance outstanding was \$3,700,000. As of December 31, 2016, the accrued interest was \$267,503.

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, 2016, the balance outstanding was \$990,000. As of December 31, 2016, accrued interest was \$34,030.

Notes and mortgages payable for **Biegger Estates, LLC**, consist of the following as of December 31, 2016:

	Balance 12/31/2015	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2016	Current Portion
Chase Loan, net	\$ -	\$ 2,873,395	\$ (109,779)	\$ 2,763,616	\$ -
SNRHA gap note	-	700,000	(5,072)	694,928	-
SNRHA seller note	-	5,000,000	(18,996)	4,981,004	-
	<u>\$ -</u>	<u>\$ 8,573,395</u>	<u>\$ (133,847)</u>	<u>8,439,548</u>	<u>\$ -</u>
Interest payable - long term				<u>135,873</u>	
Total notes and mortgages payable				<u>\$ 8,575,421</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

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, 2016 was \$2,763,616.

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 \$10,873, of which \$3,417 was capitalized to fixed assets. As of December 31, 2016, the accrued interest was \$10,873 and the balance of the note was \$694,928.

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 \$125,000, of which \$39,277 was capitalized to fixed assets. As of December 31, 2016, the accrued interest was \$125,000 and the balance of the note was \$4,981,004.

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. The amount due was \$2,350,000.

Vera Johnson B, LP - Developer fee payable: Pursuant to the Development Fee Agreement dated April 1, 2015, Nevada HAND, Inc., an affiliate of the General Partner, will receive a developer fee of \$1,266,193. Any outstanding principal balance of the developer fee shall bear no interest. A portion of the fee is to be paid from capital contributions according to the schedule provided in the Partnership Agreement and the remainder is to be paid out of available cash flow as defined in the Partnership Agreement. The total development fee earned as of December 31, 2016 was \$1,266,193. As of December 31, 2016, the outstanding developer fee of \$803,875 remained payable.

Biegger Estates, LLC - Developer Fee: On May 2, 2016 the Company entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$1,400,000 for services relating to the development and oversight of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2016, the outstanding developer fee of \$596,558 remained payable.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE N - RESTRICTIONS AND DESIGNATION ON NET POSITION:

The Authority has cash and cash equivalents restricted by grantors and lending agencies for specified programs. These funds are temporarily restricted until used for the program purpose for the time period required by the grant or the program purpose as specified by the lender. The designation and restrictions on Net Position was for the following purposes at September 30, 2017:

	Primary Government	Component Units	Total
Modernization	\$ 5,122,899	\$ -	\$ 5,122,899
Housing Choice Vouchers - HAP Equity	2,491,061	-	2,491,061
Security deposits	-	-	-
Other reserves	-	753,299	753,299
Replacement reserves	-	71,450	71,450
Insurance/MIP escrows	-	49,795	49,795
	\$ 7,613,960	\$ 874,544	\$ 8,488,504

NOTE O - RISK MANAGEMENT:

The Housing Board is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At September 30, 2017, there were no liabilities to be reported.

NOTE P - OPERATING LEASE:

The Authority entered into a lease agreement on March 14, 2003 with the Resources for Community Development (RCD) to lease land to RCD until March 14, 2078. Total rental income under the lease agreement is \$1 per year for the entire term of the loan.

NOTE Q - DEFERRED INFLOW:

The Deferred Inflow as of September 30, 2017 consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$ 1,318,788
Biegger Estates, LLC - Ground Lease - Note F	2,085,880
Wells Fargo - Interest Swap Agreement - Note K	170,628
Wells Fargo - Interest Swap Agreement - Note K	505,425
Accrued pension obligation - Note R	7,846,021
	\$ 11,926,742

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

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, 2017 the Statutory Employer/employee matching rate was 14.57% for Regular and the Employer-pay contribution (EPC) rate was 28.02%.

Net Pension Liability

The Authority's net pension liability (NPL) of \$26,449,939 was measured as of June 30, 2017, 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%
Payroll Growth	5.00%
Investment rate of return	7.50%
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, 2017 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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2017 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 2017 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, 2017 are summarized in the following table.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long Term Expected Rate of Return</u>
Domestic Equity	42%	5.50%
International Equity	18%	5.75%
Domestic Fixed Income	30%	25.00%
Private Markets	10%	6.80%

As of June 30, 2017, PERS' long-term inflation assumption was 2.75%.

Discount Rate

The discount rate used to measure the collective total pension liability was 7.50% for 2017 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the Authority share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1.0% Decrease (6.50%)	Current Discount Rate (7.50%)	1.0% Increase (8.50%)
PERS' Net Pension Liability	\$ 39,984,923	\$ 26,449,939	\$ 15,208,923

Pension expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2017, the Authority recognized pension expense of \$965,407. At September 30, 2017, 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	\$ -	\$ 1,735,651
Changes in assumptions	1,754,702	-
Difference between projected and actual earnings on pension plan investments	171,734	-
Changes in proportion differences between employer contributions and proportionate share of contributions	1,038,037	6,110,370
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2017	768,900	-
Total	\$ 3,733,373	\$ 7,846,021

The \$768,900 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(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
2019	\$ (813,591)
2020	\$ (813,591)
2021	\$ (813,591)
2022	\$ (813,591)
2023	\$ (813,591)
2024	\$ (813,593)
thereafter	\$ -

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2017 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 90% 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE U - PRIOR PERIOD ADJUSTMENTS:

Primary Government

For the Year Ended September 30, 2017, there were prior period adjustments of \$(4,432,975). Of this amount, \$(2,100,000) was the recognition of a prepaid land lease with Biegger Estates and \$(1,318,788) for Landsman Family, LLC which are included under Note F and Note I. Additionally, there was \$(1,014,187) for the recognition of swap agreements on debt held by the housing authority. More information can be found under Note K.

Discretely Presented Component Units

Prior period adjustments are made up of the net equity inclusion of the Vera Johnson B, LP as of the beginning of the year in the amount of \$1,777,027. This was omitted from the prior year due to the entity being in initial development and audited financial statements being unable.

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, 2017, 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 - 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 27, 2018 (the date the financial statements were available to be issued) and concluded that there are no additional items that need to be addressed.

NOTE X - SUPPLEMENTARY INFORMATION:

The supplementary information has been included in order to show the financial statements of the Housing Board on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplementary information is reviewed by the field office and provides greater detail concerning the operations of the Housing Board.

NOTE Y - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Discretely Presented Component Unit had a partnership capital contribution of \$7,365,411 during its first fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2017



**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2017, 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 27, 2018. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP and Biegger Estates, LLC as of December 31, 2016, as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

Management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Southern Nevada Regional Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was

not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rector, Reeder & Lofton, P.C.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Lawrenceville, Georgia
June 27, 2018



REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Southern Nevada Regional Housing Authority's major federal programs for the year ended September 30, 2017. The Southern Nevada Regional Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Southern Nevada Regional Housing Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Southern Nevada Regional Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on the Southern Nevada Regional Housing Authority's compliance with those requirements.

Opinion on Each Major Federal Program

In our opinion, the Southern Nevada Regional Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2017.

Report on Internal Control Over Compliance

The management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Southern Nevada Regional Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on a major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Accordingly, this report is not suitable for any other purpose.



Rector, Reeder & Lofton, PC
Certified Public Accountants

Lawrenceville, Georgia
June 27, 2018

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2016, contained two formal audit findings. The current status of these findings is as follows:

Finding No. 2016-001 – Controls over materials inventory – Significant Deficiency

Condition & cause

Inventory is maintained decentralized from the main office and kept at the individual sites. Per staff interviews all maintenance employees and site managers have access to this inventory. For the Fiscal year 2016 inventory conducted as part of the year-end close revealed that \$210,282 of items in stock could not be adequately accounted for. These items consisted of the following:

Current Status:

The current inventory for the period ended September 30, 2017 showed a variance of \$130,970.43 which is similar to the variance the year before. The Housing Authority has implemented new controls; however, a current count of items that were on hand as of March 5, 2018 were not in agreement with the inventory count in the computer system. As a result of three site visits we determined that some improvement has been made, but the decentralization of the warehouse has resulted in the potential for control deficiencies at certain sites. We have conducted a follow up review of internal controls over maintenance materials as of April 30th and May 1, 2018 and have concluded that although there are deficiencies ***this finding has been cleared***. This review was more comprehensive in nature and covered more material sites. There exists a system of controls which may lead to some inventory variances in the future, but we have recommended certain steps and procedures to improve controls. These are noted in the management letter to the Board of Commissioners.

Finding No. 2016-002 – Capital Asset Deficiencies – Other Matters – Significant Deficiency

Public Housing Program - CFDA # 14.850, Grant Year 2016

Condition & cause

Upon review of the detailed listing of capital assets and equipment we determined that the Housing Authority has not conducted an inventory of equipment or personal property assets within the last two years. When analyzing and testing certain equipment and improvement items we randomly selected a total of \$274,341.55 in capital assets, and of this amount \$81,524.19 was either not identifiable or not located. The Housing Authority has not maintained the detailed capital asset schedule in such a way that easily facilitates the annual or bi-annual inventory of equipment to determine that the asset has been safeguarded and retained by the agency. Because of the inadequate descriptions on the depreciation and capital asset schedule, we were unable to satisfy ourselves that certain capital assets actually existed.

Current Status:

Although there are a few items which need to be brought into agreement with the detailed inventory, the Housing Authority has performed a complete inventory of nonexpendable equipment and has written off certain assets that were not located or were disposed of. **This finding is considered cleared.**

**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?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	None reported

Type of report issued on the compliance for major programs:	Unmodified
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Any audit findings disclosed that are required to be reported under 2 CFR §200.516(a)?	No
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Identification of major programs:	
-CFDA #14.850	Public and Indian Housing
-CFDA #14.871	Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B programs:	\$3,000,000
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Low Risk Auditee under 2 CFR §200.520?	No
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Section II – Findings related to the Financial Statements required to be reported in accordance with GAGAS

(None noted)

Section III – Federal Award Findings and Questioned Costs

(None noted)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION

FISCAL YEAR ENDED SEPTEMBER 30, 2017

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2017**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14,850	PIH Family Self-Sufficiency Program 14,896	Section 8 Housing Choice Vouchers 14,871
ASSETS:						
CURRENT ASSETS:						
Cash:						
Cash - unrestricted	\$ 2,699,509	\$ 1,493,596	\$ 530,218	\$ 7,124,850	\$ 0	\$ 2,598,088
Cash - restricted - modernization	0	0	0	0	0	0
Cash - other restricted	573,119	874,544	0	5,356,179	0	3,550,073
Cash - restricted current liabilities	0	0	0	0	0	5,603
Cash - tenant security deposits	387,302	84,625	0	632,988	0	0
Total Cash	3,659,930	2,452,765	530,218	13,114,017	0	6,153,764
Accounts and notes receivables:						
Accounts receivable - PHA projects	0	0	0	0	0	474,238
Accounts receivable - HUD	0	0	0	32,851	56,961	0
Accounts receivable - other government	0	0	0	10,177	0	0
Accounts receivable - miscellaneous	3,072	105,535	0	20,329	0	608,196
Accounts receivable - tenants rents	55,451	31,723	0	171,642	0	0
Allowance for doubtful accounts - tenants	(10,848)	0	0	(61,243)	0	0
Allowance for doubtful accounts - other	(1,013)	0	0	0	0	(704,672)
Notes receivable - current	0	0	0	0	0	0
Fraud recovery	0	0	0	0	0	1,707,475
Allowance for doubtful accounts - fraud	0	0	0	0	0	(1,527,749)
Accrued interest receivable	1,770	0	0	20,968	0	10,090
Total receivables - net	48,432	137,258	0	194,724	56,961	567,578
Current investments:						
Investments - unrestricted	0	0	0	1,683,071	0	717,164
Investments - restricted	0	0	0	0	0	0
Prepaid expenses and other assets	26,152	4,639	0	120,732	0	28,264
Inventories	267,087	0	0	609,424	0	0
Allowance for obsolete inventories	0	0	0	0	0	0
Assets held for sale	0	0	0	0	0	0
Interprogram due from	0	0	1,362,881	347,360	0	0
TOTAL CURRENT ASSETS	4,001,601	2,594,662	1,893,099	16,069,328	56,961	7,466,770
NONCURRENT ASSETS:						
Capital Assets:						
Land	2,981,984	766,489	0	17,886,856	0	0
Buildings	48,198,213	40,734,213	0	205,272,652	0	0
Furniture & equipment - dwelling	0	0	0	0	0	0
Furniture & equipment - admin	374,728	1,155,917	0	1,780,806	0	486,556
Improvements	0	0	0	14,681,101	0	1,238,468
Construction in process	0	3,125,252	0	0	0	0
Infrastructure	664,005	0	0	3,431,176	0	0
Accumulated depreciation	(21,265,950)	(1,991,319)	0	(146,627,016)	0	(708,853)
Total capital assets - net	30,952,980	43,790,552	0	96,425,575	0	1,016,171
Notes receivable - noncurrent	1,723,800	0	7,450,000	19,855,372	0	332,759
Other assets	0	3,671,969	2,197,623	285,623	0	0
Investment in joint ventures	0	0	0	0	0	0
TOTAL NONCURRENT ASSETS	32,676,780	47,462,521	9,647,623	116,566,570	0	1,348,930
DEFERRED OUFLOW OF RESOURCES	381,880	0	0	1,448,600	0	1,038,847
TOTAL ASSETS & DEFERRED OUFLOW OF RESOURCES	\$ 37,060,261	\$ 50,057,183	\$ 11,540,722	\$ 134,084,498	\$ 56,961	\$ 9,854,547

