



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

**Public Comment Period  
Monday, February 2, 2015 – Wednesday March 18, 2015**

**PUBLIC HEARING  
Wednesday, March 18, 2015  
5:30pm**

**Howard Cannon Center  
Commissioners Chambers  
340 North 11<sup>th</sup> Street  
Las Vegas, NV. 89101**

**Amendment No. 01 to the SNRHA Agency Plan  
FY2015-FY2019**

Name

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SNRHA Agency Plan FY2015-FY2019  
February 2, 2015 – March 18, 2015  
Agency Plan Amendment No. 01

Name

Address

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## **PUBLIC COMMENT PERIOD AND PUBLIC HEARING**

**February 2, 2015 – March 18, 2015**

### **Modifications to the Southern Nevada Regional Housing Authority' Annual Plan and Five-year Action Plan (FY2015-FY2019)**

- ❖ The SNRHA is in need of updates to various areas of the current Agency Annual Plan. The proposed updates are not included in the current Annual Statement, Five-Year Action Plan; therefore, they are considered a substantial deviation to our current Annual Plan and Five-Year Action Plan which requires a forty five day public comment period and a public hearing.
- ❖ The proposed revisions are as follows:
  - The SNRHA is planning to submit in 2015 a Rental Assistance Demonstration (RAD) Program application(s) or a Mixed Finance application(s) to convert 119 Public Housing Family Units at Biegger Estates and to convert 120 Public Housing Senior Units at Rose Gardens
- ❖ Please submit comments in writing for the above proposed changes **by 5:30 pm, Wednesday, March 18, 2015** to any of our offices indicated in the attached document.
- ❖ The Public Hearing will be held at:

Howard W. Cannon Center  
Commission Chambers  
340 N. 11<sup>th</sup> Street  
Las Vegas, Nevada 89101  
**on Wednesday, March 18, 2015 at 5:30 pm**

- ❖ If you wish to comment on this Amendment, require additional information and/or need special accommodations; please contact us at (702) 922-6060 (office), (702) 922-6080 (Fax) or (702) 387-1898 (TDD).



## PERIODO DE COMENTARIO PÚBLICO Y AUDIENCIA PÚBLICA

**Febrero 2, 2015 – Marzo 18, 2015**

### **Modificaciones al Plan Anual y al Plan de Acción de los Próximo Cinco-Años (FY2015-FY2019) de la Autoridad en la Vivienda Regional del Sur de Nevada**

- ❖ El SNRHA está en la necesidad de actualizar diferentes áreas del actual Plan Anual de la Agencia. Los cambios propuestos no están incluidas en el actual Plan Anual o en el Plan de Acción de cinco años, por lo tanto, se considera una desviación sustancial a nuestro Plan Anual actual y Plan de Acción de los próximos cinco años requiriendo un período de cuarenta y cinco días para comentarios del público y una audiencia pública.
- ❖ Las modificaciones propuestas son las siguientes:
  - El SNRHA tiene previsto en el 2015 presentar una solicitud(es) al Programa de Demostración de Asistencia de Alquiler (RAD) o una solicitud(es) de Finanza Mixtas para convertir 119 unidades de vivienda pública para familias en Biegger Estates y convertir 120 unidades de viviendas públicas para las personas de la tercera edad en Rose Gardens.
- ❖ Por favor entregue sus comentarios, de los cambios propuestos, por escrito **a no más tardar de las 5:30 pm., Miércoles Marzo 18, 2015** en cualquiera de las oficinas localizadas en el documento adjunto.
- ❖ La Audiencia Pública tomará lugar en el:

Centro Howard Cannon  
Salón de Los Comisionados  
340 Norte de la Calle 11  
Las Vegas, NV 89101

**Miércoles, Marzo 18, 2015 at 5:30 pm**

- ❖ Si Usted desea comentar en estos cambios, ó si necesita información adicional, y/ó necesita asistencia especial, por favor comuníquese al (702) 922-6060 (oficina), (702) 922-6080 (Fax) o (702) 387-1898 (TDD).

## **Southern Nevada Regional Housing Authority**

### **Notice of Public Comment Period and Public Hearing**

As required by the U.S. Department of Housing and Urban Development, Notice is hereby given that the Southern Nevada Regional Housing Authority (SNRHA) will hold a Public Hearing to discuss revisions to the SNRHA's Agency Plan and Five-Year Action Plan FY2015-FY2019, for submission of applications for conversion of assistance under the Rental Assistance Demonstration (RAD) Program or Mixed Finance process for Biegger Estates and Rose Gardens Properties.

