

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): 10/2016 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 2755 Number of Housing Choice Vouchers (HCVs) 11,013 Total Combined Units/Vouchers 13,768 PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission <i>FY2017 AMENDMENT-01</i></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 Amendment-01 final draft was placed on public display beginning 9/12/2016 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 October 31, 2016 at 5:30pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are included under:</p> <p><i>Amendment-01 Attachment – B6</i></p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) Not Applicable					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 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. **FY2017 AMENDMENT-01**

Grievance Procedures.

Homeownership Programs.

Community Service and Self-Sufficiency Programs.

Safety and Crime Prevention.

Pet Policy.

Asset Management.

Substantial Deviation.

Significant Amendment/Modification

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

Statement of Housing Needs and Strategy for Addressing Housing Needs : All Statistical Data has been updated, however, at this time the Strategy for Addressing Housing Needs remains the same. [See Attachment B1a](#)

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions: AMP number was updated to reflect the correct AMP number for Vera Johnson B. All Revisions to the ACOP and Administrative Plan are included in attachment. [See Attachment B1b](#)

Financial Resources: All statistical Data has been updated, however, the Financial Resources remain the same. [See Attachment B1c](#)

Rent Determination: Adjustments were made to the Payment Standards and SNRHA Minimum Rent was clarified to include an explanation of the minimum rent hardship exception. [See Attachment B1d](#)

Operation and Management: All Statistical Data has been updated, updates made as shown. **FY2017 AMENDMENT-01** [See Attachment B1e](#)

Grievance Procedures: No Changes Have been made to the existing Grievance Procedures. [See Attachment B1f](#)

Homeownership Programs: Correction to AMP number has been made in the existing Homeownership Policies. [See Attachment B1g](#)

<p>B.1 (Cont.)</p>	<p><u>Community Service and Self-Sufficiency Programs:</u> All Statistical and Provider Data has been updated. See Attachment B1h</p> <p><u>Safety and Crime Prevention:</u> No changes have been made to the current Safety and Crime Prevention Policies. See Attachment B1i</p> <p><u>Pet Policy:</u> No changes have been made to the current Pet Policy. See Attachment B1j</p> <p><u>Asset Management:</u> No Changes have been made to the current Asset Management Plan. See Attachment B1k</p> <p><u>Substantial Deviation:</u> No changes have been made to the Substantial Deviation criteria. See Attachment B1l</p> <p><u>Significant Amendment/Modification:</u> No changes have been made to the Significant Amendment/Modification criteria. See Attachment B1m</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See Attachment B1b</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>Hope VI or Choice Neighborhoods:</u> SNRHA is planning to apply for Hope VI Revitalization or CNI grant in the Plan year. See Attachment B2a</p> <p><u>Mixed Finance Modernization or Development:</u> Please refer to Demolition and/or Disposition for proposed SNRHA Mixed Finance or Development Plans. See Attachment B2b</p> <p><u>Demolition and/or Disposition:</u> As a result of the Authority's extensive redevelopment activities, several of the Authority's family developments are included as considerations for demolition and/or disposition. See Attachment B2b</p> <p><u>Designated Housing for Elderly and/or Disabled Families:</u> Currently, Harry Levy Gardens (NV208), James Down Towers (NV2-12), Espinoza Terrace (NV13-02), Lubertha Johnson (NV18-21), Rose Gardens (NV18-20), and Arthur Sartini Plaza (NV2-21) are covered under an existing Allocation Plan as designated for the elderly only. SNRHA may consider pursuing this designation for Arthur Sartini Annex (a portion of AMP402, consisting of 39 units) and Schaffer Heights (a portion of AMP404, consisting of 75 units). See Attachment B2c</p> <p><u>Conversion of Public Housing to Tenant-Based Assistance:</u> There have been no changes to this plan for the upcoming fiscal year.</p> <p><u>Conversion of Public Housing to Project-Based Assistance under RAD:</u> The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. See Attachment B2d</p>

<p>B.2 (Cont.)</p>	<p><u>Occupancy by Over-Income Families:</u> There have been no changes to this Policy. At this time SNRHA does not admit families who are over income at time of initial lease up.</p> <p><u>Occupancy by Police Officers:</u> There have been no changes to this Policy.</p> <p><u>Non-Smoking Policies:</u> Language has been added to the Policy giving SNRHA the ability to designate additional properties as Non-Smoking. See Attachment B2e</p> <p><u>Project-Based Vouchers:</u> No changes have been made to this Policy.</p> <p><u>Units with Approved Vacancies for Modernization:</u> Statuses have been updated, but no new units have been added to the list. See Attachment B2f</p> <p><u>Other Capital Grant Programs:</u> SNRHA is aware of these available grants but is not planning to apply at this time. We will be considering in the near future.</p>
<p>B.3</p>	<p>Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment B3</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: See Attachment B4</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment B5</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. FY2017 Amendment-01 See Attachment B6</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. FY2017 Amendment-01 See Attachment B7</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</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>Even though the new Capital fund Rule effective November 25, 2013 decouples the 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. See Attachment C</p> <p>HUD Form-50075.2 approved by HUD on 12/22/2015.</p>

B 1 a

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	13,290	5	5	4	3	3	4
Income >30% but <=50% of AMI	11,503	5	5	4	3	3	4
Income >50% but <80% of AMI	16,433	5	4	3	3	3	3
Elderly	11,322	5	5	4	5	3	4
Families with Disabilities	7,543	5	5	4	5	3	4
White	17,745	4	4	3	2	2	3
Black	6,214	4	4	3	2	2	3
Hispanic	9,976	4	4	3	2	2	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
- 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	801		
Extremely low income <=30% AMI	153	19.1%	
Very low income (>30% but <=50% AMI)	52	6.4%	
Low income (>50% but <80% AMI)	8	1%	
Families with children (<=17)	359	44.8%	
Elderly families (62+)	107	13.3%	
Families with Disabilities	62	7.7%	
White	170	21.4%	
Black	599	74.7%	
Asian	43	.04%	
American Indian/Alaskan Native	8	1%	
Native Hawaiian/Other Pacific Islander	6	.07%	
Hispanic or Latino	100	12.5%	

Statement of Housing Needs and Strategy for Addressing Housing Needs

SSNRHA has closed the waiting list for the past 90 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	8467		
Extremely low income <=30% AMI	8141	96.1%	
Very low income (>30% but <=50% AMI)	286	3.4%	
Low income (>50% but <80% AMI)	40	.05%	
Families with children	5075	59.9%	
Elderly families	398	4.7%	
Families with Disabilities	1846	21.8%	
White	2527	29.8%	
Black	4879	57.6%	
Asian	146	1.7%	
American Indian/Alaskan Native	148	1.7%	
Native Hawaiian/Other Pacific Islander	108	1.3%	
Hispanic or Latino	1453	17.2%	
PHA			
Characteristics by Bedroom Size (PH Only)			
0 BR	0	0%	
1BR	2894	34.2%	
2 BR	2629	31.1%	
3 BR	2382	28.1%	
4 BR	562	6.6%	
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	1709		
Extremely low income <=30% AMI	1610	94.2%	
Very low income (>30% but <=50% AMI)	87	5.1%	
Low income (>50% but <80% AMI)	4	0.2%	
Families with children	0	0	
Elderly families	966	56.5%	

Statement of Housing Needs and Strategy for Addressing Housing Needs

Families with Disabilities	776	45.4%	
White	730	42.7%	
Black	671	39.3%	
Asian	97	5.7%	
American Indian/Alaskan Native	30	1.8%	
Native Hawaiian/Other Pacific Islander	22	1.3%	
Hispanic	264	15.4%	
PHA			
Characteristics by Bedroom Size (PH Only)			
1BR	1532	89.5%	
2 BR	180	10.5%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	

The SNRHA Designated wait list is currently closed.

Attached are the Executive Summary of Preliminary Costs forms HUD-52828 from the March 2013 Physical Needs Assessment (PNA) conducted by The Nelrod Company.

Modernization, Replacement Housing and other developments funds will be utilized to implement plan revisions. The PNA report will be reviewed and updated at least every five years.

The entire PNA report prepared by The Nelrod Company is available upon request.

Physical Needs Assessment
 Capital Fund Financing Program/
 Operating Fund Financing Program