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Workforce Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	14,446,261
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	10,353,915
0	36,919	0	0	0	0	0	0	42,522
0	0	0	0	0	0	0	0	1,104,915
<u>0</u>	<u>36,919</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,947,613</u>
0	0	0	0	0	0	0	0	474,238
44,739	0	0	0	0	2,760	0	0	137,311
0	0	0	137,343	266,918	0	0	0	414,438
0	9,785	783	0	19,030	0	2,384	0	769,114
0	0	0	0	0	0	0	0	258,816
0	0	0	0	0	0	0	0	(72,091)
0	(9,785)	(783)	0	0	0	0	0	(716,253)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1,707,475
0	0	0	0	0	0	0	0	(1,527,749)
0	0	0	0	0	0	0	0	32,828
<u>44,739</u>	<u>0</u>	<u>0</u>	<u>137,343</u>	<u>285,948</u>	<u>2,760</u>	<u>2,384</u>	<u>0</u>	<u>1,478,127</u>
0	0	0	0	0	0	0	0	2,400,235
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	27,887	0	207,674
0	0	0	0	0	0	44,582	0	921,093
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	16,447	0	3,203,534	(4,930,222)	0
<u>44,739</u>	<u>36,919</u>	<u>0</u>	<u>137,343</u>	<u>302,395</u>	<u>2,760</u>	<u>3,278,387</u>	<u>(4,930,222)</u>	<u>30,954,742</u>
0	0	0	0	12,600	0	215,819	0	21,863,748
0	0	0	0	235,584	0	4,306,730	0	298,747,392
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,874,657	0	5,672,664
0	0	0	0	0	0	64,658	0	15,984,227
0	0	0	0	0	0	0	0	3,125,252
0	0	0	0	0	0	0	0	4,095,181
0	0	0	0	0	0	(5,477,543)	0	(176,070,681)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>248,184</u>	<u>0</u>	<u>984,321</u>	<u>0</u>	<u>173,417,783</u>
0	0	0	0	0	0	0	0	29,361,931
0	0	0	0	0	0	0	0	6,155,215
0	0	0	0	0	0	0	0	0
0	0	0	0	248,184	0	984,321	0	208,934,929
0	0	0	0	0	0	864,046	0	3,733,373
<u>\$ 44,739</u>	<u>\$ 36,919</u>	<u>\$ 0</u>	<u>\$ 137,343</u>	<u>\$ 550,579</u>	<u>\$ 2,760</u>	<u>\$ 5,126,754</u>	<u>\$ (4,930,222)</u>	<u>\$ 243,623,044</u>

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2017**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14,850	PIH Family Self-Sufficiency Program 14,896	Section 8 Housing Choice Vouchers 14,871
LIABILITIES AND NET POSITION:						
LIABILITIES:						
CURRENT LIABILITIES:						
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	148,299	2,212,276	0	603,324	0	62,435
Accrued salaries/payroll withholding	57,497	0	0	176,747	18,209	130,169
Accrued compensated absences	0	0	0	41,505	0	2,980
Accrued interest payable	0	15,905	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	33,483
Accounts payable - other gov.	0	0	0	700,079	0	5,603
Tenant security deposits	387,302	84,625	0	632,988	0	0
Unearned revenue	42,251	52,719	0	37,953	0	100
Current portion of L-T debt - capital	281,568	102,961	0	48,803	0	0
Current portion of L-T debt - operating	0	0	0	0	0	0
Other current liabilities	864	168,378	0	17,009	0	1,479
Accrued liabilities - other	0	92,727	0	0	0	94,896
Interprogram (due to)	3,881,767	0	0	585,176	38,752	0
Loan liability - current	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	4,799,548	2,729,591	0	2,843,584	56,961	331,145
NONCURRENT LIABILITIES:						
Long-term debt, net of current - capital	2,545,021	30,786,885	0	0	0	0
Long-term debt, net of current - operating	0	0	0	1,000,000	0	0
Accrued comp. absences - long term	231,961	0	0	771,541	0	430,578
Loan liability - noncurrent	0	0	3,700,000	0	0	0
Accrued pension & OPEB liabilities	2,688,982	0	0	10,262,888	0	7,359,939
Noncurrent liabilities - other	0	3,750,433	524	233,280	0	1,059,012
TOTAL NONCURRENT LIABILITIES	5,465,964	34,537,318	3,700,524	12,267,709	0	8,849,529
TOTAL LIABILITIES	10,265,512	37,266,909	3,700,524	15,111,293	56,961	9,180,674
DEFERRED INFLOW OF RESOURCES	1,469,043	0	0	6,449,016	0	2,183,229
NET POSITION:						
Net Investment in Capital Assets	28,126,391	12,900,706	0	96,376,772	0	1,016,171
Restricted	0	874,544	0	5,122,899	0	2,491,061
Unrestricted	(2,800,685)	(984,976)	7,840,198	11,024,518	0	(5,016,588)
TOTAL NET POSITION	25,325,706	12,790,274	7,840,198	112,524,189	0	(1,509,356)
TOTAL LIABILITIES AND NET POSITION	\$ 37,060,261	\$ 50,057,183	\$ 11,540,722	\$ 134,084,498	\$ 56,961	\$ 9,854,547

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
516	0	0	193	6,720	0	75,673	0	3,109,436
4,243	0	0	14,235	1,326	0	133,765	0	536,191
0	0	0	0	0	0	1,171	0	45,656
0	0	0	0	0	0	0	0	15,905
0	36,919	0	0	0	0	0	0	70,402
0	0	0	0	0	0	0	0	705,682
0	0	0	0	0	0	0	0	1,104,915
0	0	0	0	35,477	0	0	0	168,500
0	0	0	0	0	0	0	0	433,332
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,543	0	189,273
0	0	0	0	0	0	0	0	187,623
39,980	0	0	122,915	258,872	2,760	0	(4,930,222)	0
0	0	0	0	0	0	0	0	0
<u>44,739</u>	<u>36,919</u>	<u>0</u>	<u>137,343</u>	<u>302,395</u>	<u>2,760</u>	<u>212,152</u>	<u>(4,930,222)</u>	<u>6,566,915</u>
0	0	0	0	0	0	0	0	33,331,906
0	0	0	0	0	0	0	0	1,000,000
0	0	0	0	0	0	453,207	0	1,887,287
0	0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	0	6,138,130	0	26,449,939
0	0	0	0	0	0	0	0	5,043,249
0	0	0	0	0	0	6,591,337	0	71,412,381
<u>44,739</u>	<u>36,919</u>	<u>0</u>	<u>137,343</u>	<u>302,395</u>	<u>2,760</u>	<u>6,803,489</u>	<u>(4,930,222)</u>	<u>77,979,296</u>
0	0	0	0	0	0	1,825,454	0	11,926,742
0	0	0	0	248,184	0	984,321	0	139,652,545
0	0	0	0	0	0	0	0	8,488,504
0	0	0	0	0	0	(4,486,510)	0	5,575,957
0	0	0	0	248,184	0	(3,502,189)	0	153,717,006
<u>\$ 44,739</u>	<u>\$ 36,919</u>	<u>\$ 0</u>	<u>\$ 137,343</u>	<u>\$ 550,579</u>	<u>\$ 2,760</u>	<u>\$ 5,126,754</u>	<u>\$ (4,930,222)</u>	<u>\$ 243,623,044</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, 2017**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
REVENUES:						
Net tenant rental revenue	\$ 5,845,574	\$ 2,002,721	\$ 0	\$ 5,757,374	\$ 0	\$ 0
Tenant revenue - other	294,255	15,273	0	416,928	0	0
Total tenant revenue	<u>6,139,829</u>	<u>2,017,994</u>	<u>0</u>	<u>6,174,302</u>	<u>0</u>	<u>0</u>
HUD PHA grants - operating	0	0	0	15,735,932	555,860	117,467,433
HUD PHA grants - capital	0	0	0	177,367	0	0
Management fee	0	0	0	0	0	0
Asset management fee	0	0	0	0	0	0
Bookkeeping fee	0	0	0	0	0	0
Front line service fee	0	0	0	0	0	0
Other fees	58,785	0	0	0	0	0
Other government grants	0	0	0	0	0	0
Investment income - unrestricted	409	0	26	15,376	0	5,189
Mortgage interest income	0	0	0	0	0	0
Proceeds from disposition of assets held for sale	0	0	0	0	0	0
Fraud Income	0	0	0	0	0	71,172
Other revenue	930,691	7,365,411	1,210,503	540,406	0	1,071,181
Gain/(loss) on disposition	514,363	0	0	(1,296,994)	0	6,108
Investment income - restricted	0	65	0	0	0	0
TOTAL REVENUES	<u>\$ 7,644,077</u>	<u>\$ 9,383,470</u>	<u>\$ 1,210,529</u>	<u>\$ 21,346,389</u>	<u>\$ 555,860</u>	<u>\$ 118,621,083</u>
EXPENSES:						
Administrative						
Administrative salaries	\$ 584,218	\$ 268,725	\$ 0	\$ 1,705,998	\$ 0	\$ 3,327,831
Auditing fees	17,004	7,030	0	48,052	0	14,029
Management fees	696,672	0	0	2,356,837	0	1,098,919
Bookkeeping fees	92,980	0	0	223,143	0	1,012,260
Advertising & marketing	2,425	1,419	0	0	0	0
Employee benefits - administrative	199,145	43,418	0	486,221	0	1,107,597
Office expense	74,853	42,464	0	237,208	0	539,135
Legal expense	18,380	2,361	0	247,662	0	68,851
Travel expense	14,776	1,806	0	14,352	0	29,529
Allocated overhead	0	0	0	0	0	0
Other operating - administrative	207,303	239,300	0	2,326,052	0	396,659
Total Administrative Expense	<u>1,907,756</u>	<u>606,523</u>	<u>0</u>	<u>7,645,525</u>	<u>0</u>	<u>7,594,810</u>
Asset management fee	0	0	0	306,360	0	0
Tenant Services						
Tenant services - salaries	28,497	0	0	261,268	297,286	230,001
Relocation costs	0	0	0	25,189	0	0
Employee benefits - tenant services	11,501	0	0	90,635	225,068	0
Other tenant services	22,544	7,171	0	30,017	0	1,254
Total Tenant Services	<u>62,542</u>	<u>7,171</u>	<u>0</u>	<u>407,109</u>	<u>522,354</u>	<u>231,255</u>
Utilities						
Water	323,052	160,766	0	1,049,328	0	0
Electricity	135,469	11,715	0	671,835	0	14,447
Gas	5,932	2,608	0	94,024	0	0
Sewer	221,961	67,135	0	563,117	0	1,675
Other utilities	0	0	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0
Total Utilities Expense	<u>686,414</u>	<u>242,224</u>	<u>0</u>	<u>2,378,304</u>	<u>0</u>	<u>16,122</u>

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,605,669
0	0	0	0	0	0	0	0	726,456
0	0	0	0	0	0	0	0	14,332,125
221,486	701,500	0	0	0	6,261	0	0	134,688,472
0	0	0	0	0	0	0	0	177,367
0	0	0	0	0	0	4,099,891	(4,099,891)	0
0	0	0	0	0	0	306,360	(306,360)	0
0	0	0	0	0	0	1,322,135	(1,322,135)	0
0	0	0	0	0	0	2,066,192	(2,066,192)	0
0	0	0	0	0	0	0	(58,785)	0
0	0	0	586,540	266,918	0	5,650	0	859,108
0	0	0	0	0	0	0	0	21,000
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	71,172
0	0	0	0	0	0	338,753	0	11,456,945
0	0	0	0	0	0	8,435	0	(768,088)
0	0	0	0	0	0	0	0	65
\$ 221,486	\$ 701,500	\$ 0	\$ 586,540	\$ 266,918	\$ 6,261	\$ 8,147,416	\$ (7,853,363)	\$ 160,838,166
\$ 0	\$ 42,619	\$ 0	\$ 0	\$ 8,064	\$ 0	\$ 3,042,429	\$ 0	\$ 8,979,884
0	0	0	0	0	0	8,165	0	94,280
0	0	0	0	0	0	0	(4,152,428)	0
0	0	0	0	0	0	0	(1,328,383)	0
0	0	0	0	0	0	80,228	0	84,072
0	17,048	0	0	0	0	1,032,136	0	2,885,565
11,742	0	0	0	0	0	767,730	0	1,673,132
0	0	0	0	0	0	81,841	0	419,095
6,879	0	0	0	0	0	36,190	0	103,532
0	0	0	0	0	0	0	0	0
570	0	0	0	1,750	0	639,550	(2,066,192)	1,744,992
19,191	59,667	0	0	9,814	0	5,688,269	(7,547,003)	15,984,552
0	0	0	0	0	0	0	(306,360)	0
142,661	0	0	397,789	0	2,869	383,687	0	1,744,058
0	0	0	0	0	0	0	0	25,189
59,384	589	0	125,105	0	925	155,553	0	668,760
250	0	0	61,248	2,200	2,467	26,276	0	153,427
202,295	589	0	584,142	2,200	6,261	565,516	0	2,591,434
0	0	0	0	0	0	33,860	0	1,567,006
0	0	0	0	0	0	40,034	0	873,500
0	0	0	0	0	0	1,041	0	103,605
0	0	0	0	0	0	2,802	0	856,690
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	77,737	0	3,400,801