The Public Hearing will be held at:  
Howard Cannon Center  
Commission Chambers  
340 North 11th Street  
Las Vegas, NV 89101  
Wednesday, March 18, 2015 at 5:30pm

The Plan will be available on Monday, February 2, 2015, at all Public Housing Community Offices as well as in the main lobby area of SNRHA Administrative Offices located at:

Howard Cannon Center at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101.  
W. F. Cotrell Admin Building at 5390 E. Flamingo Rd, Las Vegas, NV. 89122  
Housing Programs at 380 North Maryland Pkwy, Las Vegas, NV. 89101

The Plan will be also available on our website at [www.snrha.org](http://www.snrha.org), Welcome Page, scroll down to Agency Plans section click on "click here for all Agency Plans" and scroll down to the pdf icon for this plan.

If you wish to comment on this Plan, require additional information, and/or need special accommodations, please call 702-922-6060.

Written comments will be accepted from Monday, February 2, 2015 through Wednesday, March 18, 2015 at 5:30pm at the above address.



PUB: February 1, 2015

## **Autoridad en la Vivienda Regional Del Sur de Nevada**

### **Aviso del Periodo de Comentario Público y Audiencia Pública**

El Departamento de Vivienda y Desarrollo Urbano (HUD) requiere este aviso para anunciarles de que la Autoridad en Vivienda Regional del Sur de Nevada (SNRHA) tendrá una audiencia pública para escuchar sus comentarios y/o discutir los cambios propuestos para el Plan Anual y el Plan de Acción SNRHA FY2015-FY2019 para someter solicitudes para convertir la asistencia bajo el Programa de Demonstración de Asistencia a la Renta (RAD) o bajo el proceso de Finanzas Mixtas para las propiedades de Biegger Estates y Rose Gardens.

La Audiencia Pública tomará lugar en el:  
Centro Howard Cannon  
Salón de Los Comisionados  
340 Norte de la Calle 11  
Las Vegas, NV 89101  
Miércoles, Marzo 18, 2015 a las 5:30pm

El plan estará disponible el día Lunes, Febrero 2, 2015 en todas las oficinas de nuestras propiedades de vivienda pública como también en el área de recepción de las siguientes oficinas administrativas del SNRHA:

Howard Cannon Center at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101.  
W. F. Cotrell Admin Building at 5390 E. Flamingo Rd, Las Vegas, NV. 89122  
Housing Programs at 380 North Maryland Pkwy, Las Vegas, NV. 89101

El Plan también estará disponible en nuestra página de internet [www.snrha.org](http://www.snrha.org), página de bienvenida, desplácese al final de la página hasta la sección Planes de Agencias, haga clic en "haga clic aquí para ver todos los Planes de la Agencia" y desplácese hacia abajo hasta el icono de pdf para este plan.

Si Usted desea comentar en este plan, ó si necesita información adicional, y/ó necesita asistencia especial, por favor comuníquese al 702-922-6060.

Comentarios por escrito serán recibidos desde el día Lunes Febrero 2, 2015, hasta las 5:30pm del día Miércoles, Marzo 18, 2015 en la dirección indicada anteriormente.



PUB: Febrero 1, 2015



**SOUTHERN NEVADA REGIONAL  
HOUSING AUTHORITY**

**Amendment to the  
FY 2015 Annual Plan  
5-Year Plan  
FY 2015- FY 2019**

**PUBLIC COMMENT PERIOD  
February 2, 2015 through March 18, 2015**

**Proposed Changes to the Current Agency Plan**

Updating  
**Form HUD-50075**

Submission Type - Section 3.0 of the PHA Plan, Page 1 of 78

Goals and Objectives - Section 5.2 of the PHA Plan, Page 3 & Page 4 of 78

PHA Plan Update - Summary of Plan Contents  
Section 6.0, Sub-Section V of the PHA Plan Page 28 thru Page 34 of 78

HOPE VI, Mixed Finance Modernization or Development,  
Demolition and/or Disposition Conversion of Public Housing,  
Homeownership and Project Based Vouchers.  
Section 7.0 of the PHA Plan, Page 67 of 78

**(Please see attached)**

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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**1.0 PHA Information**

PHA Name: **Southern Nevada Regional Housing Authority (SNRHA)** PHA Code: **NV-18**  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: **10/01/ 2014**: FYE: **9/30/ 2015**

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: **2882** Number of HCV units: **10,494**

**3.0 Submission Type**

5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only  
[Amendment 01 - January 2015](#)

**4.0 PHA Consortia**  PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 Mission.** State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