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No.
 (exp.)
 HUD-52828

PNA Summary

Public Reporting Burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

HAName Southern Nevada Regional HA	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
Affordable Housing	Affordable Housing	\$ 7,265,282.66	\$ 5,015,084.52	\$ 10,246,684.85	\$ 8,289,124.36	\$ 11,563,903.45	\$ 42,380,079.85	\$ 56,356.49
Aida Brents Gardens	NV018002301	\$ -	\$ 181,133.55	\$ 322,804.05	\$ 248,344.30	\$ 316,581.70	\$ 1,068,863.60	\$ 44,535.98
Archie Grant Park	NV018002302	\$ 241,580.27	\$ 692,216.63	\$ 1,037,112.36	\$ 829,896.82	\$ 1,902,787.78	\$ 4,703,593.86	\$ 37,628.75
Arthur D. Sartini Plaza	NV018002303	\$ 13,344.09	\$ 1,806,735.91	\$ 1,570,518.87	\$ 1,629,368.96	\$ 2,473,243.72	\$ 7,493,211.54	\$ 28,931.32
Ernie Cragin Terrace	NV018002304	\$ -	\$ 27,602.28	\$ 202,630.14	\$ 999,798.56	\$ 326,399.92	\$ 1,556,430.91	\$ 38,910.77
Harry Levy Gardens	NV018002306	\$ -	\$ 43,487.09	\$ 636,148.07	\$ 1,181,210.80	\$ 1,630,432.70	\$ 3,491,278.65	\$ 23,275.19
James Down Towers	NV018002307	\$ -	\$ 3,345,065.23	\$ 339,947.40	\$ 1,313,972.04	\$ 927,127.40	\$ 5,926,112.07	\$ 29,630.56
Marble Manor	NV018002308	\$ -	\$ 5,587,559.48	\$ 4,620,714.78	\$ 2,498,093.63	\$ 2,261,287.01	\$ 14,967,654.89	\$ 63,692.15
Sherman Gardens Annex	NV018002309	\$ 1,625,099.06	\$ 2,340,503.87	\$ 4,968,664.23	\$ 3,053,219.84	\$ 1,610,198.01	\$ 13,597,685.02	\$ 78,147.62
Scattered Sites / MROP	NV018002311	\$ -	\$ 2,209,858.56	\$ 3,435,313.93	\$ 2,278,794.05	\$ 2,244,779.06	\$ 10,168,745.60	\$ 62,770.03
Sherman Gardens	NV018002312	\$ -	\$ 1,815,946.51	\$ 1,569,133.15	\$ 3,654,417.15	\$ 1,761,775.91	\$ 8,801,272.72	\$ 62,866.23
Vera Johnson Manor A	NV018002313	\$ 217,300.00	\$ 3,966,386.30	\$ 154,533.10	\$ 652,543.29	\$ 2,688,448.56	\$ 7,679,211.25	\$ 109,703.02
Vera Johnson Manor B	NV018002314	\$ 886,816.05	\$ 2,502,055.34	\$ 1,403,349.29	\$ 2,753,996.40	\$ 4,392,496.84	\$ 11,938,713.92	\$ 106,595.66
Rose Garden Sr Citizen	NV018007001	\$ 3,108,000.00	\$ 5,801,516.37	\$ 776,067.95	\$ 847,466.84	\$ 1,109,020.65	\$ 11,642,071.81	\$ 97,017.27
Art Espinoza Terrace	NV018013002	\$ 67,281.49	\$ 1,436,103.85	\$ 692,658.09	\$ 1,419,417.15	\$ 2,233,176.62	\$ 5,848,637.20	\$ 58,486.37
Hampton Court Apts	NV018013005	\$ 105,355.91	\$ 916,809.46	\$ 873,892.42	\$ 1,882,940.49	\$ 1,618,093.93	\$ 5,397,092.21	\$ 53,970.92
Hullum Homes	NV018013007	\$ 213,103.71	\$ 1,197,979.50	\$ 937,132.60	\$ 284,111.17	\$ 1,372,481.67	\$ 4,004,808.66	\$ 67,878.11
Biegger Estates	NV018013008	\$ 230,142.90	\$ 2,960,597.00	\$ 1,463,289.85	\$ 2,659,497.99	\$ 1,846,119.85	\$ 9,159,647.60	\$ 76,971.83
Schaffer Heights	NV018013009	\$ 10,122.94	\$ 972,771.18	\$ 732,625.71	\$ 645,142.43	\$ 1,706,851.80	\$ 4,067,514.05	\$ 54,233.52
Jones Gardens	NV018013010	\$ 195,792.10	\$ 2,205,774.10	\$ 1,741,013.01	\$ 1,418,231.20	\$ 1,478,119.41	\$ 7,038,929.82	\$ 78,210.33
Scattered Sites	NV018013016	\$ 291,850.02	\$ 3,543,212.58	\$ 2,493,180.78	\$ 2,576,865.98	\$ 1,948,150.13	\$ 10,853,259.49	\$ 83,486.61
John W. Simmons Manor	NV018013020	\$ 1,119.89	\$ 1,176,988.89	\$ 951,385.01	\$ 815,130.85	\$ 1,072,961.26	\$ 4,017,585.90	\$ 65,862.06
Totals		\$ 14,472,191.08	\$ 49,745,388.24	\$ 41,168,799.63	\$ 41,931,584.27	\$ 48,484,437.40	\$ 195,802,400.62	\$ 59,388.05
	Affordable Housing	\$ 7,265,282.66	\$ 5,015,084.52	\$ 10,246,684.85	\$ 8,289,124.36	\$ 11,563,903.45	\$ 42,380,079.85	
	Public Housing	\$ 7,206,908.43	\$ 44,730,303.69	\$ 30,922,114.79	\$ 33,642,459.93	\$ 36,920,533.94	\$ 153,422,320.77	

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	\$ -	\$ 6,407,031.45	\$ 4,876,723.22	\$ 1,394,131.20	\$ 1,184,028.10	\$ 13,861,913.97	\$ 3,825.03
Roofs	\$ 1,194,621.19	\$ 438,985.99	\$ -	\$ 383,394.80	\$ 2,586,196.30	\$ 4,603,198.29	\$ 1,270.20
Kitchen	\$ 2,504,710.24	\$ 6,480,681.42	\$ 6,222,853.24	\$ 4,334,155.47	\$ 6,820,616.61	\$ 26,363,016.98	\$ 7,274.56
Bathroom	\$ 1,273,362.54	\$ 2,995,084.96	\$ 5,309,914.82	\$ 1,693,597.79	\$ 3,536,113.28	\$ 14,808,073.40	\$ 4,086.11
Walls	\$ 5,332.02	\$ 1,988,005.10	\$ 2,808,702.69	\$ 3,071,343.68	\$ 7,382,610.30	\$ 15,255,993.79	\$ 4,209.71
Total Preliminary Estimated Cost	\$ 4,978,026.00	\$ 18,309,788.93	\$ 19,218,193.97	\$ 10,876,622.94	\$ 21,509,564.58	\$ 74,892,196.43	\$ 20,665.62

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 include radio and television appearances.

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that 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

Strategy for Addressing Housing Needs

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

The Authority has reviewed data utilized in the Housing Needs Assessment, incorporated new data where available, **and has found no significant changes in the housing needs in Southern Nevada.**

The Authority continues to incorporate an assessment of specific need when considering any significant modernization, revitalization, or development initiatives. The Authority shall also increase the percentage of fully accessible units for disabled tenants as well as develop and implement a strong Affirmative Fair Marketing Plan. This Plan shall include Limited English Proficiency (LEP) strategies to ensure LEP persons have full access to housing, including homeowners and other services. All activities remain consistent with the City of Las Vegas, City of North Las Vegas, Clark County and City of Henderson Consolidation Plans.

B1b

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) site-based waiting lists in the coming year. All of the 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 ordinarily are given two vacant unit choices 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 have 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

The SNRHA does use income targeting preferences for unit offers.

(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. The 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. The 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:

Did the SNRHA adopted 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)
 - Vera Johnson –B AMP 411 (NV 222b)
 - Vera Johnson Manor –A AMP 406 (NV 222a)
 - Hampton Court AMP 404 (NV 1305)
 - Hullum Homes AMP 407 (NV 1307)
 - Biegger Estates AMP 406 (NV 1308)
 - 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 411 (NV222b), AMP 406 (NV222a), AMP 404 (NV1305), AMP 407 (NV1307), AMP 406 (NV1308) & 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.

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

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

(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 have 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

The 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

The 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.

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

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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)



J. MIXED POPULATION UNITS

A mixed population community is a public housing community, or portion of a community that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other SNRHA preferences will be applied.

K. GENERAL OCCUPANCY UNITS

General occupancy units are designed to house all populations of eligible families. In accordance with the SNRHA occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to the SNRHA general occupancy units.

The 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

The 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.

The 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 the SNRHA de-concentration efforts.

The 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 the SNRHA in its de-concentration goals.

If the SNRHA annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular community, the SNRHA will evaluate the changes. The SNRHA will determine whether, based on the SNRHA methodology of choice, the community needs to be re-designated as a higher or lower income community or whether the 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 the SNRHA do not impose specific quotas. Therefore, the SNRHA will not set specific quotas, but will strive to achieve de-concentration and income mixing in its developments.

The SNRHA income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The SNRHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the SNRHA.

The SNRHA income-mixing goal, in conjunction with the requirement to achieve income targeting, will be achieved via unit offer procedures described in Section P of this chapter.

Community Designation Methodology

Aggregate Average Method

The 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 the 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 P of this Chapter.

M. REMOVAL FROM WAITING LIST AND PURGING [24 CFR 960.204(a)]

The waiting list will be purged at least bi-annually by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest.

If an applicant fails to respond within 14 calendar days, s/he 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.