**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, 2017**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
Ordinary Maintenance & Operation						
Labor	909,367	124,966	0	3,266,182	0	3,298
Materials	311,851	77,595	0	1,040,986	0	44,141
Employee benefit contributions	311,899	22,494	0	1,079,665	0	1,350
Garbage & trash removal contracts	149,734	26,592	0	369,218	0	0
Heating & cooling contracts	5,227	818	0	78,867	0	0
Snow removal contracts	0	0	0	0	0	0
Elevator maintenance contracts	0	0	0	38,043	0	0
Landscape & grounds contracts	128,784	10,246	0	281,919	0	0
Unit turnaround contracts	0	4,717	0	0	0	0
Electrical contracts	1,192	2,278	0	23,388	0	0
Plumbing contracts	25,391	2,024	0	100,288	0	0
Extermination contracts	48,065	3,182	0	389,857	0	0
Janitorial contracts	6,549	12,840	0	26,730	0	0
Routine maintenance contracts	365,970	0	0	982,813	0	0
Contract costs - other	53,947	67,759	0	256,813	0	43,304
Total Ordinary Maintenance & Operation	2,317,976	355,511	0	7,934,769	0	92,093
Protective Services						
Protective services - salaries	0	0	0	0	0	0
Employee benefits - protective services	0	0	0	0	0	0
Other protective services - contract costs	53,282	23,722	0	483,224	0	3,575
Total Protective Services	53,282	23,722	0	483,224	0	3,575
Insurance Premiums						
Property insurance	118,677	63,535	0	313,241	0	635
Liability insurance	35,829	0	0	129,849	0	78,419
Workmen's compensation	0	3,666	0	0	0	0
Insurance - other	40,755	0	0	124,316	0	63,260
Total Insurance Premiums	195,261	67,201	0	567,406	0	142,314
General Expenses						
Other general expense	99,393	138,897	60	1,219,189	0	129,484
Compensated absences	24,803	0	0	154,184	33,506	67,596
Payments in lieu of taxes	0	33,415	0	257,423	0	0
Bad debt - tenant rents	75,958	1,337	0	189,221	0	0
Bad debt - mortgages	0	0	0	0	0	0
Bad debt - other	0	0	0	0	0	0
Severance expense	0	0	0	0	0	0
Total General Expenses	200,154	173,649	60	1,820,017	33,506	197,080
Financial Expenses						
Interest expense - mortgage payable	226,436	0	0	0	0	0
Interest expense - notes payable	159	1,073,218	0	672	0	707
Amortization - issuance costs	0	12,739	0	0	0	0
Total Financial Expenses	226,595	1,085,957	0	672	0	707
TOTAL OPERATING EXPENSE	5,649,980	2,561,958	60	21,543,386	555,860	8,277,956
EXCESS OPERATING REVENUE	1,994,097	6,821,512	1,210,469	(196,997)	0	110,343,127

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Other Federal Program 1	State/Local	Housing Counselling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	13,781	0	4,317,594
0	0	0	0	0	0	49,794	0	1,524,367
0	0	0	0	0	0	5,493	0	1,420,841
0	0	0	0	0	0	26,374	0	571,918
0	0	0	0	0	0	14,418	0	99,330
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	38,043
0	0	0	0	0	0	1,985	0	422,934
0	0	0	0	0	0	0	0	4,717
0	0	0	0	0	0	0	0	26,858
0	0	0	0	0	0	2,491	0	130,194
0	0	0	0	0	0	565	0	441,669
0	0	0	0	0	0	0	0	46,119
0	0	0	0	0	0	37,667	0	1,386,450
0	0	0	0	6,720	0	17,738	0	446,281
0	0	0	0	6,720	0	170,246	0	10,877,315
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	12,201	0	576,004
0	0	0	0	0	0	12,201	0	576,004
0	0	0	0	0	0	1,463	0	497,551
0	0	0	0	0	0	0	0	244,097
0	0	0	0	0	0	1,026	0	4,692
0	0	0	0	0	0	42,359	0	270,690
0	0	0	0	0	0	44,848	0	1,017,030
0	6,757	0	0	0	0	317,009	0	1,910,789
0	0	0	2,398	0	0	166,600	0	449,087
0	0	0	0	0	0	0	0	290,838
0	0	0	0	0	0	0	0	266,516
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	6,757	0	2,398	0	0	483,609	0	2,917,230
0	0	0	0	0	0	0	0	226,436
0	0	0	0	0	0	672	0	1,075,428
0	0	0	0	0	0	0	0	12,739
0	0	0	0	0	0	672	0	1,314,603
221,486	67,013	0	586,540	18,734	6,261	7,043,098	(7,853,363)	38,678,969
0	634,487	0	0	248,184	0	1,104,318	0	122,159,197

**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, 2017**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
Other Expenses						
Extraordinary maintenance	24,370	0	0	454,544	0	0
Casualty losses	20,687	0	0	32,694	0	3,510
Housing assistance payments	0	0	0	0	0	106,736,071
Portability HAP expense	0	0	0	0	0	938,114
Depreciation expense	1,415,509	1,104,015	0	8,154,008	0	54,057
Total Other Expenses	<u>1,460,566</u>	<u>1,104,015</u>	<u>0</u>	<u>8,641,246</u>	<u>0</u>	<u>107,731,752</u>
TOTAL EXPENSES	\$ 7,110,546	\$ 3,665,973	\$ 60	\$ 30,184,632	\$ 555,860	\$ 116,009,708
EXCESS OF REVENUE OVER EXPENSES	\$ 533,531	\$ 5,717,497	\$ 1,210,469	\$ (8,838,243)	\$ 0	\$ 2,611,375
Transfer of funds	0	0	0	0	0	0
Special Item - OPEB	0	0	0	0	0	0
Capital contributions	0	0	0	0	0	0
Prior period adjustments	(1,014,187)	1,777,027	0	(3,418,788)	0	0
Beginning Net Position	<u>25,806,362</u>	<u>5,295,750</u>	<u>6,629,729</u>	<u>124,781,220</u>	<u>0</u>	<u>(4,120,731)</u>
Ending Net Position	\$ 25,325,706	\$ 12,790,274	\$ 7,840,198	\$ 112,524,189	\$ 0	\$ (1,509,356)
Administrative Fund Equity	-	-	-	-	-	(4,000,417)
Housing Choice Voucher Equity	-	-	-	-	-	2,491,061
Units Available	12,828	2,544	-	31,763	-	135,408
Units Leased	12,397	2,544	-	30,844	-	134,968

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	9,888	0	488,802
0	0	0	0	0	0	10,061	0	66,952
0	634,487	0	0	0	0	0	0	107,370,558
0	0	0	0	0	0	0	0	938,114
0	0	0	0	0	0	172,903	0	10,900,492
0	634,487	0	0	0	0	192,852	0	119,764,918
<u>\$ 221,486</u>	<u>\$ 701,500</u>	<u>\$ 0</u>	<u>\$ 586,540</u>	<u>\$ 18,734</u>	<u>\$ 6,261</u>	<u>\$ 7,235,950</u>	<u>\$ (7,853,363)</u>	<u>\$ 158,443,887</u>
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 248,184</u>	<u>\$ 0</u>	<u>\$ 911,466</u>	<u>\$ 0</u>	<u>\$ 2,394,279</u>
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	(2,655,948)
0	0	0	0	0	0	(4,413,655)	0	153,978,675
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 248,184</u>	<u>\$ 0</u>	<u>\$ (3,502,189)</u>	<u>\$ 0</u>	<u>\$ 153,717,006</u>
-	-	-	-	-	-	-	-	(4,000,417)
-	-	-	-	-	-	-	-	2,491,061
-	1,140	-	-	-	-	-	-	183,683
-	1,027	-	-	-	-	-	-	181,780

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2017

<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
ASSETS:								
CURRENT ASSETS:								
Cash:								
Cash - unrestricted	\$ 0	\$ 98,016	\$ 116,089	\$ 1,674,756	\$ 210,658	\$ 330,862	\$ 83,516	\$ 320,283
Cash - restricted - modernization	0	0	0	0	0	0	0	0
Cash - other restricted	0	1,302	1,133	0	0	17,925	120	4,879
Cash - restricted current liabilities	0	0	0	0	0	0	0	0
Cash - tenant security deposits	0	13,693	46,520	84,568	58,075	70,578	0	35,533
Total Cash	0	113,011	163,742	1,759,324	268,733	419,365	83,636	360,695
Accounts and notes receivables:								
Accounts receivable - PHA projects	0	0	0	0	0	0	0	0
Accounts receivable - HUD	0	0	365	0	690	798	0	27,568
Accounts receivable - other government	10,177	0	0	0	0	0	0	0
Accounts receivable - miscellaneous	0	903	316	2,805	787	2,397	0	946
Accounts receivable - tenants rents	0	6,741	3,252	13,509	3,915	23,269	0	10,391
Allowance for doubtful accounts - tenants	0	(816)	(161)	(10,128)	(232)	(1,003)	0	(4,652)
Allowance for doubtful accounts - other	0	0	0	0	0	0	0	0
Notes receivable - current	0	0	0	0	0	0	0	0
Fraud recovery	0	0	0	0	0	0	0	0
Accrued interest receivable	0	0	0	0	0	0	0	0
Total receivables - net	10,177	6,828	3,772	6,186	5,160	25,461	0	34,253
Current investments:								
Investments - unrestricted	0	0	0	0	0	0	0	0
Investments - restricted	0	0	0	0	0	0	0	0
Prepaid expenses and other assets	0	2,638	3,015	3,769	3,392	3,392	0	2,261
Inventories	0	23,021	39,140	110,945	36,575	77,550	0	68,111
Allowance for obsolete inventories	0	0	0	0	0	0	0	0
Interprogram due from	0	0	0	0	0	0	0	0
TOTAL CURRENT ASSETS	10,177	145,498	209,669	1,880,224	313,860	525,768	83,636	465,320
NONCURRENT ASSETS:								
Capital Assets:								
Land	952,685	3,350,964	1,070,300	1,265,660	372,806	624,705	63,239	894,600
Buildings	0	15,432,780	37,437,899	10,028,601	21,770,050	18,008,198	0	9,845,344
Furniture & equipment - dwelling	0	0	0	0	0	0	0	0
Furniture & equipment - admin	6,460	7,025	81,148	179,464	296,200	145,659	0	230,192
Improvements	326,022	59,827	264,496	2,101,489	1,469,595	2,571,242	0	606,848
Construction in process	0	0	0	0	0	0	0	0
Infrastructure	0	0	0	0	0	0	3,431,176	0
Accumulated depreciation	(136,987)	(10,712,176)	(18,860,940)	(8,010,620)	(18,486,731)	(15,345,251)	(1,716,998)	(6,325,622)
Total capital assets - net	1,148,180	8,138,420	19,992,903	5,564,594	5,421,920	6,004,553	1,777,417	5,251,362
Notes receivable - noncurrent	0	0	0	0	0	0	0	5,700,000
Other assets	0	0	0	0	0	0	0	175,230
Investment in joint ventures	0	0	0	0	0	0	0	0
TOTAL NONCURRENT ASSETS	1,148,180	8,138,420	19,992,903	5,564,594	5,421,920	6,004,553	1,777,417	11,126,592
Deferred Outflow of Resources	0	10,459	122,341	172,037	158,135	156,695	0	140,048
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 1,158,357	\$ 8,294,377	\$ 20,324,913	\$ 7,616,855	\$ 5,899,915	\$ 6,687,016	\$ 1,861,053	\$ 11,731,960