*To realize its vision Southern Nevada Regional Housing Authority conducts its business in an open manner, soliciting partners who share its values, maintain high standards, are sensitive to cultural meshing, understand the need to provide economic opportunity, and believe in empowering people to achieve self-sufficiency. As a premier leader in Southern Nevada for quality housing for all people, Southern Nevada Regional Housing Authority constantly seeks innovative ways to provide its services and to be a model steward of the public trust.*

**5.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**PHA Goal: Expand the supply of assisted housing**

Objectives:

- Apply for additional housing choice vouchers:
- Continue to reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

**PHA Goal: Improve the quality of assisted housing**

Objectives:

- Improve public housing management: (PHAS score) New agency has not been scored to date
- Improve voucher management: (SEMAP score) New agency has not been scored to date
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:



**Other PHA Goals and Objectives: (list below)**

**GOALS AND OBJECTIVES**

***Five-Year Goal: Expand the supply of Low Income and Affordable housing.***

***Objectives:***

- Apply for additional Housing Choice Vouchers, if funding is announced.
- Develop public/private partnerships to create affordable housing opportunities.
- Utilize SNRHA resources to leverage and encourage new development initiatives.
- Expand homeownership initiatives to SNRHA residents and program participants.

**FY 2014 Progress:**

- SNRHA will 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 explore opportunities of various types of bond issuance.
- The SNRHA is exploring a Choice Neighborhoods Initiative (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, and Rose Gardens sites.
- The SNRHA is planning 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.
- SNRHA has submitted a Bond/4% Tax Credit Application to assist with the funding gap in the rehabilitation of Landsman Gardens, which is the first FHA-financed, HUD Rental Assistance Demonstration (RAD) project to close in the United States. The SNRHA has begun this project and expects to reintroduce the units in late 2014.
- The SNRHA submitted on 12/2013 a RAD application for Vera Johnson Manor B (AMP 314). The SNRHA is also planning to submit in FY 2014 a 9% Tax Credit Application for the Rehabilitation of all 112 units at this site. The SNRHA is partnering with a developer for this project.

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- The SNRHA is planning to submit a RAD application or Mixed Finance Application for Biegger Estates (AMP 406). The SNRHA is also planning to submit in FY 2015 a 9% Tax Credit Application for the Rehabilitation of all 119 units at this site. The SNRHA may self-develop or partner with a developer for this project.

**Amendment 01- January 2015**

- Additionally, the SNRHA is planning to submit a RAD application or Mixed Finance application for Rose Gardens (AMP 403). The SNRHA is also planning to submit in FY 2015 a Bond/4% Tax Credit Application for the Re-development of all 120 units (on-site or off-site). The SNRHA may self-develop or partner with a developer for this project.
- Enhance the SNRHA's Scattered Site Homeownership Program as lender options are available.

**Five-Year Goal: Improve the quality of assisted housing.**

*Objectives:*

- Improve program management and fiscal accountability by utilizing SEMAP and PHAS indicators.
- Increase customer satisfaction.

**FY 2014 Progress:**

- 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.**

*Objectives:*

- Conduct outreach efforts to potential vouchers landlords.
- Develop a strong Affirmatively Furthering Fair Housing and Limited English Proficiency Plan.
- Further the development of the Housing Choice Voucher Homeownership Program.
- In keeping with goal two of the Southern Nevada Regional Housing Authority's 2010-2015 Strategic Plan, which provides for the improvement of the quality of life for clients, the Southern Nevada Regional Housing Authority has joined the consortium of the Southern Nevada Regional Plan for Sustainable Development. The plan of the consortium is to ensure that long range land use planning will incorporate principles for transit-oriented development, healthy communities, sustainable design, and promote access to jobs,

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311	246156	1236 LUCKY GOLD COURT	Modernization/Energy Upg.	2030	1
					<b>155</b>
311	247001	2712 RISING LEGEND WAY	Modernization/Energy Upg.	2030	1
311	247002	2349 HEATHER MEADOWS COURT	Modernization/Energy Upg.	2030	1
311	247003	1425 HELEN BELLE DRIVE	Modernization/Energy Upg.	2030	1
311	247004	740 CONCRETE COURT	Modernization/Energy Upg.	2030	1
311	247005	4801 LINKWOOD DRIVE	Modernization/Energy Upg.	2030	1
311	247006	4568 ROSS AVE	Modernization/Energy Upg.	2030	1
311	247007	4420 BRISTOL MANOR DR	Modernization/Energy Upg.	2030	1
					<b>7</b>
					<b>386</b>