The SNRHA allows a grace period of 7 calendar days after completion of the purge

B1c

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 (FY2016)		
a) Public Housing Operating Fund	\$13,429,096	Estimated for 2016
b) Public Housing Capital Fund	\$3,861,882	2016 Allocation
b.1) RHF – Second 5-YR Increment	\$90,131	2016 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)		
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-1 st 5YR Increment.
FFY 14 – CFP NV39R018502-14	\$170,192	CFP RHF-2 nd 5YR Increment.
FFY 13 – CFP NV39P018501-13	\$3,666,347	PH CFP
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
	\$5,772,418	
4. Other income (list below)		
Interest on general fund investments	\$63,800	
Non-dwelling rental income	\$0	
Other Income	\$296,945	

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
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	Operations, Resident Programs and Capital needs and Replacement Housing

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

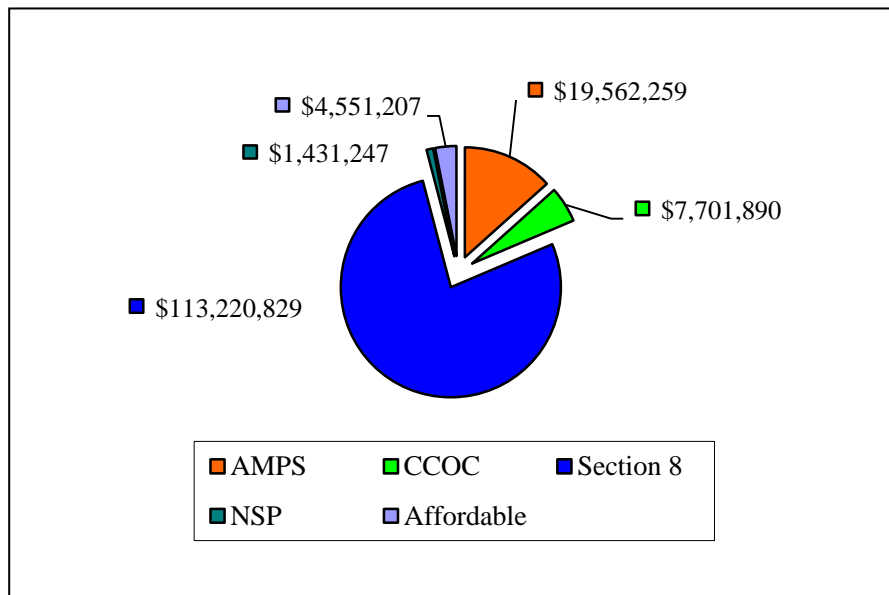
Assessment of Financial Resources

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 2016 Public Housing Operating Budget (FYE 09/30/16)
- FY 2016 Central Office Cost Center (FYE 09/30/16)
- FY 2016 Housing Choice Voucher Program Budget (FYE 09/30/16)
- FY 2016 Affordable Housing Budget (FYE 09/30/16)
- FY 216 Neighborhood Stabilization Program (FYE 09/30/16)
- FFY 2016 Capital Fund Program Budget & Replacement Housing Factor II

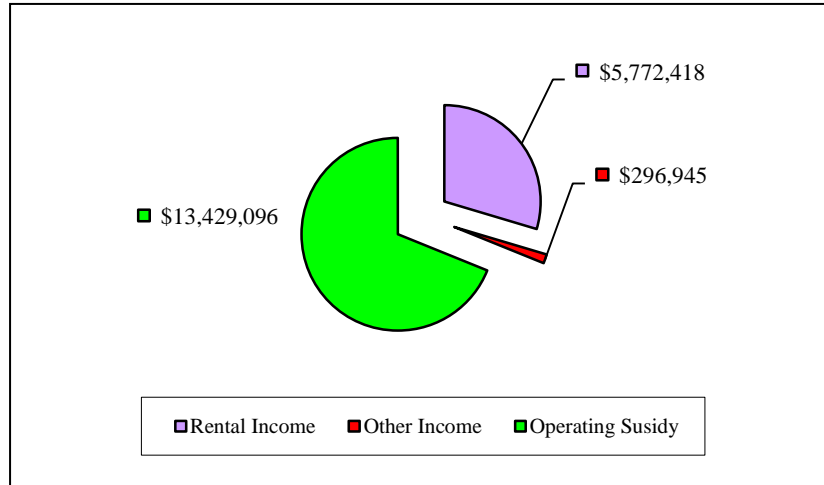
The following charts summarize the financial health of the Authority. Generally, operating funds are for the current fiscal year (PHA FYE 09/30/16) and special revenue funds are for the current federal fiscal year. The PHA is assuming that operating revenue for FY 2016 will remain constant.

**SUMMARY OF INCOME – AGENCY-WIDE
FISCAL YEAR ENDING SEPTEMBER 30, 2016**



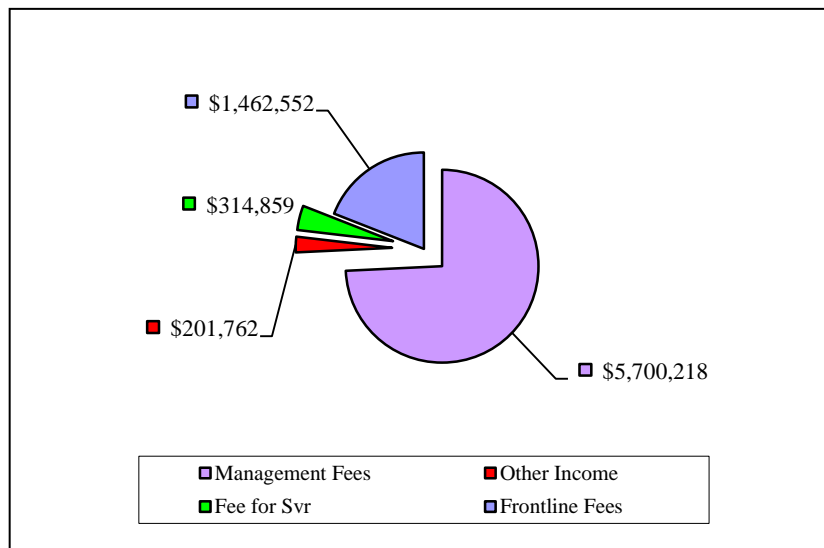
Based on FY 2016, operating budgets total \$146,467,432. The Low Income Public Housing Program Asset Management Projects (AMPS) account for 13% and the Central Office Cost Center account for 5%, the Housing Choice Voucher Program accounts for 77%, the Affordable Housing Program accounts for 3%, and the 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 2016 program budgets.

**BREAKDOWN OF INCOME SOURCES – LOW RENT PUBLIC HOUSING PROGRAM - AMPS
FISCAL YEAR ENDING SEPTEMBER 30, 2016**



Rental Income represents 30% of total LIPH receipts, Other Income (Includes amount from Interest for Other Programs) represents 1% of total LIPH receipts, and Operating Subsidy from HUD represents 69% of total LIPH –AMPS receipts.

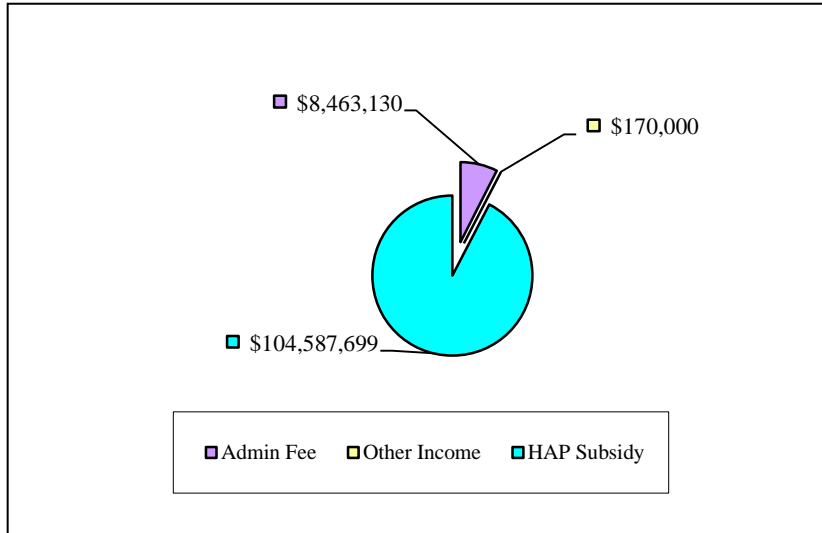
**BREAKDOWN OF INCOME SOURCES – CENTRAL OFFICE COST CENTER (CCOC)
FISCAL YEAR ENDING SEPTEMBER 30, 2016**



Management Fees Income represents 74% 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 4%, and Frontline income represents 19% of total CCOC receipts.

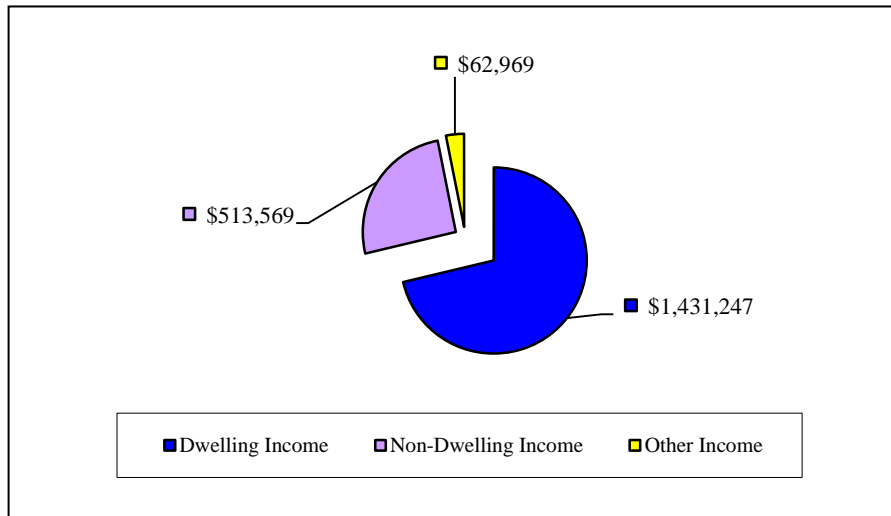
BREAKDOWN OF INCOME SOURCES – HOUSING CHOICE VOUCHER PROGRAM

FISCAL YEAR ENDING SEPTEMBER 30, 2016



Administrative Fees represent 7% of total Housing Choice Voucher Program receipts, Other Income represents less than 1% of total Housing Choice Voucher receipts, and HAP Subsidy from HUD represents 92% of total Housing Choice Voucher Program receipts.