	<u>NV018002407</u>	<u>NV018002408</u>	<u>NV018002409</u>	<u>NV018002410</u>	<u>NV018002411</u>	<u>NV018002412</u>	<u>NV018002413</u>	<u>NV018013003</u>	<u>NV018013016</u>	<u>Other Project</u>	<u>TOTAL</u>
\$	971,991	\$ 903,620	\$ 818,982	\$ 0	\$ 0	\$ 0	\$ 0	\$ 267,910	\$ 448,070	\$ 880,097	\$ 7,124,850
	0	0	0	0	0	0	0	0	0	0	0
	28,093	55,283	914,377	0	13,049	5,010	0	0	8,948	4,306,060	5,356,179
	0	0	0	0	0	0	0	0	0	0	0
	97,242	74,801	111,130	0	5,152	1,839	12,020	4,353	17,484	0	632,988
	1,097,326	1,033,704	1,844,489	0	18,201	6,849	12,020	272,263	474,502	5,186,157	13,114,017
	0	0	0	0	0	0	0	0	0	0	0
	3,383	0	0	0	0	0	0	0	47	0	32,851
	0	0	0	0	0	0	0	0	0	0	10,177
	2,580	3,032	5,725	0	0	0	349	0	489	0	20,329
	28,949	37,502	37,677	0	0	1,563	455	0	4,419	0	171,642
	(1,496)	(19,004)	(21,508)	0	0	(709)	0	0	(1,534)	0	(61,243)
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	20,968	20,968
	33,416	21,530	21,894	0	0	854	804	0	3,421	20,968	194,724
	0	0	0	0	0	0	0	0	0	1,683,071	1,683,071
	0	0	0	0	0	0	0	0	0	0	0
	4,522	4,145	2,638	0	0	1,884	1,131	0	0	87,945	120,732
	116,308	78,337	39,844	0	0	0	11,380	0	8,213	0	609,424
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	4,560	7,800	335,000	0	0	347,360
	1,251,572	1,137,716	1,908,865	0	18,201	14,147	33,135	607,263	486,136	6,978,141	16,069,328
	602,195	509,173	5,539,476	0	0	958,313	99,124	38,900	0	1,544,716	17,886,856
	39,799,277	2,930,733	39,356,882	0	0	0	9,090,540	0	0	1,572,348	205,272,652
	0	0	0	0	0	0	0	0	0	0	0
	216,679	152,231	217,361	0	11,585	22,064	0	0	0	214,738	1,780,806
	2,137,803	1,076,195	3,371,358	0	0	0	0	0	0	696,226	14,681,101
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	3,431,176
	(34,863,731)	(2,505,696)	(24,696,436)	0	(11,585)	(10,052)	(3,619,108)	0	0	(1,325,083)	(146,627,016)
	7,892,223	2,162,636	23,788,641	0	0	970,325	5,570,556	38,900	0	2,702,945	96,425,575
	0	0	0	0	4,510,285	0	0	9,356,317	0	288,770	19,855,372
	0	0	0	0	0	0	0	110,393	0	0	285,623
	0	0	0	0	0	0	0	0	0	0	0
	7,892,223	2,162,636	23,788,641	0	4,510,285	970,325	5,570,556	9,505,610	0	2,991,715	116,566,570
	217,929	190,438	207,591	0	0	50,011	22,916	0	0	0	1,448,600
\$	9,361,724	\$ 3,490,790	\$ 25,905,097	\$ 0	\$ 4,528,486	\$ 1,034,483	\$ 5,626,607	\$ 10,112,873	\$ 486,136	\$ 9,969,856	\$ 134,084,498

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2017

<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
LIABILITIES AND NET POSITION:								
LIABILITIES:								
CURRENT LIABILITIES:								
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	3,037	33,530	29,532	112,970	51,112	38,039	0	25,180
Accrued salaries/payroll withholding	0	5,891	18,167	21,162	18,999	22,883	0	13,057
Accrued compensated absences	0	3,240	1,080	2,160	3,240	16,665	0	2,160
Accrued Interest payable	0	0	0	0	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	0	0	0
Accounts payable - other gov.	0	16,119	89,778	242,989	114,497	0	0	17,842
Tenant security deposits	0	13,693	46,520	84,568	58,075	70,578	0	35,533
Unearned revenue	0	2,394	396	13,272	206	835	0	1,352
Current portion of L-T debt - capital borrowings	0	0	0	0	0	0	0	0
Other current liabilities	0	41	195	296	249	1,163	0	1,302
Accrued liabilities - other	0	0	0	0	0	0	0	0
Loan liability - current	0	0	0	0	0	0	0	0
Interprogram (due to)	300,624	0	8,165	0	690	798	0	26,735
TOTAL CURRENT LIABILITIES	303,661	74,908	193,833	477,417	247,068	150,961	0	123,161
NONCURRENT LIABILITIES:								
Long-term debt, net of current - capital	0	0	0	0	0	0	0	0
Long-term debt, net of current - operating	0	0	0	0	0	0	0	0
Accrued comp. absences - long term	0	68,065	38,889	56,370	66,692	95,708	0	52,674
Accrued pension & OPEB liabilities	0	74,101	866,748	1,218,833	1,120,335	1,110,135	0	992,198
Noncurrent liabilities - other	0	1,302	1,133	0	0	17,925	120	4,879
TOTAL NONCURRENT LIABILITIES	0	143,468	906,770	1,275,203	1,187,027	1,223,768	120	1,049,751
TOTAL LIABILITIES	303,661	218,376	1,100,603	1,752,620	1,434,095	1,374,729	120	1,172,912
Deferred inflow of Resources	0	21,980	257,106	361,551	332,331	329,307	0	2,380,205
NET POSITION:								
Net Investment in Capital Assets	1,148,180	8,138,420	19,992,903	5,564,594	5,421,920	6,004,553	1,777,417	5,251,362
Restricted	0	0	0	0	0	0	0	0
Unrestricted	(293,484)	(84,399)	(1,025,699)	(61,910)	(1,294,431)	(1,021,573)	83,516	2,927,481
TOTAL NET POSITION	854,696	8,054,021	18,967,204	5,502,684	4,127,489	4,982,980	1,860,933	8,178,843
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 1,158,357	\$ 8,294,377	\$ 20,324,913	\$ 7,616,855	\$ 5,893,915	\$ 6,687,016	\$ 1,861,053	\$ 11,731,960

<u>NVD18002407</u>	<u>NVD18002408</u>	<u>NVD18002409</u>	<u>NVD18002410</u>	<u>NVD18002411</u>	<u>NVD18002412</u>	<u>NVD18002413</u>	<u>NVD18013003</u>	<u>NVD18013016</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
65,339	64,163	32,803	0	49	6,970	10,458	0	1,595	128,547	603,324
29,540	23,713	20,570	0	0	0	1,929	0	47	789	176,747
3,240	3,240	4,320	0	0	1,080	1,080	0	0	0	41,505
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
63,474	50,439	70,574	0	0	8,665	25,702	0	0	0	700,079
97,242	74,801	111,130	0	5,152	1,839	12,020	4,353	17,484	0	632,988
2,692	1,800	14,178	0	0	9	84	0	735	0	37,953
0	0	0	0	0	0	0	0	0	48,803	48,803
588	10,274	338	0	0	10	38	2,415	100	0	17,009
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
3,383	0	0	0	64,567	148,896	31,271	0	47	0	585,176
<u>265,498</u>	<u>228,430</u>	<u>253,913</u>	<u>0</u>	<u>69,768</u>	<u>167,469</u>	<u>82,582</u>	<u>6,768</u>	<u>20,008</u>	<u>178,139</u>	<u>2,843,584</u>
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1,000,000	0	0	1,000,000
127,761	161,120	65,633	0	0	15,543	23,086	0	0	0	771,541
1,543,961	1,349,196	1,470,714	0	0	354,312	162,355	0	0	0	10,262,888
<u>28,093</u>	<u>55,283</u>	<u>97,538</u>	<u>0</u>	<u>13,049</u>	<u>5,010</u>	<u>0</u>	<u>0</u>	<u>8,948</u>	<u>0</u>	<u>233,280</u>
<u>1,699,815</u>	<u>1,565,599</u>	<u>1,633,885</u>	<u>0</u>	<u>13,049</u>	<u>374,865</u>	<u>185,441</u>	<u>1,000,000</u>	<u>8,948</u>	<u>0</u>	<u>12,267,709</u>
<u>1,965,313</u>	<u>1,794,029</u>	<u>1,887,798</u>	<u>0</u>	<u>82,817</u>	<u>542,334</u>	<u>268,023</u>	<u>1,006,768</u>	<u>28,956</u>	<u>178,139</u>	<u>15,111,293</u>
<u>457,996</u>	<u>400,222</u>	<u>436,268</u>	<u>0</u>	<u>0</u>	<u>105,101</u>	<u>48,161</u>	<u>1,318,788</u>	<u>0</u>	<u>0</u>	<u>6,449,016</u>
7,892,223	2,162,636	23,788,641	0	0	970,325	5,570,556	38,900	0	2,654,142	96,376,772
0	0	816,839	0	0	0	0	0	0	4,306,060	5,122,899
<u>(953,808)</u>	<u>(866,097)</u>	<u>(1,024,449)</u>	<u>0</u>	<u>4,445,669</u>	<u>(583,277)</u>	<u>(260,133)</u>	<u>7,748,417</u>	<u>457,180</u>	<u>2,831,515</u>	<u>11,024,518</u>
<u>6,938,415</u>	<u>1,296,539</u>	<u>23,581,031</u>	<u>0</u>	<u>4,445,669</u>	<u>387,048</u>	<u>5,310,423</u>	<u>7,787,317</u>	<u>457,180</u>	<u>9,791,717</u>	<u>112,524,189</u>
\$ <u>9,361,724</u>	\$ <u>3,490,790</u>	\$ <u>25,905,097</u>	\$ <u>0</u>	\$ <u>4,528,486</u>	\$ <u>1,034,483</u>	\$ <u>5,626,607</u>	\$ <u>10,112,873</u>	\$ <u>486,136</u>	\$ <u>9,969,856</u>	\$ <u>134,084,498</u>

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP'S
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

Account Description	NV018002305	NV018002310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
REVENUES:								
Net tenant rental revenue	\$ 0	\$ 119,094	\$ 519,723	\$ 1,249,911	\$ 802,450	\$ 649,785	\$ 0	\$ 228,562
Tenant revenue - other	0	8,327	12,841	23,574	23,245	41,082	0	30,047
Total tenant revenue	0	127,421	532,564	1,273,485	825,695	690,867	0	258,609
HUD PHA grants - operating	0	270,916	1,371,985	2,002,997	1,299,731	1,600,146	348,487	1,376,060
HUD PHA grants - capital	0	0	0	0	0	0	0	0
Management fee	0	0	0	0	0	0	0	0
Asset management fee	0	0	0	0	0	0	0	0
Bookkeeping fee	0	0	0	0	0	0	0	0
Front line service fee	0	0	0	0	0	0	0	0
Other government grants	0	0	0	0	0	0	0	0
Investment income - unrestricted	0	0	0	0	0	0	0	0
Mortgage interest income	0	0	0	0	0	0	0	0
Fraud income	0	0	0	0	0	0	0	0
Other revenue	2,640	9,363	150,194	9,352	0	25,055	1,780	197,831
Gain/(loss) on disposition	0	0	0	100	2,850	583	0	3,199
Investment income - restricted	0	0	0	0	0	0	0	0
TOTAL REVENUES	\$ 2,640	\$ 407,700	\$ 2,054,743	\$ 3,285,934	\$ 2,128,276	\$ 2,316,651	\$ 350,267	\$ 1,835,699
EXPENSES:								
Administrative								
Administrative salaries	\$ 0	\$ 22,438	\$ 169,655	\$ 218,144	\$ 187,762	\$ 168,905	\$ 251	\$ 215,285
Auditing fees	0	1,018	4,260	7,542	5,448	4,125	1,177	2,483
Management fees	0	34,058	561,392	340,389	216,141	205,041	0	133,708
Bookkeeping fees	0	4,050	20,835	40,478	25,703	24,383	0	8,760
Advertising & marketing	0	0	0	0	0	0	0	0
Employee benefits - administrative	0	7,683	59,493	76,058	64,968	56,560	97	28,782
Office expense	0	12,769	18,423	24,242	22,992	22,996	104	13,147
Legal expense	0	0	154,694	0	3,171	0	0	83,673
Travel expense	0	0	4,027	1,797	2,112	626	0	0
Allocated overhead	0	0	0	0	0	0	0	0
Other operating - administrative	0	38,230	244,123	270,275	210,774	497,019	0	136,980
Total Administrative Expense	0	120,246	1,236,902	978,925	739,071	979,655	1,629	622,818
Asset management fee	0	5,520	36,240	55,080	35,280	33,000	0	16,680
Tenant Services								
Tenant services - salaries	0	1,834	35,966	84,377	50,175	34,035	2,275	2,873
Relocation costs	0	0	0	0	0	0	0	24,215
Employee benefits - tenant services	0	0	14,924	34,819	20,255	18,434	0	0
Other tenant services	0	0	0	4,023	4,174	3,959	0	2,462
Total Tenant Services	0	1,834	50,890	123,219	74,604	56,428	2,275	29,550
Utilities								
Water	26,404	25,377	90,002	105,802	59,869	150,302	0	22,927
Electricity	0	712	42,360	203,255	205,079	36,861	0	16,639
Gas	0	250	5,007	31,134	32,478	1,784	0	0
Sewer	0	11,446	44,773	100,137	73,587	62,789	0	17,921
Other utilities	0	0	0	0	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0	0	0
Total Utilities Expense	26,404	37,785	182,142	440,328	371,013	251,736	0	57,487
Ordinary Maintenance & Operation								
Labor	514	77,456	220,619	330,376	335,806	357,170	0	195,748
Materials	0	16,500	48,860	83,481	66,893	87,874	0	50,306
Employee benefit contributions	239	29,591	69,859	106,764	108,735	119,210	0	47,367
Garbage & trash removal contracts	3,469	10,181	28,271	42,608	30,511	30,563	0	16,199
Heating & cooling contracts	0	0	0	49,627	29,240	0	0	0
Snow removal contracts	0	0	0	0	0	0	0	0
Elevator maintenance contracts	0	0	15,134	12,339	8,889	0	0	0
Landscape & grounds contracts	2,900	4,894	39,104	47,665	36,928	41,848	0	10,958
Unit turnaround contracts	0	0	0	0	0	0	0	0
Electrical contracts	0	2,725	633	3,196	815	131	0	394
Plumbing contracts	0	4,355	7,516	26,867	5,369	2,181	0	11,365
Extermination contracts	0	2,535	13,996	144,525	70,203	18,605	0	10,336
Janitorial contracts	0	1,200	0	0	13,480	1,432	0	1,062
Routine maintenance contracts	0	35,989	41,129	175,660	80,103	73,737	0	9,699
Contract costs - other	0	2,356	31,439	70,482	23,313	13,398	0	9,197
Total Ordinary Maintenance & Operation	7,122	187,782	516,560	1,093,590	810,285	746,149	0	362,631
Protective Services								
Protective services - salaries	0	0	0	0	0	0	0	0
Employee benefits - protective services	0	0	0	0	0	0	0	0
Other protective services	0	0	53,171	43,801	63,861	36,920	0	1,084
Total Protective Services	0	0	53,171	43,801	63,861	36,920	0	1,084