**Amendment 01 – January 2015**

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
<b>Bigger Estates - Rental Assistance Demonstration (RAD) Program application or Mixed Finance application to be submitted 2015. Anticipated approval 2015. Estimated Construction NTP Date: 2016. Anticipated Completion: 2017</b>					
406	00BE1A	5701 MISSOURI # 1-A	Comprehensive Modernization	2017	1
406	00BE1B	5701 MISSOURI # 1-B	Comprehensive Modernization	2017	1
406	00BE1C	5701 MISSOURI # 1-C	Comprehensive Modernization	2017	1
406	00BE1D	5701 MISSOURI # 1-D	Comprehensive Modernization	2017	1
406	00BE2A	5701 MISSOURI # 2-A	Comprehensive Modernization	2017	1
406	00BE2B	5701 MISSOURI # 2-B	Comprehensive Modernization	2017	1
406	00BE2C	5701 MISSOURI # 2-C	Comprehensive Modernization	2017	1
406	00BE2D	5701 MISSOURI # 2-D	Comprehensive Modernization	2017	1
406	00BE3A	5701 MISSOURI # 3-A	Comprehensive Modernization	2017	1
406	00BE3B	5701 MISSOURI # 3-B	Comprehensive Modernization	2017	1
406	00BE3C	5701 MISSOURI # 3-C	Comprehensive Modernization	2017	1
406	00BE3D	5701 MISSOURI # 3-D	Comprehensive Modernization	2017	1
406	00BE4A	5701 MISSOURI # 4-A	Comprehensive Modernization	2017	1
406	00BE4B	5701 MISSOURI # 4-B	Comprehensive Modernization	2017	1
406	00BE4C	5701 MISSOURI # 4-C	Comprehensive Modernization	2017	1
406	00BE5A	5701 MISSOURI # 5-A	Comprehensive Modernization	2017	1
406	00BE5B	5701 MISSOURI # 5-B	Comprehensive Modernization	2017	1
406	00BE5C	5701 MISSOURI # 5-C	Comprehensive Modernization	2017	1
406	00BE5D	5701 MISSOURI # 5-D	Comprehensive Modernization	2017	1
406	00BE6A	5701 MISSOURI # 6-A	Comprehensive Modernization	2017	1
406	00BE6B	5701 MISSOURI # 6-B	Comprehensive Modernization	2017	1
406	00BE6C	5701 MISSOURI # 6-C	Comprehensive Modernization	2017	1
406	00BE6D	5701 MISSOURI # 6-D	Comprehensive Modernization	2017	1
406	00BE7A	5701 MISSOURI # 7-A	Comprehensive Modernization	2017	1

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406	00BE7B	5701 MISSOURI # 7-B	Comprehensive Modernization	2017	1
406	00BE7C	5701 MISSOURI # 7-C	Comprehensive Modernization	2017	1
406	00BE7D	5701 MISSOURI # 7-D	Comprehensive Modernization	2017	1
406	00BE8A	5701 MISSOURI # 8-A	Comprehensive Modernization	2017	1
406	00BE8B	5701 MISSOURI # 8-B	Comprehensive Modernization	2017	1
406	00BE8C	5701 MISSOURI # 8-C	Comprehensive Modernization	2017	1
406	00BE9A	5701 MISSOURI # 9-A	Comprehensive Modernization	2017	1
406	00BE9B	5701 MISSOURI # 9-B	Comprehensive Modernization	2017	1
406	00BE9C	5701 MISSOURI # 9-C	Comprehensive Modernization	2017	1
406	00BE9D	5701 MISSOURI # 9-D	Comprehensive Modernization	2017	1
406	0BE10A	5701 MISSOURI # 10-A	Comprehensive Modernization	2017	1
406	0BE10B	5701 MISSOURI # 10-B	Comprehensive Modernization	2017	1
406	0BE10C	5701 MISSOURI # 10-C	Comprehensive Modernization	2017	1
406	0BE10D	5701 MISSOURI # 10-D	Comprehensive Modernization	2017	1
406	0BE11A	5701 MISSOURI # 11-A	Comprehensive Modernization	2017	1
406	0BE11B	5701 MISSOURI # 11-B	Comprehensive Modernization	2017	1
406	0BE11C	5701 MISSOURI # 11-C	Comprehensive Modernization	2017	1
406	0BE11D	5701 MISSOURI # 11-D	Comprehensive Modernization	2017	1
406	0BE12A	5701 MISSOURI # 12-A	Comprehensive Modernization	2017	1
406	0BE12B	5701 MISSOURI # 12-B	Comprehensive Modernization	2017	1
406	0BE12C	5701 MISSOURI # 12-C	Comprehensive Modernization	2017	1
406	0BE12D	5701 MISSOURI # 12-D	Comprehensive Modernization	2017	1
406	0BE13A	5701 MISSOURI # 13-A	Comprehensive Modernization	2017	1
406	0BE13B	5701 MISSOURI # 13-B	Comprehensive Modernization	2017	1
406	0BE13C	5701 MISSOURI # 13-C	Comprehensive Modernization	2017	1
406	0BE14A	5701 MISSOURI # 14-A	Comprehensive Modernization	2017	1
406	0BE14B	5701 MISSOURI # 14-B	Comprehensive Modernization	2017	1
406	0BE14C	5701 MISSOURI # 14-C	Comprehensive Modernization	2017	1
406	0BE15A	5701 MISSOURI # 15-A	Comprehensive Modernization	2017	1
406	0BE15B	5701 MISSOURI # 15-B	Comprehensive Modernization	2017	1
406	0BE15C	5701 MISSOURI # 15-C	Comprehensive Modernization	2017	1
406	0BE15D	5701 MISSOURI # 15-D	Comprehensive Modernization	2017	1
406	0BE16A	5701 MISSOURI # 16-A	Comprehensive Modernization	2017	1
406	0BE16B	5701 MISSOURI # 16-B	Comprehensive Modernization	2017	1
406	0BE16C	5701 MISSOURI # 16-C	Comprehensive Modernization	2017	1
406	0BE16D	5701 MISSOURI # 16-D	Comprehensive Modernization	2017	1
406	0BE17A	5701 MISSOURI # 17-A	Comprehensive Modernization	2017	1
406	0BE17B	5701 MISSOURI # 17-B	Comprehensive Modernization	2017	1
406	0BE17C	5701 MISSOURI # 17-C	Comprehensive Modernization	2017	1
406	0BE18A	5701 MISSOURI # 18-A	Comprehensive Modernization	2017	1
406	0BE18B	5701 MISSOURI # 18-B	Comprehensive Modernization	2017	1
406	0BE18C	5701 MISSOURI # 18-C	Comprehensive Modernization	2017	1