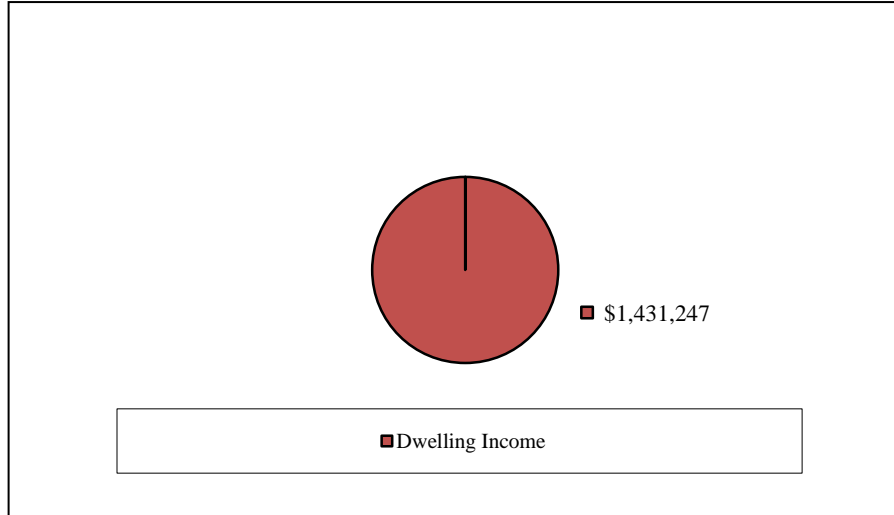
**BREAKDOWN OF INCOME SOURCES – AFFORDABLE HOUSING PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2016**



Dwelling Income represents 87% of total Affordable Housing receipts, Non-Dwelling Income represents 11% of total Affordable Housing receipts, and Other Income represents 1% of total Affordable Housing receipts.

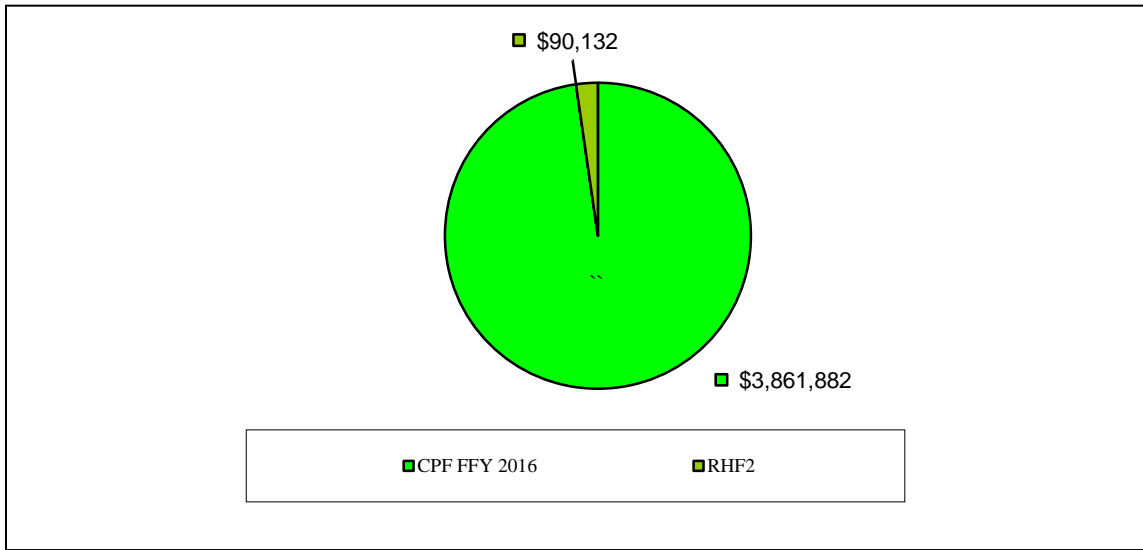
BREAKDOWN OF INCOME SOURCES – NEIGHBORHOOD STABILIZATION PROGRAM

FISCAL YEAR ENDING SEPTEMBER 30, 2016



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

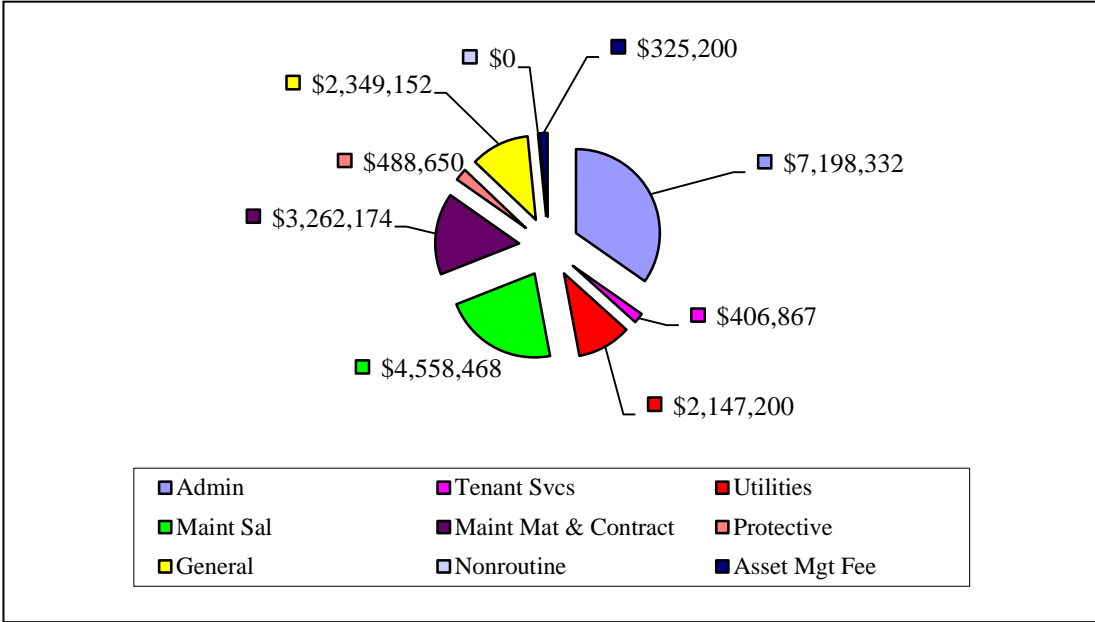
INCOME FROM SPECIAL REVENUE FUNDS



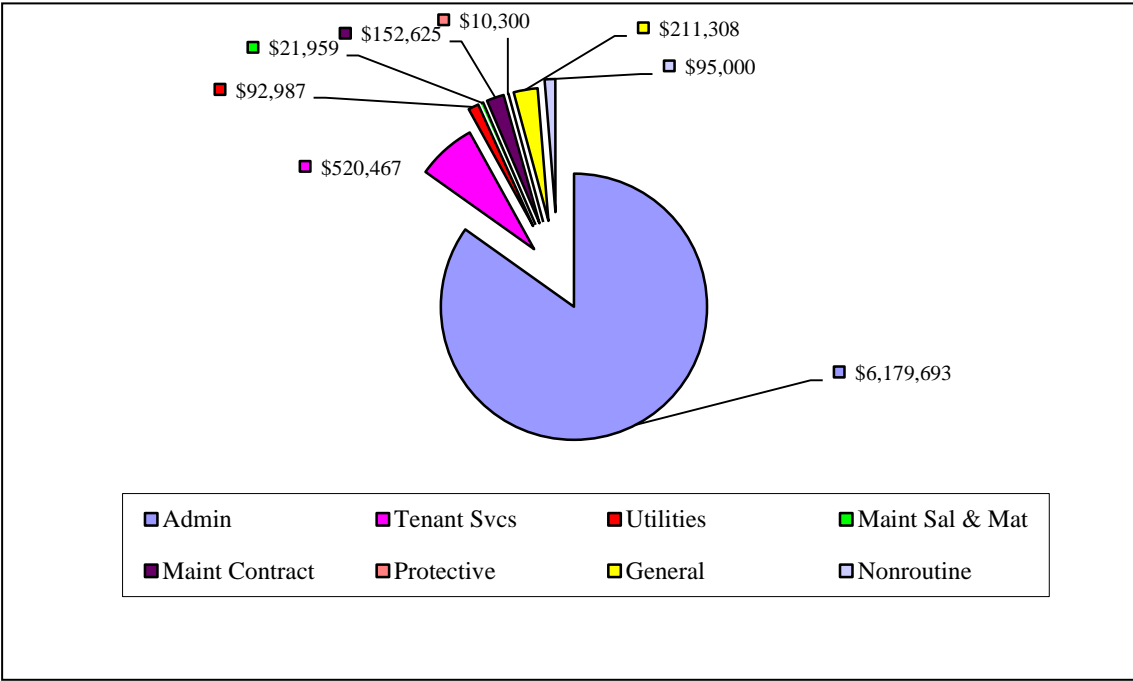
All special revenue funds are from HUD FFY 2016 and are awarded during the PHA’s FY 2016 based on budgets submitted with this plan. Of special revenue funds, the Capital Fund Program represents 298% of funding; the Replacement Housing Factor II represents 2%. Total special revenue funds are \$3,952,014 resulting in total agency income for FY 2016 of \$150,419,446.