NV018002407	NV018002408	NV018002409	NV018002410	NV018002411	NV018002412	NV018002413	NV018013003	NV018013016	Other Project	TOTAL
\$ 660,497	\$ 504,910	\$ 624,291	\$ 0	\$ 0	\$ 57,544	\$ 200,157	\$ 0	\$ 140,450	\$ 0	\$ 5,757,374
118,218	84,926	59,148	0	0	6,242	9,278	0	0	0	416,928
778,715	589,836	683,439	0	0	63,786	209,435	0	140,450	0	6,174,302
2,534,224	2,205,620	1,628,790	0	147,973	428,713	248,928	0	271,362	0	15,735,932
177,367	0	0	0	0	0	0	0	0	0	177,367
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
9,060	3,307	35,038	0	3,273	2,492	1,537	80,681	6,965	1,838	540,406
100	0	9,193	0	0	(1,322,975)	0	0	0	9,956	(1,296,994)
0	0	0	0	0	0	0	0	0	0	0
\$ 3,499,466	\$ 2,798,763	\$ 2,356,460	\$ 0	\$ 151,246	\$ (827,984)	\$ 459,900	\$ 80,681	\$ 418,777	\$ 27,170	\$ 21,346,389
\$ 225,350	\$ 164,083	\$ 144,105	\$ 0	\$ 533	\$ 80,497	\$ 63,612	\$ 0	\$ 45,378	\$ 0	\$ 1,705,998
7,745	5,322	5,342	0	0	1,868	1,169	0	553	0	48,052
284,509	218,474	217,339	0	24,723	48,879	36,423	0	35,761	0	2,356,837
33,833	25,980	25,845	0	0	3,248	5,775	0	4,253	0	223,143
0	0	0	0	0	0	0	0	0	0	0
75,086	52,641	47,884	0	263	0	0	0	16,706	0	486,221
31,443	24,245	50,801	0	0	7,454	6,105	0	2,487	0	237,208
0	0	5,611	0	0	513	0	0	0	0	247,662
300	1,400	2,890	0	0	1,200	0	0	0	0	14,352
0	0	0	0	0	0	0	0	0	0	0
318,659	342,227	169,462	0	1,879	14,197	53,102	76	28,549	500	2,326,052
976,925	834,372	669,279	0	27,398	157,856	166,186	76	133,687	500	7,645,525
46,080	37,680	35,040	0	0	0	0	0	5,760	0	306,360
12,397	12,702	13,686	0	0	2,868	6,315	0	1,765	0	261,268
0	0	0	0	974	0	0	0	0	0	25,189
0	0	0	0	0	0	2,203	0	0	0	90,635
2,537	7,423	5,339	0	0	100	0	0	0	0	30,017
14,934	20,125	19,025	0	974	2,968	8,518	0	1,765	0	407,109
269,727	141,286	120,109	0	0	16,938	20,334	0	251	0	1,049,328
43,045	55,471	6,398	0	0	3,020	58,525	0	92	378	671,835
6,330	2,510	2,053	0	0	654	11,824	0	0	0	94,024
68,504	82,878	71,414	0	0	12,806	16,862	0	0	0	563,117
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
387,606	282,145	199,974	0	0	33,418	107,545	0	343	378	2,378,304
570,577	508,799	376,317	0	222	150,545	43,554	0	98,479	0	3,266,182
273,976	203,378	132,065	0	0	33,522	18,679	0	23,117	2,335	1,040,986
195,388	177,037	121,888	0	48	52,423	12,344	0	38,772	0	1,079,665
78,557	47,913	64,351	0	0	7,073	7,401	0	1,058	1,063	369,218
0	0	0	0	0	0	0	0	0	0	78,867
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,681	0	0	0	38,043
28,788	20,400	27,729	0	0	2,008	9,328	0	4,014	5,355	281,919
0	0	0	0	0	0	0	0	0	0	0
9,445	0	6,049	0	0	0	0	0	0	0	23,388
15,905	1,211	21,402	0	0	0	0	0	4,117	0	100,288
41,490	49,822	18,541	0	0	7,707	4,478	0	7,619	0	389,857
3,051	1,900	3,220	0	0	500	0	0	0	885	26,730
190,480	115,831	184,973	0	0	15,663	27,459	0	32,090	0	982,813
19,858	55,159	7,961	0	0	5,179	15,757	0	2,714	0	256,813
1,427,515	1,181,450	964,496	0	270	274,620	140,681	0	211,980	9,638	7,934,769
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
125,954	73,230	0	0	0	1,232	28,971	0	0	55,000	483,224
125,954	73,230	0	0	0	1,232	28,971	0	0	55,000	483,224

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP'S
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
General Expenses								
Property insurance	0	7,683	24,439	17,775	26,476	27,074	0	8,750
Liability insurance	0	2,123	10,077	17,995	11,564	11,469	2,591	5,089
Workmen's compensation	0	0	0	0	0	0	0	0
Insurance - other	0	11,383	8,184	4,171	10,819	18,512	0	12,700
Other general expense	0	8,732	144,586	0	0	5,146	313,233	235,383
Compensated absences	0	0	6,721	0	31,899	36,980	0	0
Payments in lieu of taxes	0	8,419	33,893	81,004	43,210	0	0	7,331
Bad debt - tenant rents	0	3,609	3,190	9,585	9,082	3,167	0	18,880
Bad debt - mortgages	0	0	0	0	0	0	0	0
Bad debt - other	0	0	0	0	0	0	0	0
Severance expense	0	0	0	0	0	0	0	0
Total General Expenses	<u>0</u>	<u>41,949</u>	<u>231,090</u>	<u>130,530</u>	<u>133,050</u>	<u>102,348</u>	<u>315,824</u>	<u>288,133</u>
Financial Expenses								
Interest expense - mortgage payable	0	0	0	0	0	0	0	0
Interest expense - notes payable	0	0	0	0	0	0	0	0
Amortization - issuance costs	0	0	0	0	0	0	0	0
Total Financial Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL OPERATING EXPENSE	<u>33,526</u>	<u>395,116</u>	<u>2,306,995</u>	<u>2,865,473</u>	<u>2,227,164</u>	<u>2,206,236</u>	<u>319,728</u>	<u>1,378,383</u>
EXCESS OPERATING REVENUE	<u>(30,886)</u>	<u>12,584</u>	<u>(252,252)</u>	<u>420,461</u>	<u>(98,888)</u>	<u>110,415</u>	<u>30,539</u>	<u>457,316</u>
Other Expenses								
Extraordinary maintenance	0	4,516	0	32,417	190,674	18,506	0	79,263
Casualty losses	0	1,863	0	10,206	3,537	1,051	0	0
Housing assistance payments	0	0	0	0	0	0	0	0
Depreciation expense	21,735	429,081	1,561,416	589,362	477,913	671,731	171,559	413,509
Total Other Expenses	<u>21,735</u>	<u>435,460</u>	<u>1,561,416</u>	<u>631,985</u>	<u>672,124</u>	<u>691,288</u>	<u>171,559</u>	<u>492,772</u>
TOTAL EXPENSES	<u>\$ 55,261</u>	<u>\$ 830,576</u>	<u>\$ 3,868,411</u>	<u>\$ 3,497,458</u>	<u>\$ 2,899,288</u>	<u>\$ 2,897,524</u>	<u>\$ 491,287</u>	<u>\$ 1,871,155</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ (52,621)</u>	<u>\$ (422,876)</u>	<u>\$ (1,813,668)</u>	<u>\$ (211,524)</u>	<u>\$ (771,012)</u>	<u>\$ (580,873)</u>	<u>\$ (141,020)</u>	<u>\$ (35,456)</u>
Transfer of funds								
Transfer of funds	0	0	0	0	0	0	0	0
Transfer of equity	0	0	(5,939,712)	0	0	0	0	(2,076,030)
Prior period adjustments	0	0	0	0	0	0	0	(2,100,000)
Beginning Net Position	<u>907,317</u>	<u>8,476,897</u>	<u>26,720,584</u>	<u>5,714,208</u>	<u>4,898,501</u>	<u>5,563,853</u>	<u>2,001,953</u>	<u>12,390,329</u>
Ending Net Position	<u>\$ 854,696</u>	<u>\$ 8,054,021</u>	<u>\$ 18,967,204</u>	<u>\$ 5,502,684</u>	<u>\$ 4,127,489</u>	<u>\$ 4,982,980</u>	<u>\$ 1,860,933</u>	<u>\$ 8,178,843</u>
Units Available								
Units Available	-	552	2,793	5,496	3,504	3,300	720	1,631
Units Leased								
Units Leased	-	540	2,727	5,385	3,403	3,251	708	1,564

<u>NV018002407</u>	<u>NV018002408</u>	<u>NV018002409</u>	<u>NV018002410</u>	<u>NV018002411</u>	<u>NV018002412</u>	<u>NV018002413</u>	<u>NV018013003</u>	<u>NV018013016</u>	<u>Other Project</u>	<u>TOTAL</u>
36,906	53,895	63,133	0	14,377	9,461	16,147	4,162	0	2,963	313,241
17,851	14,602	15,760	0	5,212	3,538	2,535	4,312	0	5,131	129,849
0	0	0	0	0	0	0	0	0	0	0
22,592	12,681	16,834	0	6,152	96	58	38	0	96	124,316
27,174	28,550	91,519	0	133,142	224,200	0	0	7,524	0	1,219,189
5,324	40,083	3,352	0	0	29,825	0	0	0	0	154,184
19,801	26,080	26,021	0	0	2,403	9,261	0	0	0	257,423
35,058	76,449	27,941	0	0	0	203	0	2,057	0	189,221
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
164,706	252,340	244,560	0	158,883	269,523	28,204	8,512	9,581	8,190	2,387,423
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	672	672
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	672	672
3,143,720	2,681,342	2,132,374	0	187,525	739,617	480,105	8,588	363,116	74,378	21,543,386
355,746	117,421	224,086	0	(36,279)	(1,567,601)	(20,205)	72,093	55,661	(47,208)	(196,997)
19,254	73,626	23,912	0	0	12,376	0	0	0	0	454,544
574	10,914	581	0	0	920	3,048	0	0	0	32,694
0	0	0	0	0	0	0	0	0	0	0
1,186,049	196,898	1,540,157	0	0	108,085	606,036	0	0	180,477	8,154,008
1,205,877	281,438	1,564,650	0	0	121,381	609,084	0	0	180,477	8,641,246
\$ 4,349,597	\$ 2,962,780	\$ 3,697,024	\$ 0	\$ 187,525	\$ 860,998	\$ 1,089,189	\$ 8,588	\$ 363,116	\$ 254,855	\$ 30,184,632
\$ (850,131)	\$ (164,017)	\$ (1,340,564)	\$ 0	\$ (36,279)	\$ (1,688,982)	\$ (629,289)	\$ 72,093	\$ 55,661	\$ (227,685)	\$ (8,838,243)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	2,076,030	5,939,712	0	0	0	0
0	0	0	0	0	0	0	(1,318,788)	0	0	(3,418,788)
7,788,546	1,460,556	24,921,595	0	4,481,948	0	0	9,034,012	401,519	10,019,402	124,781,220
\$ 6,938,415	\$ 1,296,539	\$ 23,581,031	\$ 0	\$ 4,445,669	\$ 387,048	\$ 5,310,423	\$ 7,787,317	\$ 457,180	\$ 9,791,717	\$ 112,524,189
4,572	3,708	3,504	-	208	419	780	-	576	-	31,763
4,475	3,404	3,446	-	208	396	770	-	567	-	30,844

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 14,351,295
Public Housing Capital Fund Program	B - Nonmajor	14.872	1,562,004
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	221,486
Section 8 Housing Assistance Program:			
Supportive Housing for Persons with Disabilities	B - Nonmajor	14.181	701,500
Housing Counseling Assistance Program	B - Nonmajor	14.169	6,261
Section 8 Housing Choice Voucher	A - Major	14.871	117,467,433
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	555,860
<u>U.S. DEPARTMENT OF LABOR:</u>			
<u>State/Local Financial Pass-Through Assistance</u>			
Other Federal Program: Workforce Investment Act	B - Nonmajor	17.259	<u>586,540</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u><u>135,452,379</u></u>
Threshold for Type A & Type B			\$ <u><u>3,000,000</u></u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

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, 2017.