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406	0BE18D	5701 MISSOURI # 18-D	Comprehensive Modernization	2017	1
406	0BE19A	5701 MISSOURI # 19-A	Comprehensive Modernization	2017	1
406	0BE19B	5701 MISSOURI # 19-B	Comprehensive Modernization	2017	1
406	0BE19C	5701 MISSOURI # 19-C	Comprehensive Modernization	2017	1
406	0BE19D	5701 MISSOURI # 19-D	Comprehensive Modernization	2017	1
406	0BE20A	5701 MISSOURI # 20-A	Comprehensive Modernization	2017	1
406	0BE20B	5701 MISSOURI # 20-B	Comprehensive Modernization	2017	1
406	0BE20C	5701 MISSOURI # 20-C	Comprehensive Modernization	2017	1
406	0BE21A	5701 MISSOURI # 21-A	Comprehensive Modernization	2017	1
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406	0BE22B	5701 MISSOURI # 22-B	Comprehensive Modernization	2017	1
406	0BE22C	5701 MISSOURI # 22-C	Comprehensive Modernization	2017	1
406	0BE22D	5701 MISSOURI # 22-D	Comprehensive Modernization	2017	1
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406	0BE23B	5701 MISSOURI # 23-B	Comprehensive Modernization	2017	1
406	0BE23C	5701 MISSOURI # 23-C	Comprehensive Modernization	2017	1
406	0BE24A	5701 MISSOURI # 24-A	Comprehensive Modernization	2017	1
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406	0BE24C	5701 MISSOURI # 24-C	Comprehensive Modernization	2017	1
406	0BE24D	5701 MISSOURI # 24-D	Comprehensive Modernization	2017	1
406	0BE25A	5701 MISSOURI # 25-A	Comprehensive Modernization	2017	1
406	0BE25B	5701 MISSOURI # 25-B	Comprehensive Modernization	2017	1
406	0BE25C	5701 MISSOURI # 25-C	Comprehensive Modernization	2017	1
406	0BE25D	5701 MISSOURI # 25-D	Comprehensive Modernization	2017	1
406	0BE26A	5701 MISSOURI # 26-A	Comprehensive Modernization	2017	1
406	0BE26B	5701 MISSOURI # 26-B	Comprehensive Modernization	2017	1
406	0BE27A	5701 MISSOURI # 27-A	Comprehensive Modernization	2017	1
406	0BE27B	5701 MISSOURI # 27-B	Comprehensive Modernization	2017	1
406	0BE27C	5701 MISSOURI # 27-C	Comprehensive Modernization	2017	1
406	0BE27D	5701 MISSOURI # 27-D	Comprehensive Modernization	2017	1
406	0BE28A	5701 MISSOURI # 28-A	Comprehensive Modernization	2017	1
406	0BE28B	5701 MISSOURI # 28-B	Comprehensive Modernization	2017	1
406	0BE28C	5701 MISSOURI # 28-C	Comprehensive Modernization	2017	1
406	0BE28D	5701 MISSOURI # 28-D	Comprehensive Modernization	2017	1
406	0BE29A	5701 MISSOURI # 29-A	Comprehensive Modernization	2017	1
406	0BE29B	5701 MISSOURI # 29-B	Comprehensive Modernization	2017	1
406	0BE29C	5701 MISSOURI # 29-C	Comprehensive Modernization	2017	1
406	0BE29D	5701 MISSOURI # 29-D	Comprehensive Modernization	2017	1
406	0BE30A	5701 MISSOURI # 30-A	Comprehensive Modernization	2017	1
406	0BE30B	5701 MISSOURI # 30-B	Comprehensive Modernization	2017	1