Estimated Expenditures – Public Housing Program-AMPS

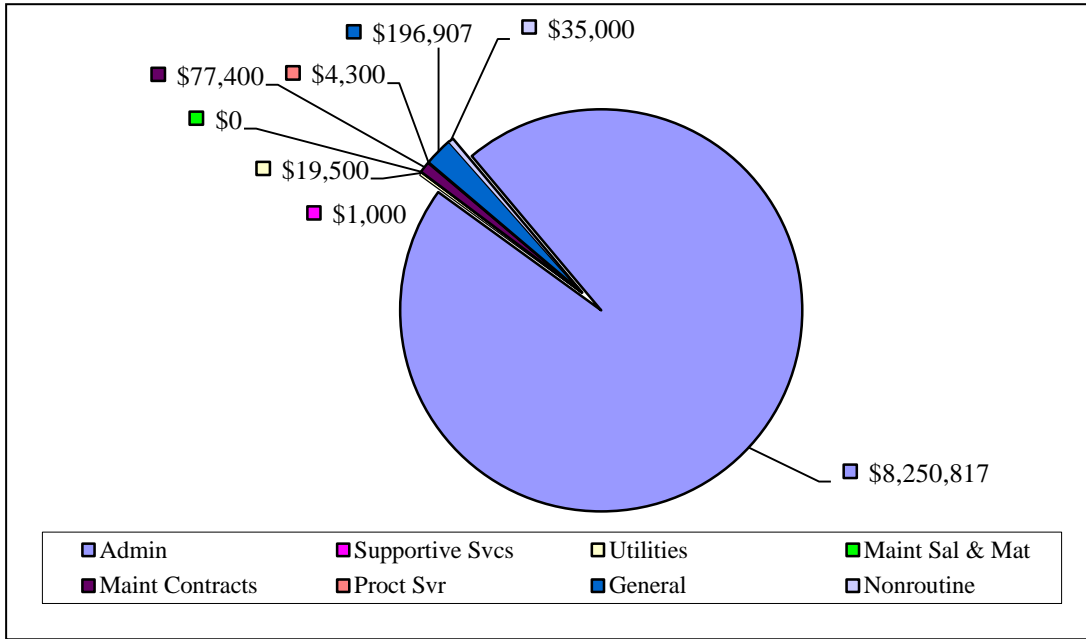
FISCAL YEAR ENDING SEPTEMBER 30, 2016



Estimated Expenditures – Central Office Cost Center-COCC
FISCAL YEAR ENDING SEPTEMBER 30, 2016

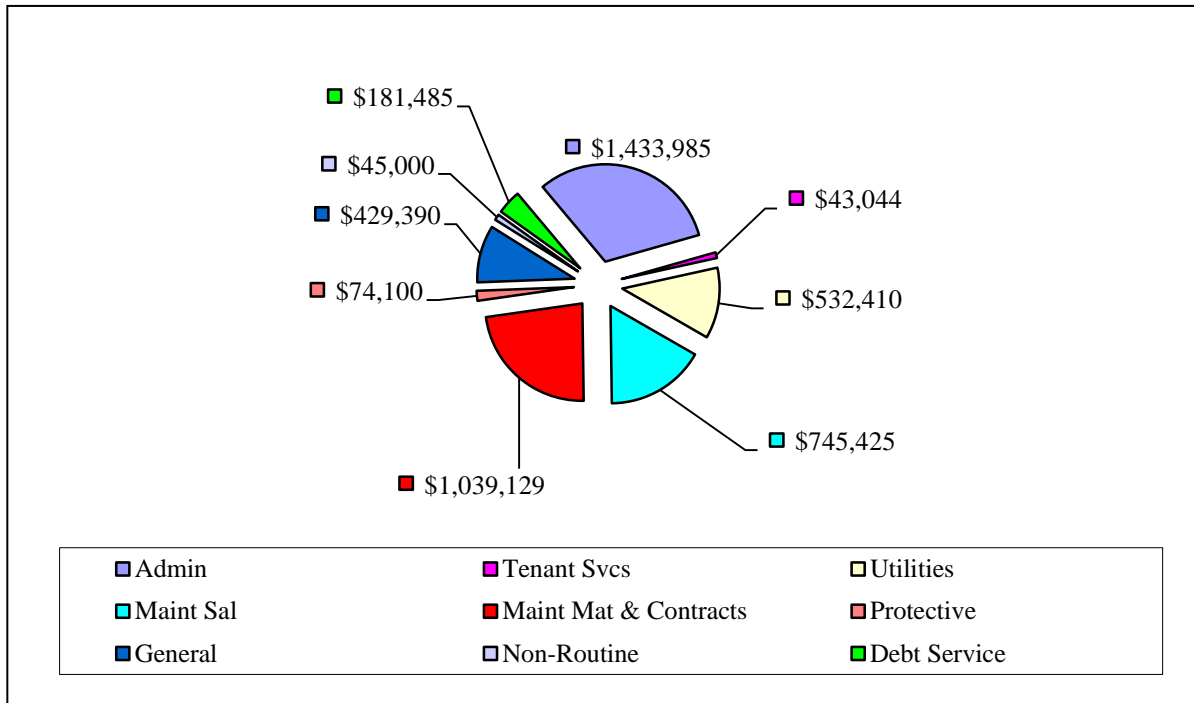


Estimated Expenditures – Housing Choice Voucher Program
FISCAL YEAR ENDING SEPTEMBER 30, 2016



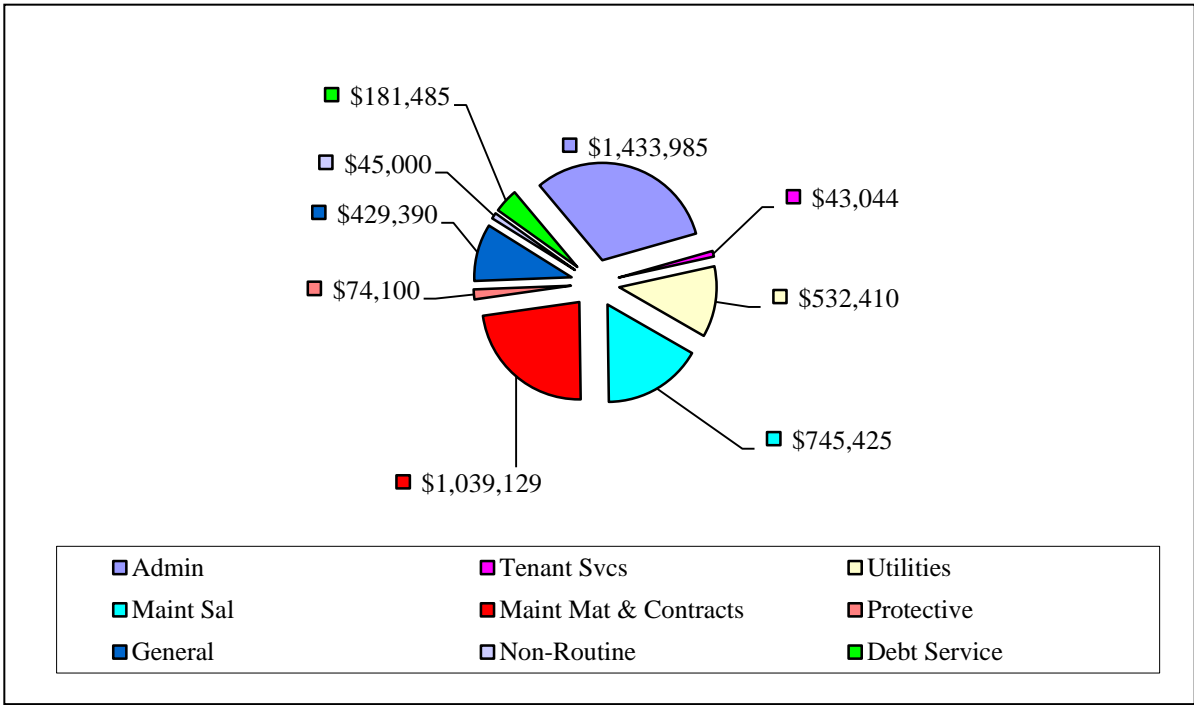
The above Housing Choice Voucher Program expenditures do not include \$104,587,699 in HAP Payments that should be included under the General Expense line above.

Estimated Expenditures – Affordable Housing Program
FISCAL YEAR ENDING SEPTEMBER 30, 2016



The above Affordable Housing expenditures are based on the FY 2016 budget.

Estimated Expenditures – NEIGHBORHOOD STABILIZATION Program
FISCAL YEAR ENDING SEPTEMBER 30, 2016



The above Neighborhood Stabilization Program expenditures are based on the FY 2016 budget.

B1d

Rent Determination

Public Housing

(i) Income Based Rent Policies

The SNRHA has the following income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions:

- SNRHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

Minimum Rent

- The SNRHA has set the minimum rent at \$50.00 and have not adopted any discretionary minimum rent hardship exemption policies.

Rents set at less than 30% than adjusted income

- The SNRHA does not plan to change rents at a fixed amount or percentage less than 30% of adjusted income, or have ceiling rents.

The SNRHA does not have nor plan to have ceiling rents.

Rent re-determinations:

- SNRHA requires tenants to report changes in income or family composition, between income reexaminations, anytime the family experiences an income increase, such that the changes result in an adjustment to rent.

The SNRHA does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

(ii) Flat Rents

The SNRHA uses the following sources, to establish comparability, in setting the market-based flat rents:

- An amount no less than 80% of the applicable FMR established under 8 (c) of the U.S. Housing Act of 1937, in accordance with HUD Notice PIH 2014-07.

(iii) Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. 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).

Payment Standards

Describe the voucher payment standards and policies.

The SNRHA's payment standards are at 107% of FMR.

Rent Determination

If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply) Not applicable

If the payment standard is higher than FMR, why has the PHA chosen this level?
This payment standard was chosen in order to alleviate an undue burden to the families due to HUD's changes in the bedroom size utility allowance.

SNRHA reviews Payment Standards annually.

The SNRHA consider in its assessment of the adequacy of its payment standard by reviewing both success rates of assisted families and rent burdens of assisted families.

(iv) Minimum Rent

The minimum rent (TTP) for SNRHA is \$50.00. The total tenant payment is the greater of:

- 30% of the adjusted monthly income
- 10% of the monthly income
- The minimum rent as established by SNRHA

The total tenant payment does not include charges for excess utility consumption or other charges.

The SNRHA recognizes that in some instances even the minimum rent may create a financial hardship for families. The SNRHA will review all relevant circumstances brought to the SNRHA's attention regarding financial hardship as it applies to minimum rent. The following section states that the SNRHA's procedures and policies in regard to minimum rent financial hardship as set forth by the QHWRA.