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, 2017.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2017.
- 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, 2017.
- The Authority maintains the following limits of insurance as of September 30, 2017:

Property	\$ 337,461,613
Equipment Breakdown	\$ 100,000,000
Flood	\$ 250,000
Liability	\$ 2,000,000
Public Officials	\$ 1,000,000
Worker Compensation	Statutory
Employee Practice	\$ 1,000,000

Settled claims have not exceeded the above limits over the past three years.

TAB 17

A

Progress Report.

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

SNRHA will continue to explore and implement various models of mixed-financing with innovative partnerships to assist with the re-development and/or modernization of public housing developments. Options will include but not be limited to HOPE VI, Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD) Program, Capital Fund Financing (CFFP), Low Income Housing Tax Credits (LIHTC), various bonds types and other leveraging options as identifies in HUD's Transforming 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) Panning 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 ~~and is currently under review by HUD.~~ **The Transformation Plan was approved by HUD in April 2017.**

~~The SNRHA, in partnership with City of North Las Vegas, is planning to submit in upcoming years a CNI Implementation grant application to revitalize and address the redevelopment needs of the North Las Vegas Urban Core Neighborhood, which includes the Rose Gardens Senior Public Housing and Buena Vista Springs communities.~~

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

The SNRHA is planning to submit in upcoming years a tax credit application to develop Phase II of Bennett Plaza and may utilize Replacement Housing Factor (RHF) Funds, adding 35 additional public housing units. The SNRHA may self-develop or partner with a developer for this project.

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

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

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

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

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

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

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

CHAPs were returned to HUD for the first group of units in March 2019.

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

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

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

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

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

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

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

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

Following the Ernie Cragin Terrace (ECT) Master Plan the SNRHA is 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 (80) (57) family units, and a Community Center/Management Office/Maintenance Building to be located on a portion of the site of the former Ernie Cragin Terrace

(NV210/AMP305portion off) public housing development located at the corner of Wardelle and Bonanza APN Nos 139-25-410-039/139-25-410-040 /139-25-410-041 totaling 7.73 acres. Approximately ~~2.5~~ 1.5 acres fronting Bonanza Road or Harris Street will be available for future construction of a ~~civic building~~ of the Strong Start Academy at Wardelle which will be constructed and managed by the City of Las Vegas. The proposed unit mix will be 24-1 bedroom units, 23 2-bedroom units and 10 3-bedroom units which includes 20 public housing at <30% AMI, and 37 project based vouchers (9 at <30% & 28 at <50% AMI), ~~24 tax credits (14 at <50% & 10 at <60% AMI)~~ and 4 unrestrictive apartments targeted to low income families continuing on their path to self-sufficiency. The creation of these townhomes will help meet the need for affordable housing in the City of Las Vegas and will complement the City's proposed plan for an early childhood educational facility and the County's new East Las Vegas Branch public library, both on adjacent parcels. The proposed Wardelle Street townhomes will serve as a stimulus for other developments in the vicinity and promote a more vibrant neighborhood environment. SNRHA will self-develop this project. **The project was selected to receive \$1 mil in HOME Funds from Clark County in February 2018 and will apply for \$1.5 mil in Home Funds from the City of Las Vegas schedule for May 2019. The 9% Low Income Housing Tax Credit Application was approved November 2018. Construction is scheduled to begin July 2019 and completed by September 2020.**

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

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

The Authority's other modernization activities are addressing necessary work items in order of priority as established in the Capital Plan.

SNRHA will develop customer service surveys and analyze them to develop proactive measures.

SNRHA continues implementing the approved 5-Year Strategic plan.

SNRHA has introduced a training model to all agency staff designed to improve customer satisfaction.

Five-Year Goal: Increase assisted housing choices.

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

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

The Capital Fund Program continues to include other provisions that are aimed to increase the marketability of Authority-owned units. Non-viable units and developments are identified and continue to be revitalized through various approaches.

Where marketability cannot be achieved; the Authority is requesting approval for the demolition of units and/or identifying other sources of funding to accommodate the capital needs.

Updated Physical Needs and Portfolio Assessment to identify current capital improvement needs.

SNRHA will seek HUD approval to implement a Force Account to perform vacancy reduction duties as well as select other capital improvement duties. The initiative will reduce the need for contractors; create new jobs of which one or more qualified residents may be hired to promote economic self-sufficiency.

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

- HQS Inspections
- Selected Public Housing Property Management.

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

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

As of February 28, 2017, the FSS program had 91 mandatory slots. All other slots are voluntary.

The Authority continues to develop partnerships with local service providers, training resources and educational institutions with the goal of making self-sufficiency available to all residents and participants. Year to date, we have established partnerships with a total of 135 community service providers. Commitments with these organizations are established either verbally or through MOU's.

The Authority has two homeownership programs under the Housing Choice Voucher and Public Housing Programs; each program continues to assist low-income families reach the dream of owning a home of their own.

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

SNRHA entered into Memorandum of Understanding offering public housing units and/or turnover vouchers with recognized homeless shelter providers who provide supportive services for the homeless in efforts to eliminate homelessness in the Southern Nevada Region.

Five-Year Goal: Increase affordable housing resources.

SNRHA Continues to evaluate its portfolio for redevelopment opportunities.

SNRHA conducted a PNA and will develop a consolidated plan to identify sites for modernization, upgrades, and improvements.

SNRHA continues implementing the approved 5-Year Strategic Plan.

Continue updating the detailed plan for replacement Housing fund.

Identify method to leverage funding resources; including using up to the allowable 20% of HCV tenant based vouchers, for project based, starting in 2014 or as they become available. SNRHA may Project Base up to 20% of its Vouchers. The general locations for future projects will be outside of areas of high concentration of poverty and as defined in the applicable RFP. Future decisions will be in compliance with this. Project Basing will be consistent with the Agencies efforts and the community to increase affordable housing resources.

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

B

Public Comments Received: Please note that all comments received have been incorporated into the changes made with the exception of those indicated by an asterisk () if any.**

SNRHA - FY2020AP

1 - From:
Date:
Subject:

SNRHA Response:

2 - From:
Date:
Subject:

SNRHA Response:

3- From:
Date:
Subject:

SNRHA Response:

4- From:
Date:
Subject:

SNRHA Response:

5 - From:
Date:
Subject:

SNRHA Response:

6 - From:
Date:
Subject:

SNRHA Response:

C



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

DATE: June 20, 2019

TO: **Chairman Scott Black**

FROM: Resident Advisory Board (RAB) Members

RE: **SNRHA FY2020** Annual Plan

We, the members of the Resident Advisory Board (RAB), have reviewed the proposed revisions to the Southern Nevada Regional Housing Authority Annual Agency Plan for **FY2020**. We have had the opportunity to ask questions, review all of the proposed changes, and have submitted comments as needed.

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

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

		<i>PRINT NAME</i>		<i>SIGNATURE</i>	
1					
2					
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7					
8					
9					
10					

Cc: Chad Williams, Executive Director

D

RESOLUTION NO. SNRHA- [REDACTED]

**APPROVAL OF RESOLUTION NO. SNRHA- [REDACTED]
OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S
FY2020 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, one of the changes in the QWHRA is a requirement that the Authority prepare and submit an Annual Agency Plan to the U.S. Department of Housing and Urban Development 75 days before the end of each Federal Fiscal year;

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 June 17, 2019, to accept any comments on the update to the Annual Agency Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY:

Section 1: That the Board of Commissioners does hereby approve the adoption of the Southern Nevada Regional Housing Authority's update to the Annual Agency Plan as required under the Quality Housing and Work Responsibility Act of 1998.

Section 2: That the Chairperson of the Board and the Executive Director are hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the update to the Annual Agency Plan.

Section 3: That this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this 20th day of June, 2019.

BY: _____
Scott Black
Chairperson

ATTEST: _____
Chad Williams
Executive Director/Secretary

TAB 18

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 NV01P018501-48 19
- The Capital Fund Performance and Evaluation (P&E) Reports as of **03/31/17** are provided as attachments to the PHA Plan as follows:
 - CFP NV01P018501-18
 - CFP NV01P018501-17
 - CFP NV01P018501-16
 - ~~CFP NV39P018501-15~~
- Annual Statement Capital Fund Grant (Grant Number NV01P018501-~~48~~ 19). Total estimated funds of ~~\$3,157,888.00~~ **\$4,889,270**. The SNRHA will be utilizing portion of this Grant for ~~the Marion Bennet, Lubertha Johnson, Archie Grant Park~~, Otto Merida RAD and Wardelle Townhouse Mixed Finance Project.
- Performance and Evaluation Reports for open grants as of March 31, 2017. These include:
 - ~~FFY 2018~~
 - Annual Statement Capital Fund Grant (Grant Number NV01P018501-18). Total funds of ~~\$4,889,270.00~~ **\$4,889,270.00** The SNRHA will be utilizing portion of this Grant for the **Espinoza RAD Conversion and Wardelle Street Townhouses Mixed Finance Project.**
 -
 - FFY 2017
 - Annual Statement Capital Fund Grant (Grant Number NV01P018501-17). Total funds of ~~\$3,157,888.00~~ **\$3,157,888.00** The SNRHA will be utilizing portion of this Grant for the **Espinoza RAD Conversion.**
 - FFY 2016
 - CFP NV01P018501-16 – Total funds of ~~\$3,861,882.00~~ **\$3,861,882.00**. SNRHA will be utilizing this Grant for the Vera Johnson “A” Mixed Finance conversion and for the Rose Gardens RAD Conversion and a portion for Biegger Estates for the RAD Conversion.
 - ~~FFY 2015~~
 - ~~CFP NV39P018501-15 – Total funds of \$3,397,133. The SNRHA will be utilizing the funds already allocated for Vera Johnson A in this grant for the Mixed Finance Conversion.~~
- Capital Fund Grants closed between **March 2017 2018** and **February 2018 2019** are as follows:
 - FFY 2015
 - CFP NV39P018501-15 – Total funds of ~~\$3,397,133.~~ **\$3,397,133.**

Statement of Capital Improvements

- ~~○ FFY 2017~~
 - ~~▪ CFP NV39P018501-14 Total funds of \$3,497,989.~~
- ~~○ FFY 2018~~
 - ~~▪ RHF 1st 5YR Inc./CFP NV39R018501-14. Total funds of \$410,238.~~
 - ~~▪ RHF 1st 5YR Inc./CFP NV39R018501-15. Total funds of \$336,496.~~
 - ~~▪ RHF 2nd 5YR Inc./CFP NV39R018502-15. Total funds of \$173,119.~~
 - ~~▪ RHF 2nd 5YR Inc./CFP NV01R018502-16. Total funds of \$90,131.00.~~

C.1 Capital Improvements:

~~Capital Fund Financing Program (CFFP).~~

~~The SNRHA is considering to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements~~

~~The Five Year Plan of the Capital Fund Grant includes work items amounts based on funding allocation received February 2016 for FFY 2016 Capital Funds and Replacement Housing Factor (RHF) Funds.~~

The Five Year Action Plan has been updated to provide the estimated reduction of the CFP allocation FY2016-FY~~2019~~ 2020 as the result of the proposed conversions under RAD.

See HUD Form- 50075.2 approved by HUD on ~~03/08/2018~~ 09/06/2018.

A



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

Mr. Chad Williams
Executive Director
Southern Nevada Regional Housing Authority
P.O. Box 1897
Las Vegas, NV 89125

SEP 06 2018

Re: PHA Plan Approval – Southern Nevada Regional Housing Authority FYB 2018

Dear Mr. Williams:

This letter is to inform you that the Southern Nevada Regional Housing Authority's Annual Plan (Plan) submission for the PHA Fiscal Year (FY) 2018 beginning October 1, 2018, is approved. The Plan approved is **version 1**. This approval of the Plan submission does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the Southern Nevada Regional Housing Authority will comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR §903 and other applicable regulations.

Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours. Once posted, your plan will remain on display until your next Plan (whether next year's plan or an intervening significant amendment or modification) is submitted and is approved by HUD.

Please note that a housing authority has the option to schedule one public hearing to address several changes to its approved Plan. Changes that require public hearing include: PHA Plan Significant Amendments; changes due to Demolition/Disposition; Homeownership; use of Capital Funds; Capital Fund Financing; proposed New Development or Mixed Finance projects; implementation of Rental Assistance Demonstration (RAD) Program; and Flat Rents policies.

In a separate correspondence you will be notified of the procedures necessary to finalize the fund obligation process for this fiscal year's Capital Fund Award(s). Until the obligation process for these funds is finalized, they will not be available for drawdown.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Trevor Auser, Portfolio Management Specialist, at (415) 489-6453.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Gerard Windt', with a stylized, cursive-like flow.