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406	0BE30C	5701 MISSOURI # 30-C	Comprehensive Modernization	2017	1
406	0BE31A	5701 MISSOURI # 31-A	Comprehensive Modernization	2017	1
406	0BE31B	5701 MISSOURI # 31-B	Comprehensive Modernization	2017	1
406	0BE31C	5701 MISSOURI # 31-C	Comprehensive Modernization	2017	1
406	0BE32A	5701 MISSOURI # 32-A	Comprehensive Modernization	2017	1
406	0BE32B	5701 MISSOURI # 32-B	Comprehensive Modernization	2017	1
406	0BE32C	5701 MISSOURI # 32-C	Comprehensive Modernization	2017	1
406	0BE32D	5701 MISSOURI # 32-D	Comprehensive Modernization	2017	1
406	0BE33A	5701 MISSOURI # 33-A	Comprehensive Modernization	2017	1
406	0BE33B	5701 MISSOURI # 33-B	Comprehensive Modernization	2017	1
406	0BE33C	5701 MISSOURI # 33-C	Comprehensive Modernization	2017	1
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AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
<b>Rose Gardens - Rental Assistance Demonstration (RAD) Program application or Mixed Finance application to be submitted 2015. Anticipated approval 2015. Estimated Construction NTP Date: 2016. Anticipated Completion: 2017</b>					
403	730101	1632 YALE ST # 101	Redevelopment	2017	1
403	730102	1632 YALE ST # 102	Redevelopment	2017	1
403	730103	1632 YALE ST # 103	Redevelopment	2017	1
403	730104	1632 YALE ST # 104	Redevelopment	2017	1
403	730105	1632 YALE ST # 105	Redevelopment	2017	1
403	730106	1632 YALE ST # 106	Redevelopment	2017	1
403	730107	1632 YALE ST # 107	Redevelopment	2017	1
403	730108	1632 YALE ST # 108	Redevelopment	2017	1
403	730109	1632 YALE ST # 109	Redevelopment	2017	1
403	730110	1632 YALE ST # 110	Redevelopment	2017	1
403	730111	1632 YALE ST # 111	Redevelopment	2017	1
403	730112	1632 YALE ST #112	Redevelopment	2017	1
403	730113	1632 YALE ST #113	Redevelopment	2017	1
403	730114	1632 YALE ST #114	Redevelopment	2017	1
403	730115	1632 YALE ST # 115	Redevelopment	2017	1
403	730116	1632 YALE ST # 116	Redevelopment	2017	1
403	730117	1632 YALE ST # 117	Redevelopment	2017	1
403	730118	1632 YALE ST # 118	Redevelopment	2017	1
403	730119	1632 YALE ST # 119	Redevelopment	2017	1
403	730120	1632 YALE ST # 120	Redevelopment	2017	1
403	730121	1632 YALE ST # 121	Redevelopment	2017	1
403	730122	1632 YALE ST # 122	Redevelopment	2017	1
403	730123	1632 YALE ST # 123	Redevelopment	2017	1
403	730124	1632 YALE ST # 124	Redevelopment	2017	1
403	730125	1632 YALE ST # 125	Redevelopment	2017	1