B1e



**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY**

**Amendment-01
to FY 2017 Annual Plan**

**PUBLIC COMMENT PERIOD
September 12, 2016 through October 31, 2016**

Proposed Changes to the Current Agency Plan

Housing Choice Voucher ADMIN Plan

Chapter 8 - Housing Quality Standards and Rent Reasonableness Determinations
and Chapter 17 - Project Based Vouchers
(Various Pages)

(Please see attached)

Admissions and Continued Occupancy Policy (ACOP)

Chapter 16 - Project Based Vouchers
(Various Pages)

NOTE: If you are unable to read or understand this document please immediately
call 702-922-7006 or TTY 702-987-1898 for a free interpretation/translation



NOTA: Si no puede leer o entender este documento, por favor inmediatamente comuníquese
al 702-922-7006 o TTY 702-987-1898 para una apropiada interpretación/traducción gratuita.



Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
8	10	Added	<p style="text-align: center;"><u>SNRHA Policy</u></p> <p>Both the family and the owner will be given reasonable notice of all inspections. Except in the case of a life threatening emergency, reasonable notice is considered to be not less than 48 hours. Inspections may be scheduled between 8:00 a.m. and 5:00 p.m. “Generally” inspections will be conducted on business days only. In the case of a life threatening emergency (See Section 8-I.C. LIFE THREATENING CONDITIONS), SNRHA will give as much notice as possible, given the nature of the emergency. Notice shall not be provided for fraud investigations.</p>			
8	11	Added	<p>Inspection Results and Re-inspections</p> <p><u>SNRHA Policy</u> If any HQS violations are identified, the owner or his/her representative will be notified of the deficiencies on-site with a written notice to follow no later than the next business day. This notice shall provide a time frame of 15 calendar days to correct violations.</p>			
8	13	Added	<p>8-II.F. INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT</p> <p>Notification of Corrective Actions</p> <p>The owner and the family will be notified in writing of the results of all inspections. When an inspection identifies HQS failures, SNRHA will determine (1) whether or not the failure is a life threatening condition and (2) whether the family or owner is responsible (See Section 8-I.C. LIFE THREATENING CONDITIONS).</p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
8	13	Changed	When failures that are not life threatening are identified, SNRHA will send the owner and the family a written notification of the inspection results within 1 business day of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally not more than 30 calendar days will be allowed for the correction, unless an extension for good cause is determined by the Section 8 Manager HQS Supervisor or HP Management .			
8	13 & 14	Changed	The notice of inspection results will inform the owner that if life threatening conditions are not corrected within 24 hours, and non-life threatening conditions are not corrected within the specified time frame 30 calendar days (or any PHA-approved extension), the owner’s HAP will be abated in accordance with SNRHA policy (see 8-II.G.). Likewise, in the case of family caused deficiencies, the notice will inform the family that if corrections are not made within the specified time frame 30 calendar days (or any PHA-approved extension, if applicable) the family’s assistance will be terminated in accordance with PHA policy (see Chapter 12).	✓	✓	✓
8	15	Added	During any abatement period the family continues to be responsible for its share of the rent and will be issued (within three (3) business days) a voucher to move . The owner must not seek payment from the family for abated amounts and may not use the abatement as cause for eviction. Payment will resume effective on the calendar day the unit passes inspection and the tenant still resides in the unit . The landlord is not entitled to any back rent from SNRHA for units that have been abated due to a failed HQS. The maximum amount of time that HAP may be abated is 30 calendar days .	✓	✓	✓

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
8	15, 16, 17 & 18	Changed	<p>HAP Contract Termination</p> <p>SNRHA must decide how long any abatement period will continue before the HAP contract will be terminated.</p> <p><u>SNRHA Policy</u> <u>The maximum length of time that HAP may be abated is 30 calendar days. However, if the owner completes corrections and notifies SNRHA before the termination of the HAP contract, SNRHA may rescind the termination notice if:</u></p> <p style="padding-left: 40px;"> <u>(1) the family still resides in the unit and wishes to remain in the unit and</u> <u>(2) the unit passes inspection. Reasonable notice of HAP contract termination by SNRHA is at least 30 calendar days.</u> </p> <p><u>If the owner does not make the necessary corrections by the end of the abatement period, SNRHA will send a notice of HAP termination to the owner and a notice to the family that the HAP contract is being terminated and the family must move in order to continue to receive assistance. The notice will be mailed the 1st day of the abatement period. Once the termination goes into effect, SNRHA will not rescind it.</u></p> <p>Example 1:</p> <p>July 1st - Unit failed inspection</p> <p>July 16th - Unit is re-inspected and fails. The HAP is placed in Abatement for 30 calendar days and the HAP Contract is cancelled (Owner/Agent and Participant notified) effective August 31st.</p> <p>The participant will be issued a moving packet within five (5) calendar days from the date of the cancellation notice</p> <p>The owner/agent must notify SNRHA by August 15th (end of the Abatement period),</p>	✓	✓	✓

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
			<p>of deficiencies corrected and request a re-inspection.</p> <p>If the unit passes inspection, the HAP payment will be reinstated and the participant will have the option to remain in the unit or continue the moving process and the contract cancellation date of August 31st will stand.</p> <p>If the owner/agent does not notify SNRHA for the re-inspection, the HAP payments will not be reinstated, the HAP contract will be cancelled as of August 31st, and the family must vacate the unit as of this date and will be responsible for the full contract rent to the owner/agent.</p> <hr/> <p>See Example 2 on the next page:</p> <hr/> <p>Example 2:</p> <p>July 28th - Unit fails inspection. A Notice of Default is immediately issued with a re-inspection date for August 12th. (The Notice of Default will also notify the owner/agent of a contract termination date of September 30th if all unit deficiencies are not corrected.) Any extensions for the re-inspection date must be received within seven (7) calendar days of the original date of the Notice of Default.</p> <p>August 4th – SNRHA has received the Owner/Agent’s request for an extension for re-inspection date. The request is granted. The owner/agent receives up to 15 additional calendar days from the date of the original re-inspection date (August 12th + 15 days = August 27th) for the re-inspection.</p> <p>August 27th – Unit is re-inspected and fails. The unit will be placed in abatement (30 days from August 27th = September 26th) and the Notice of Cancellation of Contract will be issued to the owner/agent confirming the cancellation date of September 30th</p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
			<p>(the last day of the month after the 30 day abatement period.) In addition, the participant will be issued a moving packet within five (5) calendar days from the date of the Notice of Cancellation of Contract.</p> <p>The owner/agent must notify SNRHA by September 26th (end of the Abatement period) of deficiencies corrected and request a re-inspection.</p> <p>If the unit passes inspection, the HAP payment will be reinstated and the participant will have the option to: 1) remain in the unit or 2) continue the moving process and the contract cancellation date of September 30th will stand.</p> <p>If the unit fails inspection or if the owner/agent does not notify SNRHA for a re-inspection, the HAP payments will not be reinstated and the HAP contract will be cancelled as of September 30th. If the participant remains in the unit after September 30th, the participant will be responsible for the full contract rent to the owner/agent.</p> <p><u>SNRHA shall terminate the contract of the family 30 calendar days from the date of the initial default notice if repairs are not made. SNRHA will issue a voucher to permit the family to move to another unit as described in Chapter 10.</u></p> <p><u>Families that reside in units, that have been abated, will be issued a voucher and will have the option to move even if the assisted unit passes inspection (the third and final inspection.)</u></p> <p>Normally the maximum length of time that a HAP may be abated is 30 calendar days.</p> <p><u>However, if the owner completes corrections and notifies SNRHA before the termination date of the HAP contract.</u></p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
17	6	Changed	<p>SNRHA-owned Units [24 CFR 983.51(e) and, 983.59, and Notice PIH 2015-05]</p> <p>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.</p> <p>In the case of SNRHA-owned units, <u>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.</u> the initial contract rent must be approved by an independent entity based on an appraisal by a licensed, state-certified appraiser.</p>			
17	14	Changed	<p><u>Project Based</u> Annual Inspections [24 CFR 983.103(d)]</p> <p>At least annually during the term of the HAP contract, SNRHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS. Turnover inspections are not counted toward meeting this annual inspection requirement.</p> <p>If more than 20 percent of the annual sample of inspected contract units in a building fails the initial inspection, SNRHA must reinspect 100 percent of the contract units in the building.</p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
17	15	Added	<p>17-IV.B. AGREEMENT TO ENTER INTO HAP CONTRACT</p> <p>In order to offer PBV assistance in rehabilitated or newly constructed units, SNRHA must enter into an agreement to enter into HAP contract (Agreement) with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(ab)].</p> <p style="color: red;"><u>The PHA may not enter into an Agreement if commencement of construction or rehabilitation has commenced after proposal submission [24 CFR 983.152(c)]. Construction begins when excavation or site preparation (including clearing of the land) begins for the housing. Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.</u></p>			
17	23	Added	<p><u>SNRHA Policy</u></p> <p>SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. SNRHA currently has waiting lists for the following PBV projects:</p> <ul style="list-style-type: none"> • Juan Garcia • Coronado • Landsman (Rental Assistance Demonstration [RAD] Program) • Vera Johnson B (Rental Assistance Demonstration [RAD] Program) <p>SNRHA will also establish and manage separate waiting lists for the following Rental Assistance Demonstration (RAD) Program conversion to PBV assistance properties:</p> <ul style="list-style-type: none"> • Biegger Estates (Rental Assistance Demonstration [RAD] Program) • Rose Gardens (Rental Assistance Demonstration [RAD] Program) 			
17	25	Changed	<p>17-VI.F. OWNER SELECTION OF <u>TENANTSRESIDENTS</u></p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
 17	27	Changed	<p><u>SNRHA Policy</u> SNRHA will inform owners of their responsibility to screen prospective tenants<u>residents</u>, and will provide owners with the required known name and address information, at the time of the turnover HQS inspection or before. SNRHA will not provide any additional information to the owner, such as tenancy history, criminal history, etc.</p>			
 17 	28	Changed	<p>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 tenants<u>residents</u> in the locality or premises, the same lease must be used for assisted tenants<u>residents</u>, except that the lease must include a HUD-required tenancy addendum. The tenancy addendum must include, word-for-word, all provisions required by HUD. If the owner does not use a standard lease form for rental to unassisted tenants<u>residents</u>, the owner may use another form of lease, such as a SNRHA model lease. SNRHA may review the owner’s lease form to determine if the lease complies with state and local law. If SNRHA determines that the lease does not comply with state or local law, SNRHA may decline to approve the tenancy.</p>			
17 	29	Changed	<p>Security Deposits [24 CFR 983.258] The owner may collect a security deposit from the tenant. SNRHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants<u>residents</u>.</p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
17	38 & 39	Added	<p><u>SNRHA Policy</u> SNRHA will make utility reimbursements to the family.</p> <p style="color: red;"><u>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 the frequency of utility reimbursement payments (URP) for payments made to the family.</u></p> <ol style="list-style-type: none"> <li style="color: red;"><u>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.</u> <li style="color: red;"><u>2. If the PHA elects to pay the utility supplier directly, the PHA must notify the family of the amount paid to the utility supplier.</u> <p style="color: red;"><u>At this time, SNRHA will continue issuing monthly checks for utility reimbursement.</u></p>			
17	39	Changed	<p>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 tenants<u>residents</u> in the premises.</p>			
17	39 to 42	Changed	<p>RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM: SNRHA will administer a HUD, RAD (Rental Assistance Demonstration) program, at the property known as Landsman Gardens, in Henderson, Nevada.</p> <p>At the time of the RAD award the tenants<u>residents</u> are temporarily housed at other public housing and market units.</p> <p style="color: red;"><u>Tenants—Residents</u> of record of the Landsman<u>designated SNRHA RAD</u></p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