Gerard Windt
Director
Office of Public Housing

Internal HUD Distribution:						
9APH	Official PHA Agency Plan File:		2018 PHA Plan—Southern Nevada Regional Housing Authority			
9APH	Chron					
9APH	Originator		Trevor Auser Portfolio Management Specialist (415) 489-6453			
9APH	WILSON		Choose an item.			
Identification Lines:						
File Name: File: J: / Reading - Jose Team/SNRHA – PHA Plan – FYB 2018 Annual Plan Approval Letter - 309						
Correspondence Code	Originator	Concurrence	Concurrence	Concurrence	Concurrence	Concurrence
Name	Trev or Auser	G. Windt				
Date	8/31/2018					

Official Record Copy

U.S. Department of Housing and Urban Development
Previous edition is obsolete.

form HUD-713.1 (02/03)

AutoFill Information

Addressee Mr. Chad Williams
 PHA Name: Southern Nevada Regional Housing Authority
 PHA Address: P.O. Box 1897
 FY Month October 1,
 FYB: 2018
 Plan Type: Annual Plan
 Version #: 1
 Staff: Trevor Auser
 Position Portfolio Management Specialist
 Phone: (415) 489-6453
 Team: Jose

B



Capital Fund Program (CFP)

Five-Year Action Plan

FY 2019 – FY 2023

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/30/2011

Part I: Summary						
PHA Name: Southern Nevada Regional Housing Authority			Locality (City/County & State): Las Vegas/Clark/Nevada		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2018 2019	Work Statement for Year 2 FFY: 2019 2020	Work Statement for Year 3 FFY: 2020 2021	Work Statement for Year 4 FFY: 2021 2022	Work Statement for Year 5 FFY: 2022 2023
B.	Physical Improvements Subtotal	Annual Statement	\$ 3,526,028	\$ 3,518,334	\$ 3,518,334	\$ 3,518,334
C.	Management Improvements		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
D.	PHA-Wide Non-Dwelling Structure and Equipment		\$ 145,000	\$ 45,000	\$ 45,000	\$ 45,000
E.	Administration		\$ 463,648	\$ 463,648	\$ 463,648	\$ 463,648
F.	Other: Fees & Cost		\$ 451,804	\$ 559,498	\$ 559,498	\$ 489,498
G.	Operations					
H.	Demolition					
I.	Replacement Reserve					
J.	Mod Used for Development					
K.	Total CFP Funds					
L.	Total Non-CFP funds					
M.	Grand Total		\$ 4,636,480	\$ 4,636,480	\$ 4,636,480	\$ 4,566,480

RHF 1st Inc.-Development	(included in CFP DDTF)	(included in CFP DDTF)	(included in CFP DDTF)	(included in CFP DDTF)	(included in CFP DDTF)
RHF 2nd Inc. Development- Est.	(included in CFP DDTF)	(included in CFP DDTF)	(included in CFP DDTF)	(included in CFP DDTF)	(included in CFP DDTF)

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 08/30/2011

Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY: 2019	Work Statement for Year 2 FFY: 2019 2020			Work Statement for Year 3 FFY: 2020 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
	PHA Wide Improvements		\$ 1,768,792	PHA Wide Improvements		\$ 1,768,792
Annual Statement	AMP 310/316-Scattered Sites			AMP 310/316-Scattered Sites		
	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 619,118	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 647,771
	Relocation		\$ 12,000	Relocation		\$ 12,000
	Sub-Total		\$ 631,118	Sub-Total		\$ 659,771
	AMP 409-Scattered Sites			AMP 409--Scattered Sites		
	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 619,118	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 647,771
	Relocation		\$ 12,000	Relocation		\$ 12,000
	Sub-Total		\$ 631,118	Sub-Total		\$ 659,771
	The following work may possibly be performed with Force Account or Section 3 Residents			The following work may possibly be performed with Force Account or Section 3 Residents		
	Playground Upgrades		\$ -	Playground Upgrades		\$ -
	Energy Star Appliances		\$ 25,000	Energy Star Appliances		\$ 25,000
	PHA Wide - Misc. Site Work & Ext./Int. Units Upgrades		\$ -	PHA Wide - Misc. Site Work & Ext./Int. Units Upgrades		\$ 30,000
	Door Upgrades - mail slot upg, autocontrol install, screens		\$ 70,000	Door Upgrades - mail slot upg, autocontrol install, screens		\$ -
	Exterior Painting of Properties portion of AMP 407		\$ 50,000			
				Landscaping -portion of AMP 407		\$ 100,000
	Parking Lots & Ext. Lighting Upgrades portion of AMP 407		\$ 50,000	Parking Lots & Ext. Lighting Upgrades portion of AMP 407		\$ 100,000
	Windows Replacement		\$ -	Perimeter/retaining wall AMP 402		\$ 50,000
	Roofing Upgrades AMP 408		\$ 300,000	Roof Upgrades AMP 408		\$ 100,000
	Sub-Total		\$ 495,000	Upg. Tricon/Access Control System AMP 402		\$ 25,000
	PHA Wide			Sub-Total		\$ 430,000
	Non-Dwelling Units Upgrades AMP 407		\$ 45,000	PHA Wide		\$ -
	Non-Dwelling Equipment		\$ 100,000	Non-Dwelling Units Upgrades AMP 407		\$ 45,000
	Sub-Total		\$ 145,000	Non-Dwelling Equipment		\$ -
				Sub-Total		\$ 45,000
	Subtotal of Estimated Costs		\$ 3,671,027.87	Subtotal of Estimated Costs		\$ 3,563,334.00

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 08/30/2011

Part II: Supporting Pages - Physical Needs Work Statement (s)

Work Statement for Year 1 FFY: 2019	Work Statement for Year 4 FFY: 2021 2022			Work Statement for Year 5 FFY: 2022 2023		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
	PHA Wide Improvements		\$ 1,793,792	PHA Wide Improvements		\$ 1,793,792
Annual Statement	Scattered Sites AMP 310 and 316			Scattered Sites AMP 310 and 316		
	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 647,771	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 647,771
	Relocation		\$ 12,000	Relocation		\$ 12,000
	Sub-Total		\$ 659,771	Sub-Total		\$ 659,771
	Scattered Sites AMP 409			Scattered Sites AMP 409		
	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 647,771	Int./Ext. Energy Upgrades / Mod / Roofing		\$ 647,771
	Relocation		\$ 12,000	Relocation		\$ 12,000
	Sub-Total		\$ 659,771	Sub-Total		\$ 659,771
	The following work may possibly be performed with Force Account or Section 3 Residents			The following work may possibly be performed with Force Account or Section 3 Residents		
	Playground Upgrades		\$ -	Playground Upgrades		\$ -
	Energy Star Appliances		\$ 25,000	Energy Star Appliances		\$ 25,000
	Misc. Site Work & Ext./Int. Units Upg.		\$ 30,000	Misc. Site Work & Ext./Int. Units Upg.		\$ 30,000
	Boilers/Chillers/Generators Upgrades AMP 402 & 403		\$ 100,000	Boilers/Chillers/Generators Upgrades AMP 402 & 403		\$ 100,000
	Landscaping -portion of AMP 404		\$ 100,000	Landscaping -portion of AMP 406		\$ 100,000
	Parking Lots & Ext. Lighting Upgrades portion of AMP 407		\$ 100,000	Parking Lots & Ext. Lighting Upgrades portion of AMP 408		\$ 100,000
	Perimeter/retaining wall AMP 404		\$ 50,000	Perimeter/retaining wall AMP 406		\$ 50,000
	Sub-Total		\$ 405,000	Sub-Total		\$ 405,000
	PHA Wide		\$ -	PHA Wide		\$ -
	Non-Dwelling Units Upgrades		\$ 45,000	Non-Dwelling Units Upgrades		\$ 45,000
	Non-Dwelling Equipment		\$ -	Non-Dwelling Equipment		\$ -
	Sub-Total		\$ 45,000	Sub-Total		\$ 45,000
	Subtotal of Estimated Costs		\$ 3,563,334.00	Subtotal of Estimated Costs		\$ 3,563,334.00

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 08/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY: 2019	Work Statement for Year 2 FFY: 2019 2020		Work Statement for Year 3 FFY: 2020 2021	
	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	\$ -	Operations	\$ -
	Resident/Staff Training	\$ 25,000	Resident/Staff Training	\$ 25,000
	IT Infrastructure	\$ 25,000	IT Infrastructure	\$ 25,000
	Central Office Cost-10% max.	\$ 463,648	Central Office Cost-10% max.	\$ 463,648
	Const. Mgmt. Inspection Services	\$ 190,539	Const. Mgmt. Inspection Services	\$ 192,143
	A/E Design Services-Scattered Sites	\$ 100,000	A/E Design Services-Scattered Sites	\$ 100,000
	A/E Design Serv./Professional Fees & Cost- PHA Wide	\$ 136,265	A/E Design Serv./Professional Fees & Cost- PHA Wide	\$ 172,355
	Hazardous Materials Consultant	\$ 25,000	Hazardous Materials Consultant	\$ 25,000
			Green PNA Audit Services	\$ 70,000
	Subtotal of Estimated Cost	\$ 965,452	Subtotal of Estimated Cost	\$ 1,073,146

Work Statement for Year 1 FFY: 2019	Work Statement for Year 4 FFY: 2021 2022		Work Statement for Year 5 FFY: 2022 2023	
	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	\$ -	Operations	\$ -
	Resident/Staff Training	\$ 25,000	Resident/Staff Training	\$ 25,000
	IT Infrastructure	\$ 25,000	IT Infrastructure	\$ 25,000
	Central Office Cost-10% max.	\$ 463,648	Central Office Cost-10% max.	\$ 463,648
	Const. Mgmt. Inspection Services	\$ 192,143	Construction Management Inspection Services	\$ 192,143
	A/E Design Services-Scattered Sites	\$ 100,000	A/E Design Services-Scattered Sites	\$ 100,000
	A/E Design Serv./Professional Fees & Cost- PHA Wide	\$ 172,355	A/E Design Serv./Professional Fees & Cost- PHA Wide	\$ 172,355
	Hazardous Materials Consultant	\$ 25,000	Hazardous Materials Consultant	\$ 25,000
	Green PNA Audit Services	\$ 70,000		
	Subtotal of Estimated Cost	\$ 1,073,146	Subtotal of Estimated Cost	\$ 1,003,146



Capital Fund Program (CFP)

FY 2019

Draft

Part 1: Summary		
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: NV01P018501-19 Replacement Housing Factor Fund No: Date of CFFP:	FFY of Grant: FFY of Grant Approval 2019

Type of Grant

Original Annual Statement
 Reserve for Disaster/Emergency
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$378,820.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$190,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,620,410.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$25,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$50,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$24,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴				

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

Draft

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-19 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2019
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
19a	1503 - RAD Conversion	\$1,499,972.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,788,202.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director			Signature of Public Housing Director		Date

By: Chad Williams, Executive Director

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

Draft

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-19 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2019		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
PHA Wide	Management Improvement	1408						
	IT System Upg.			\$0.00	\$0.00	\$0.00	\$0.00	
	Resident/ Staff Training			\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Central Office Cost	1410		\$378,820.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$378,820.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Construction Admin Services	1430		\$190,000.00	\$0.00	\$0.00	\$0.00	
	Roofing Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Hazardous Materials Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$190,000.00	\$0.00	\$0.00	\$0.00	
Work possibly will be performed through Force Account and/or Section 3 Residents	Misc Site Work Repairs	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Draft

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-19 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2019			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$25,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$25,000.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Units Upgrades (AMP404)	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	1475		\$50,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP 407	Exterior Painting	1460		\$100,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$100,000.00	\$0.00	\$0.00	\$0.00	
AMP 402,403,404 406/407/408	Parking Lots / Exterior Lighting	1460		\$100,000.00				
	SUB-TOTAL			\$100,000.00	\$0.00	\$0.00	\$0.00	
AMP 407 & 408	Site Upgs.Parking Lots Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Roofing Upgrades	1460		\$200,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$200,000.00	\$0.00	\$0.00	\$0.00	
AMP 402 & 408	HVAC Unit Replacement	1460		\$100,000.00				
				\$100,000.00				
AMP 404	Unit Upg-2nd Floor Decking Upgs.	1460		\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Draft

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-19 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2019		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Scattered Sites AMP 310	A/E Design & Consulting Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	SiteUpgs.-Landscape-Xeriscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg	1460		\$560,205.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$6,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$566,205.00	\$0.00	\$0.00	\$0.00	
Scattered Sites AMP 316	A/E Design & Consulting Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	SiteUpgs.-Landscape-Xeriscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$6,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$6,000.00	\$0.00	\$0.00	\$0.00	
Scattered Sites AMP 409	A/E Design & Consulting Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	SiteUpgs.-Landscape-Xeriscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg	1460		\$560,205.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$12,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$572,205.00	\$0.00	\$0.00	\$0.00	
RAD Conversions	RAD Portfolio Conversions Group 1	1503		\$749,972.00				
	Mixed Finance/New Construction			\$750,000.00				
	SUB-TOTAL			\$1,499,972.00				
	TOTAL			\$3,788,202.00	\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Draft

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority Capital Fund Program No: NV01P018501-19					Federal FFY of Grant: 2019
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	Estimated		Estimated		
Mgmt Improvement	08/16/21		08/17/23		
Administration	08/16/21		08/17/23		
Fees & Cost	08/16/21		08/17/23		
Site Improvement	08/16/21		08/17/23		
Dwelling Structure	08/16/21		08/17/23		
Dwelling Equipment	08/16/21		08/17/23		
Relocation	08/16/21		08/17/23		

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



Capital Fund Program (CFP)