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403	730126	1632 YALE ST # 126	Redevelopment	2017	1
403	730127	1632 YALE ST # 127	Redevelopment	2017	1
403	730128	1632 YALE ST # 128	Redevelopment	2017	1
403	730129	1632 YALE ST # 129	Redevelopment	2017	1
403	730130	1632 YALE ST # 130	Redevelopment	2017	1
403	730131	1632 YALE ST # 131	Redevelopment	2017	1
403	730132	1632 YALE ST # 132	Redevelopment	2017	1
403	730133	1632 YALE ST # 133	Redevelopment	2017	1
403	730134	1632 YALE ST# 134	Redevelopment	2017	1
403	730135	1632 YALE ST # 135	Redevelopment	2017	1
403	730136	1632 YALE ST #136	Redevelopment	2017	1
403	730137	1632 YALE ST # 137	Redevelopment	2017	1
403	730138	1632 YALE ST # 138	Redevelopment	2017	1
403	730139	1632 YALE ST # 139	Redevelopment	2017	1
403	730140	1632 YALE ST # 140	Redevelopment	2017	1
403	730201	1632 YALE ST # 201	Redevelopment	2017	1
403	730202	1632 YALE ST # 202	Redevelopment	2017	1
403	730203	1632 YALE ST # 203	Redevelopment	2017	1
403	730204	1632 YALE ST # 204	Redevelopment	2017	1
403	730205	1632 YALE ST # 205	Redevelopment	2017	1
403	730206	1632 YALE ST # 206	Redevelopment	2017	1
403	730207	1632 YALE ST # 207	Redevelopment	2017	1
403	730208	1632 YALE ST # 208	Redevelopment	2017	1
403	730209	1632 YALE ST # 209	Redevelopment	2017	1
403	730210	1632 YALE ST # 210	Redevelopment	2017	1
403	730211	1632 YALE ST # 211	Redevelopment	2017	1
403	730212	1632 YALE ST # 212	Redevelopment	2017	1
403	730213	1632 YALE ST # 213	Redevelopment	2017	1
403	730214	1632 YALE ST # 214	Redevelopment	2017	1
403	730215	1632 YALE ST # 215	Redevelopment	2017	1
403	730216	1632 YALE ST # 216	Redevelopment	2017	1
403	730217	1632 YALE ST # 217	Redevelopment	2017	1
403	730218	1632 YALE ST # 218	Redevelopment	2017	1
403	730219	1632 YALE ST # 219	Redevelopment	2017	1
403	730220	1632 YALE ST # 220	Redevelopment	2017	1
403	730221	1632 YALE ST # 221	Redevelopment	2017	1
403	730222	1632 YALE ST # 222	Redevelopment	2017	1
403	730223	1632 YALE ST # 223	Redevelopment	2017	1
403	730224	1632 YALE ST # 224	Redevelopment	2017	1
403	730225	1632 YALE ST # 225	Redevelopment	2017	1
403	730226	1632 YALE ST # 226	Redevelopment	2017	1
403	730227	1632 YALE ST # 227	Redevelopment	2017	1

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403	730228	1632 YALE ST # 228	Redevelopment	2017	1
403	730229	1632 YALE ST # 229	Redevelopment	2017	1
403	730230	1632 YALE ST # 230	Redevelopment	2017	1
403	730231	1632 YALE ST # 231	Redevelopment	2017	1
403	730232	1632 YALE ST # 232	Redevelopment	2017	1
403	730233	1632 YALE ST # 233	Redevelopment	2017	1
403	730234	1632 YALE ST# 234	Redevelopment	2017	1
403	730235	1632 YALE ST # 235	Redevelopment	2017	1
403	730236	1632 YALE ST # 236	Redevelopment	2017	1
403	730237	1632 YALE ST # 237	Redevelopment	2017	1
403	730238	1632 YALE ST # 238	Redevelopment	2017	1
403	730239	1632 YALE ST # 239	Redevelopment	2017	1
403	730240	1632 YALE ST # 240	Redevelopment	2017	1
403	730301	1632 YALE ST # 301	Redevelopment	2017	1
403	730302	1632 YALE ST # 302	Redevelopment	2017	1
403	730303	1632 YALE ST # 303	Redevelopment	2017	1
403	730304	1632 YALE ST # 304	Redevelopment	2017	1
403	730305	1632 YALE ST # 305	Redevelopment	2017	1
403	730306	1632 YALE ST # 306	Redevelopment	2017	1
403	730307	1632 YALE ST # 307	Redevelopment	2017	1
403	730308	1632 YALE ST # 308	Redevelopment	2017	1
403	730309	1632 YALE ST # 309	Redevelopment	2017	1
403	730310	1632 YALE ST # 310	Redevelopment	2017	1
403	730311	1632 YALE ST # 311	Redevelopment	2017	1
403	730312	1632 YALE ST # 312	Redevelopment	2017	1
403	730313	1632 YALE ST # 313	Redevelopment	2017	1
403	730314	1632 YALE ST # 314	Redevelopment	2017	1
403	730315	1632 YALE ST # 315	Redevelopment	2017	1
403	730316	1632 YALE ST # 316	Redevelopment	2017	1
403	730317	1632 YALE ST # 317	Redevelopment	2017	1
403	730318	1632 YALE ST # 318	Redevelopment	2017	1
403	730319	1632 YALE ST # 319	Redevelopment	2017	1
403	730320	1632 YALE ST # 320	Redevelopment	2017	1
403	730321	1632 YALE ST # 321	Redevelopment	2017	1
403	730322	1632 YALE ST # 322	Redevelopment	2017	1
403	730323	1632 YALE ST # 323	Redevelopment	2017	1
403	730324	1632 YALE ST # 324	Redevelopment	2017	1
403	730325	1632 YALE ST # 325	Redevelopment	2017	1
403	730326	1632 YALE ST # 326	Redevelopment	2017	1
403	730327	1632 YALE ST # 327	Redevelopment	2017	1
403	730328	1632 YALE ST # 328	Redevelopment	2017	1
403	730329	1632 YALE ST # 329	Redevelopment	2017	1