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			<p>propertyies at the time of award will have the right of return to the property once construction and rehabilitation are completed. Tenants-Residents will be offered units in accordance with their family composition at the time of reentry.</p> <p>Units not occupied by returning tenantsresidents will be occupied in accordance with the Administrative Plan eligibility, admission, and selection policies for the Project Based programs in Housing Choice Voucher (Section 8) program.</p> <p>Existing tenantsresidents are not subject to re-screening, income eligibility or income targeting provisions in order to return to Landsman.</p> <p>Existing tenantsresidents 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.</p> <p>Tenant 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.</p> <p>Renewal of Lease: Under current regulations at 24 CFR 982.257 (b)(c), upon lease expiration, SNRHA shall renew all leases unless cause exist.</p> <p>TenantsResidents occupying the RAD, Project Based Conversion property (Landsman) may be eligible to receive a Section 8 voucher after 1 year of occupancy if regular tenant based vouchers are available and <u>an</u> 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 (See-Section 8) program prior to being issued a voucher, which shall income criminal background checks and income limits requirements.</p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

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			<p>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.</p> <p>Residents shall have the right to establish and operate a resident organization and be eligible for participation funding.</p> <p><u>Resident Procedural Rights [PIH-2012-32 (HA), REV-2]:</u> <u>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.</u></p> <p><u>Termination Notification:</u> <u>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</u> <u>(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:</u></p> <ul style="list-style-type: none"> <u>a. A reasonable period of time, but not to exceed 30 days:</u> <ul style="list-style-type: none"> <u>i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or</u> <u>ii. In the event of any drug-related or violent criminal activity or any felony conviction;</u> <u>b. 14 days in the case of nonpayment of rent; and</u> <u>c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.</u> 			

Housing Programs – Administrative Plan

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			<p><u>Grievance Process:</u> <u>Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:</u></p> <ul style="list-style-type: none"> <u>a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual’s lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident’s rights, obligations, welfare, or status.</u> <ul style="list-style-type: none"> <u>i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).</u> <u>ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.</u> <u>b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.</u> <u>c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).</u> <u>d. The Project Owner provides opportunity for an informal hearing before an eviction.</u> <p><u>Current PBV program rules require that hearing procedures must be outlined in</u></p>			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
			<p><u>the PHA's Section 8 Administrative Plan.</u></p> <p>Written notification of termination of lease within a reasonable time which shall not exceed 30 days if health or safety other tenants, SNRHA employees or persons residing in the vicinity are threatened or in the event of drug related or violent criminal activity or any felony conviction. Annual criminal checks shall be completed to ensure no felony convictions and/or sex offenders are under leases for all adult members of households. 14 days notices must be provided for non payment of rent and 30 days for any other case, except that if Nevada state or local law provides for a shorter time, such shorter time shall apply.</p> <p>Grievance Process: For issues related to tenancy and termination of assistance, in addition to 24 CFR 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to the resident for any dispute that a resident may have with respect to SNRHA (as owner) action in accordance with RADS PBV requirements that adversely affect the resident's rights, obligations, welfare or status.</p> <ul style="list-style-type: none"> ● For any hearing required under 24 CFR 982.555(a)(1)(i)-(vi), SNRHA will perform the hearings. ● An informal hearing will not be required for class grievances or to disputes between residents not involving SNRHA or contract administrators. The hearing requirements shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and SNRHA or contract administrators. ● SNRHA via the property management company shall ensure all residents are provided with a notice of their ability to request an informal hearing as outlined in 24 CFR 982.555 ©(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR 982.555(a)(1)(i)-(vi). ● SNRHA shall provide opportunity for an informal hearing before an eviction is requested in writing. 			

Housing Programs – Administrative Plan

Proposed Changes from 2015 to 2016

Phase II - Chapters 8 & 17

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition	Changes to Forms/ Brochures	Training Required / Training Manual Changes	Changes to SOP
			<p><u>Earned Income Disregard (EID), [24 CFR 5.617]:</u> <u>TenantsResidents</u> who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other <u>tenantsresidents</u> will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, <u>tenantsresidents</u> whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.</p> <p><u>Earned Income Disregard (EID)</u> <u>With HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” the requirements changed that families maintain continual employment in order to obtain EID benefits over a straight 24-month period. The Final Rule removes this requirement for continuous employment and benefits now applies for a straight 24 month period, with a clear start and end date, irrespective of whether a family maintains continual employment during the 24 months period. SNRHA shall not track start and stop time of employments but shall track start date, the 12-month date (on which the amount of the disregard may change from 100 percent to not less than 50% of earned income) and the 24-month end date. For families enrolled prior to the effective date of this regulation (March 8, 2016) the previous requirement shall continue.</u></p>			



If the annual inspection date is within 90 calendar days of a special inspection, as long as all items are inspected that are included in an annual inspection, the special inspection will be categorized as an annual inspection, and all annual inspection procedures will be followed.

Quality Control Inspections 24CFR 982.405 (b)

HUD requires that a sample of units be re-inspected by a supervisor or other qualified individual to ensure that HQS are being enforced correctly and uniformly by all inspectors. Quality Control inspections will be performed by HQS Supervisor, Associate Deputy Directors (ADD), or assigned Senior OS for the number of units required by SEMAP. The purpose of Quality Control inspections is to ascertain that each inspector is conducting accurate and complete inspections, and to ensure that there is consistency among inspectors in application of the HQS.

The sampling of files will include recently completed inspections within the previous month of the date they are inspected), a cross-section of neighborhoods, and a cross-section of inspectors.

Reasonable Accommodation: Additional Bedrooms

SNRHA will include a review of actual bedroom use as part of the annual inspections for additional rooms for medical equipment and live-in aides to confirm the continued need for a reasonable accommodation.

Inspection of PHA-owned Units [24 CFR 982.352(b)]

SNRHA must obtain the services of an independent entity to perform all HQS inspections in cases where an HCV family is receiving assistance in a SNRHA-owned unit. A SNRHA-owned unit is defined as a unit that is owned by the PHA that administers the assistance under the consolidated ACC (including a unit owned by an entity substantially controlled by the PHA). The independent agency must communicate the results of each inspection to the family and SNRHA. The independent agency must be approved by HUD, and may be the unit of general local government for SNRHA jurisdiction (unless SNRHA is itself the unit of general local government or an agency of such government).

Inspection Costs

SNRHA may not charge the family or owner for unit inspections [24 CFR 982.405(e)]. In the case of inspections of SNRHA-owned units, SNRHA may compensate the independent agency from ongoing administrative fee for inspections performed. SNRHA and the independent agency may not charge the family any fee or charge for the inspection [24 CFR.982.352(b)].

Notice and Scheduling

The family must allow SNRHA to inspect the unit at reasonable times with reasonable notice [24 CFR 982.551(d)].

SNRHA Policy

Both the family and the owner will be given reasonable notice of all inspections. Except in the case of a life threatening emergency, reasonable notice is considered to be not less than 48 hours. Inspections may be scheduled between 8:00 a.m. and 5:00 p.m. “Generally” inspections will be conducted on business days only. In the case of a life threatening emergency (See Section **8-I.C. LIFE THREATENING CONDITIONS**),



SNRHA will give as much notice as possible, given the nature of the emergency. Notice shall not be provided for fraud investigations.

Owner and Family Inspection Attendance

HUD permits SNRHA to set policy regarding family and owner presence at the time of inspection [HCV GB p. 10-27].

SNRHA Policy

At initial inspection of a vacant unit, SNRHA will inspect the unit in the presence of the owner or owner's representative. The presence of a family representative is permitted, but is not required.