FY 2018

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-18 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2018
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$50,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$484,543.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$561,100.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$248,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$2,118,792.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$69,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$50,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$150,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$350,000.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$14,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$750,000.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP for operations

⁴ RHF funds shall be included here

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-18 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2018
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
19a	1503 - RAD Conversion	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$4,845,435.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director			Signature of Public Housing Director		Date

By: Chad Williams, Executive Director

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

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-18 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
PHA Wide	Management Improvement	1408						
	IT System Upg.			\$25,000.00	\$0.00	\$0.00	\$0.00	
	Resident/ Staff Training			\$25,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	
	Central Office Cost	1410		\$484,543.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$484,543.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Construction Admin Services	1430		\$191,100.00	\$0.00	\$0.00	\$0.00	
	Roofing Consultant	1430		\$50,000.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$155,000.00	\$0.00	\$0.00	\$0.00	
	Hazardous Materials Consultant	1430		\$25,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$421,100.00	\$0.00	\$0.00	\$0.00	
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-18 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$50,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Units Upgrades (AMP404)	1470		\$50,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	1475		\$150,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$150,000.00	\$0.00	\$0.00	\$0.00	
Levy/Downs/Sartini AMP402&AMP403	Elevators Upgrades	1460		\$600,000.00	\$0.00	\$0.00	\$0.00	
	Generators	1460		\$200,000.00				
	SUB-TOTAL			\$800,000.00	\$0.00	\$0.00	\$0.00	
Aida/ShermanAnnex AMP403&AMP408	Roofing Replacement	1460		\$240,000.00				
	SUB-TOTAL			\$240,000.00	\$0.00	\$0.00	\$0.00	
Jones Gardens AMP407	Site Upgs.Parking Lots Upg.	1450		\$200,000.00	\$0.00	\$0.00	\$0.00	
	UnitsUpg-Windows/Ext.Paint/Roofing	1460		\$500,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$700,000.00	\$0.00	\$0.00	\$0.00	
Hampton Court AMP404	Unit Upg-2nd Floor Decking Upgs.	1460		\$168,792.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$168,792.00	\$0.00	\$0.00	\$0.00	
Wardelle NEW MIX-FIN	Development Efforts (Mixed-Finance)	1499		\$750,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$750,000.00	\$0.00	\$0.00	\$0.00	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-18 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Scattered Sites	A/E Design & Consulting Services	1430		\$16,000.00	\$0.00	\$0.00	\$0.00	
AMP 310	SiteUpgs.-Landscape-Xeriscape	1450		\$19,200.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est.4 units)	1460		\$114,800.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 4 units)	1460		\$49,200.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$7,600.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$5,600.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$212,400.00	\$0.00	\$0.00	\$0.00	
Scattered Sites	A/E Design & Consulting Services	1430		\$12,000.00	\$0.00	\$0.00	\$0.00	
AMP 316	SiteUpgs.-Landscape-Xeriscape	1450		\$14,400.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$86,100.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$36,900.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$5,700.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$4,200.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$159,300.00	\$0.00	\$0.00	\$0.00	
Scattered Sites	A/E Design & Consulting Services	1430		\$12,000.00	\$0.00	\$0.00	\$0.00	
AMP 409	SiteUpgs.-Landscape-Xeriscape	1450		\$14,400.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$86,100.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$36,900.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$5,700.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$4,200.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$159,300.00	\$0.00	\$0.00	\$0.00	
Rose Demolition	A/E & HAZ Services	1430		\$100,000.00				
AMP 403	Demolition	1485		\$350,000.00				
	SUB-TOTAL			\$450,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$4,845,435.00	\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant: 2018
Capital Fund Program No: NV01P018501-18					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	Estimated		Estimated		
Mgmt Improvement	05/25/20		05/26/22		
Administration	05/25/20		05/26/22		
Fees & Cost	05/25/20		05/26/22		
Site Improvement	05/25/20		05/26/22		
Dwelling Structure	05/25/20		05/26/22		
Dwelling Equipment	05/25/20		05/26/22		
Relocation	05/25/20		05/26/22		

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



Capital Fund Program (CFP)

FY 2017

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-17 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2017
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 03) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$60,000.00	\$60,000.00	\$8,809.50	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$315,788.00	\$315,788.00	\$315,788.00	\$157,896.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$424,694.00	\$424,694.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$248,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,251,406.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$50,000.00	\$50,000.00	\$13,869.25	\$13,869.25
12	1470 Nondwelling Structures	\$67,791.73	\$67,791.73	\$67,791.13	\$35,404.46
13	1475 Nondwelling Equipment	\$150,000.00	\$150,000.00	\$0.00	\$0.00
14	1485 Demolition	\$500,000.00	\$873,072.29	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$90,208.27	\$0.00	\$0.00	\$0.00
17	1499-1504 Development Activities ⁴	\$0.00	\$1,216,541.98	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP for operations

⁴ RHF funds shall be included here

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-17 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2017
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 03) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
19a	1503 - RAD Conversion	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,157,888.00	\$3,157,888.00	\$406,257.88	\$207,169.71
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

By: Chad Williams, Executive Director

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

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-17 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
PHA Wide	Management Improvement	1408						
	IT System Upg.			\$50,000.00	\$50,000.00	\$7,200.00	\$0.00	
	Resident/ Staff Training			\$10,000.00	\$10,000.00	\$1,609.50	\$0.00	
	SUB-TOTAL			\$60,000.00	\$60,000.00	\$8,809.50	\$0.00	
	Central Office Cost	1410		\$315,788.00	\$315,788.00	\$315,788.00	\$157,896.00	
	SUB-TOTAL			\$315,788.00	\$315,788.00	\$315,788.00	\$157,896.00	
PHA Wide	Construction Admin Services	1430		\$198,210.00	\$198,210.00	\$0.00	\$0.00	
	Roofing Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$141,484.00	\$141,484.00	\$0.00	\$0.00	
	Hazardous Materials Consultant	1430		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	SUB-TOTAL			\$364,694.00	\$364,694.00	\$0.00	\$0.00	
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-17 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$50,000.00	\$50,000.00	\$13,869.25	\$13,869.25	
	SUB-TOTAL			\$50,000.00	\$50,000.00	\$13,869.25	\$13,869.25	
	Non-Dwelling Units Upgrades (AMP407)	1470		\$67,791.73	\$67,791.73	\$67,791.13	\$35,404.46	
	SUB-TOTAL			\$67,791.73	\$67,791.73	\$67,791.13	\$35,404.46	
	Non-Dwelling Equipment	1475		\$150,000.00	\$150,000.00	\$0.00	\$0.00	
	SUB-TOTAL			\$150,000.00	\$150,000.00	\$0.00	\$0.00	
Espinoza Terrace AMP 404 RAD	A/E Design Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Site Upgs.CompMod (portion of)	1450		\$248,000.00	\$0.00	\$0.00	\$0.00	moved to BLI 1504
	Units Upg CompMod (portion of)	1460		\$1,251,406.00	\$0.00	\$0.00	\$0.00	\$960K to BLI 1504
	Relocation	1495.1		\$90,208.27	\$0.00	\$0.00	\$0.00	reduced
	RAD Development Activities	1504		\$0.00	\$1,216,541.98	\$0.00	\$0.00	New BLI 1504
	SUB-TOTAL			\$1,589,614.27	\$1,216,541.98	\$0.00	\$0.00	
Jones Gardens AMP 407	A/E Design Services	1430		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Site Upgs.Parking Lots Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	UnitsUpg-Windows/Ext.Paint/Roofing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$10,000.00	\$10,000.00	\$0.00	\$0.00	
Hampton Court AMP 404	A/E Design Services	1430		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Unit Upg-2nd Floor Decking Upgs.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$10,000.00	\$10,000.00	\$0.00	\$0.00	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-17 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Scattered Sites	A/E Design & Consulting Services	1430		\$16,000.00	\$16,000.00	\$0.00	\$0.00	
AMP 310	SiteUpgs.-Landscape-Xeriscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est.4 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 4 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$16,000.00	\$16,000.00	\$0.00	\$0.00	
Scattered Sites	A/E Design & Consulting Services	1430		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
AMP 316	SiteUpgs.-Landscape-Xeriscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$12,000.00	\$12,000.00	\$0.00	\$0.00	
Scattered Sites	A/E Design & Consulting Services	1430		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
AMP 409	SiteUpgs.-Landscape-Xeriscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$12,000.00	\$12,000.00	\$0.00	\$0.00	
Rose Gardens	Demolition	1485		\$500,000.00	\$873,072.29	\$0.00	\$0.00	increased
TOTAL				\$3,157,888.00	\$3,157,888.00	\$406,257.88	\$207,169.71	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

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



Capital Fund Program (CFP)

FY 2016

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-16 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2016	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 08) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2018 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	\$60,000.00	\$60,000.00	\$5,617.00	\$3,607.00	\$54,383.00
4	1410 Administration (may not exceed 10% of line 21)	\$386,188.00	\$386,188.00	\$386,188.00	\$386,188.00	\$0.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$636,050.68	\$632,235.03	\$607,235.03	\$398,008.81	\$238,041.87
8	1440 Site Acquisition					
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$503,290.02	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	\$63,246.00	\$63,246.00	\$16,695.60	\$16,695.60	\$46,550.40
17	1499 1504 RAD Development ⁴ Activities	\$2,119,372.30	\$2,626,477.97	\$2,119,372.30	\$2,119,372.30	\$507,105.67

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

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01P018501-16 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval 2016	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 08) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2018 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
19a	1503 - RAD Conversion	\$93,735.00	\$93,735.00	\$93,735.00	\$93,735.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,861,882.00	\$3,861,882.00	\$3,228,842.93	\$3,017,606.71	\$846,080.94
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date

By: Chad Williams, Executive Director

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

Part II: Supporting Pages									
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-16 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2016			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Funds Balance	
PHA Wide	Management Improvement	1408							
	IT System Upg.			\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	
	Resident/ Staff Training			\$10,000.00	\$10,000.00	\$5,617.00	\$3,607.00	\$4,383.00	
	SUB-TOTAL			\$60,000.00	\$60,000.00	\$5,617.00	\$3,607.00	\$54,383.00	
	Central Office Cost	1410		\$386,188.00	\$386,188.00	\$386,188.00	\$386,188.00	\$0.00	
	SUB-TOTAL			\$386,188.00	\$386,188.00	\$386,188.00	\$386,188.00	\$0.00	
PHA Wide	Construction Admin Services	1430		\$119,536.00	\$119,536.00	\$119,536.00	\$0.00	\$119,536.00	
	Roofing Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$354,012.00	\$350,196.35	\$350,196.35	\$321,196.35	\$29,000.00	
	Espinoza RAD Development Activities	1504		\$0.00	\$3,815.65	\$0.00	\$0.00	\$3,815.65	New BLI 1504
	Hazardous Materials Consultant	1430		\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	
	SUB-TOTAL			\$498,548.00	\$498,548.00	\$469,732.35	\$321,196.35	\$177,351.65	
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages									
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV01P018501-16 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Funds Balance	
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Units Upgrades	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Vera A AMP 406	A/E Design Services	1430		\$137,502.68	\$137,502.68	\$137,502.68	\$76,812.46	\$60,690.22	
	Site Upgs.CompMod (portion of)	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg CompMod (portion of)	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation	1495.1		\$63,246.00	\$63,246.00	\$16,695.60	\$16,695.60	\$46,550.40	
	SUB-TOTAL			\$200,748.68	\$200,748.68	\$154,198.28	\$93,508.06	\$107,240.62	
Rose Gardens AMP 403	Units-New Const. (RAD Conversion)	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	RAD Pre-Development Activities	1504		\$2,119,372.30	\$2,119,372.30	\$2,119,372.30	\$2,119,372.30	\$0.00	
	SUB-TOTAL			\$2,119,372.30	\$2,119,372.30	\$2,119,372.30	\$2,119,372.30	\$0.00	
Espinoza Terrace AMP 404	Units CompMod (RAD Conversion)	1460		\$503,290.02	\$0.00	\$0.00	\$0.00	\$0.00	moved to BLI 1504
	RAD Development Activities	1504		\$0.00	\$503,290.02	\$0.00	\$0.00	\$503,290.02	new BLI 1504
	SUB-TOTAL			\$503,290.02	\$503,290.02	\$0.00	\$0.00	\$503,290.02	
RAD Conversion	Biegger Estates	1503		\$81,842.00	\$81,842.00	\$81,842.00	\$81,842.00	\$0.00	
	Vera Johnson Manor B			\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$0.00	
	PIC Dev. No. NV			\$93,735.00	\$93,735.00	\$93,735.00	\$93,735.00	\$0.00	
	TOTAL			\$3,861,882.00	\$3,861,882.00	\$3,228,842.93	\$3,017,606.71	\$842,265.29	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority Capital Fund Program No: NV01P018501-16					Federal FFY of Grant: 2016
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	04/12/19		04/12/21		
					Per HUD approved EOD & EED extension dated 03/13/18
Administration	04/12/19		04/12/21		
Fees & Cost	04/12/19		04/12/21		
Site Improvement	04/12/19		04/12/21		
Dwelling Structure	04/12/19		04/12/21		
Dwelling Equipment	04/12/19		04/12/21		
Relocation	04/12/19		04/12/21		

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