403	730330	1632 YALE ST # 330	Redevelopment	2017	1
403	730331	1632 YALE ST # 331	Redevelopment	2017	1
403	730332	1632 YALE ST # 332	Redevelopment	2017	1
403	730333	1632 YALE ST # 333	Redevelopment	2017	1
403	730334	1632 YALE ST# 334	Redevelopment	2017	1
403	730335	1632 YALE ST # 335	Redevelopment	2017	1
403	730336	1632 YALE ST # 336	Redevelopment	2017	1
403	730337	1632 YALE ST # 337	Redevelopment	2017	1
403	730338	1632 YALE ST # 338	Redevelopment	2017	1
403	730339	1632 YALE ST # 339	Redevelopment	2017	1
403	730340	1632 YALE ST # 340	Redevelopment	2017	1
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**Demolition and 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. 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. Please refer to Section 10 for the proposed group of properties scheduled for demolition. Landsman Gardens – NV018013003 **has been** disposed as part of the Rental Assistance Demonstration (RAD) Program process. **Vera Johnson B – NV018002314 to be disposed as part of the RAD Program process.**

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**Biegger Estates – NV018013406 and Rose Gardens – NV018007403 to be disposed as part of the RAD Program Conversion or Mixed Finance process.**

**Designation of Housing for Elderly and Disabled Families:** Currently, Harry Levy Gardens (NV-208), James Downs Towers (NV 2-12), Espinoza Terrace (NV 13-02) Perry Plaza (NV18-21), Rose Gardens (NV18-20) and Arthur Sartini Plaza (NV 2-21) are covered under an existing Allocation Plan as designated for the elderly only. The Authority plans to proceed with the designation of Arthur Sartini Annex (a portion of NV 2-46) as elderly only. We are still awaiting vouchers for Sartini Annex. The SNRHA will apply for these vouchers when the Notice of Funding Availability (NOFA) is posted. **Additionally, on January 8<sup>th</sup>, 2014, the SNRHA received approval for Marion Bennett Plaza to consist of 16 units to be designated for Elderly and the remaining 49 units to be designated as Mixed Population.**

**Conversion of Public Housing:** SNRHA anticipates targeting certain Public Housing developments that are up to 60 units to include but not limited to the following: Villa Capri; Sartini Plaza Annex; Hullum Homes and Aida Brents.

**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 (RHF) Funds

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<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Rose Gardens</b>
1b. Development (project) number: <b>AMP 403 (former AMP 320) (NV39P007003)</b>
2. Activity type: Demolition and/or Disposition <b>through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Planned application</b>
4. Date application planned for submission: <b>TBD 2015</b>
5. Number of units affected: <b>120</b>
6. Coverage of action: Partial <del>or Total</del> AMP
7. Timeline for activity: Projected start date: <b>TBD 2016</b> - Projected end date: <b>TBD 2017</b>

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<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Biegger Estates</b>
1b. Development (project) number: <b>AMP 406 (NV39P013008)</b>
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Planned application</b>
4. Date application planned for submission: <b>2015</b>
5. Number of units affected: <b>119</b>
6. Coverage of action: Partial AMP
7. Timeline for activity: Projected start date: <b>2016</b> Projected end date: <b>2017</b>

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

SNRHA anticipates targeting certain Public Housing developments that are up to 60 units to include but not limited to the following: Villa Capri; Sartini Plaza Annex; Hulum Homes and Aida Brents

**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 (RHF) Funds

On January 25, 2013 the SHNRA received approval from HUD for the conversion of assistance of 100 public housing units at Development No. NV018013003, Al Landsman Gardens (portion of AMP 317).