8-II.B. INITIAL HQS INSPECTION [24 CFR 982.401(a)]

Timing of Initial Inspections

HUD requires the unit to pass HQS before the effective date of the lease and HAP Contract. HUD requires PHA with fewer than 1,250 budgeted units to complete the initial inspection, determine whether the unit satisfies HQS, and notify the owner and the family of the determination within 15 calendar days of submission of the Request for Tenancy Approval (RFTA). For PHAs with 1,250 or more budgeted units, to the extent practicable such inspection and determination must be completed within 15 calendar days. The 15 calendar day period is suspended for any period during which the unit is not available for inspection [982.305(b)(2)].

SNRHA Policy

SNRHA will complete the initial inspection, determine whether the unit satisfies HQS, and notify the owner and the family of the determination within 15 calendar days of submission of the Request for Tenancy Approval (RFTA).

SNRHA shall accept (in accordance with HUD Federal Register 35974, dated June 25, 2014) inspections completed for HOME funds and LIHTC programs as initial inspections. Documents must be maintained in each file. The inspection must have a written cover indicating pass or fail and the effective date of the inspection. These shall be used only for new developments with HOME or LIHTC fund attached to the funding.

Inspection Results and Re-inspections

SNRHA Policy

If any HQS violations are identified, the owner or his/her representative will be notified of the deficiencies on-site with a written notice to follow no later than the next business day. This notice shall provide a time frame **of 15 calendar days** to correct violations. If requested by the owner, the time frame for correcting the deficiencies may be extended by SNRHA for good cause. A supervisor must approve all extensions. SNRHA will re-inspect the unit within 3 business days of the date the owner notifies SNRHA that the required corrections have been made.

If the time period for correcting the deficiencies (or any SNRHA-approved extension) has elapsed, or the unit fails HQS at the time of the re-inspection, SNRHA will notify the



make the necessary repairs. If the annual inspection has been scheduled or is due within 90 calendar days of the date the special inspection is scheduled, SNRHA may elect to conduct a full annual inspection.

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

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

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

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

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

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

Notification of Corrective Actions

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

SNRHA Policy

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

When failures that are not life threatening are identified, SNRHA will send the owner and the family a written notification of the inspection results within 1 business day of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally not more than 30 calendar days will be allowed for the correction, unless an extension for good cause is determined by the HQS Supervisor or HP Management.

The notice of inspection results will inform the owner that if life threatening conditions are not corrected within 24 hours, and non-life threatening conditions are not corrected within 30 calendar days (or any PHA-approved extension), the owner's HAP will be abated in accordance with SNRHA policy (see 8-II.G.). Likewise, in the case of family



caused deficiencies, the notice will inform the family that if corrections are not made within 30 calendar days (or any PHA-approved extension, if applicable) the family's assistance will be terminated in accordance with PHA policy (see Chapter 12).

Extensions

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

SNRHA Policy

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

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

The length of the extension will be determined on a case by case basis, but will not exceed 60 calendar days, except in the case of delays caused by weather conditions. In the case of weather conditions, extensions may be continued until the weather has improved sufficiently to make repairs possible. The necessary repairs must be made within 15 calendar days, once the weather conditions have subsided. All requests for extensions must be submitted in writing to the Inspections Department and approved by the Housing Quality Standards (HQS) Supervisor and/or Housing Programs (HP) Management.

Re-inspections

SNRHA Policy

SNRHA will conduct a re-inspection immediately following the end of the corrective period, or any SNRHA approved extension.

The family and owner will be given reasonable notice of the re-inspection appointment. If the deficiencies have not been corrected by the time of the re-inspection, SNRHA will send a notice of abatement to the owner, or in the case of family caused violations, a notice of termination to the family, in accordance with SNRHA policies. If SNRHA is unable to gain entry to the unit in order to conduct the scheduled re-inspection, SNRHA will consider the family to have violated its obligation to make the unit available for inspection. This may result in termination of the family's assistance in accordance with Chapter 12.



8-II.G. ENFORCING OWNER COMPLIANCE [24 CFR 982.405;982.453]

If the owner fails to maintain the dwelling unit in accordance with HQS (as stated above in 8-I.B), SNRHA must take prompt and vigorous action to enforce the owner obligations.

HAP Abatement

If an owner fails to correct HQS deficiencies by the time specified by SNRHA, HUD requires SNRHA to abate housing assistance payments “no later” than the first of the month following the specified correction period (including any approved extension) [24 CFR 985.3(f)].

No retroactive payments will be made to the owner for the period of time the rent was abated.

SNRHA Policy

SNRHA will make all HAP abatements effective from the date of the second default notice if repairs are not made no later than the day/time of the scheduled re-inspection, unless there is an approved written extension by SNRHA management staff prior to the due date. SNRHA will inspect abated units within three (3) business days of the owner's notification that the work has been completed if the contract has not been cancelled.

During any abatement period the family continues to be responsible for its share of the rent and will be issued (within three (3) business days) a voucher to move. The owner must not seek payment from the family for abated amounts and may not use the abatement as cause for eviction. Payment will resume effective on the calendar day the unit passes inspection and the tenant still resides in the unit. The landlord is not entitled to any back rent from SNRHA for units that have been abated due to a failed HQS. The maximum amount of time that HAP may be abated is 30 calendar days.

HAP Contract Termination

SNRHA must decide how long any abatement period will continue before the HAP contract will be terminated.

SNRHA Policy

The maximum length of time that HAP may be abated is 30 calendar days. However, if the owner completes corrections and notifies SNRHA before the termination of the HAP contract, SNRHA may rescind the termination notice if:

- (1) the family still resides in the unit and wishes to remain in the unit and
- (2) the unit passes inspection. Reasonable notice of HAP contract termination by SNRHA is at least 30 calendar days.

If the owner does not make the necessary corrections by the end of the abatement period, SNRHA will send a notice of HAP termination to the owner and a notice to the family that the HAP contract is being terminated and the family must move in order to continue to receive assistance. The notice will be mailed the 1st day of the abatement period. Once the termination goes into effect, SNRHA will not rescind it.



Example 1:

July 1st - Unit failed inspection

July 16th - Unit is re-inspected and fails. The HAP is placed in Abatement for 30 calendar days and the HAP Contract is cancelled (Owner/Agent and Participant notified) effective August 31st.

The participant will be issued a moving packet within five (5) calendar days from the date of the cancellation notice

The owner/agent must notify SNRHA by August 15th (end of the Abatement period), of deficiencies corrected and request a re-inspection.

If the unit passes inspection, the HAP payment will be reinstated and the participant will have the option to remain in the unit or continue the moving process and the contract cancellation date of August 31st will stand.

If the owner/agent does not notify SNRHA for the re-inspection, the HAP payments will not be reinstated, the HAP contract will be cancelled as of August 31st, and the family must vacate the unit as of this date and will be responsible for the full contract rent to the owner/agent.

See Example 2 on the next page:



Example 2:

July 28th - Unit fails inspection. A Notice of Default is immediately issued with a re-inspection date for August 12th. (The Notice of Default will also notify the owner/agent of a contract termination date of September 30th if all unit deficiencies are not corrected.) Any extensions for the re-inspection date must be received within seven (7) calendar days of the original date of the Notice of Default.

August 4th – SNRHA has received the Owner/Agent’s request for an extension for re-inspection date. The request is granted. The owner/agent receives up to 15 additional calendar days from the date of the original re-inspection date (August 12th + 15 days = August 27th) for the re-inspection.

August 27th – Unit is re-inspected and fails. The unit will be placed in abatement (30 days from August 27th = September 26th) and the Notice of Cancellation of Contract will be issued to the owner/agent confirming the cancellation date of September 30th (the last day of the month after the 30 day abatement period.) In addition, the participant will be issued a moving packet within five (5) calendar days from the date of the Notice of Cancellation of Contract.

The owner/agent must notify SNRHA by September 26th (end of the Abatement period) of deficiencies corrected and request a re-inspection.

If the unit passes inspection, the HAP payment will be reinstated and the participant will have the option to: 1) remain in the unit or 2) continue the moving process and the contract cancellation date of September 30th will stand.

If the unit fails inspection or if the owner/agent does not notify SNRHA for a re-inspection, the HAP payments will not be reinstated and the HAP contract will be cancelled as of September 30th. If the participant remains in the unit after September 30th, the participant will be responsible for the full contract rent to the owner/agent.



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

Normally the maximum length of time that a HAP may be abated is 30 calendar days.

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

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

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

PART III: RENT REASONABLENESS [24 CFR 982.507]

8-III.A. OVERVIEW

No HAP contract can be approved until SNRHA has determined that the rent for the unit is reasonable. The purpose of the rent reasonableness test is to ensure that a fair rent is paid for each unit rented under the HCV program.

HUD regulations define a reasonable rent as one that does not exceed the rent charged for comparable, unassisted units in the same market area. HUD also requires that owners not charge more for assisted units than for comparable unassisted units on the premises. This part explains the method used to determine whether a unit's rent is reasonable.

SNRHA-owned Units [24 CFR 982.352(b)]

In cases where an HCV family is receiving assistance in a SNRHA-owned unit, SNRHA must obtain the services of an independent entity to determine rent reasonableness in accordance with program requirements, and to assist the family in negotiating the contract rent when the family requests assistance. A SNRHA-owned unit is defined as a unit that is owned by SNRHA that administers the assistance under the consolidated ACC (including a unit owned by an entity substantially controlled by SNRHA). The independent agency must communicate the results of the rent reasonableness determination to the family and SNRHA. The independent agency must be approved by HUD, and may be the unit of general local government for SNRHA jurisdiction (unless SNRHA is itself the unit of general local government or an agency of such government).



SNRHA may periodically advertise that it is accepting proposals, in the following newspapers and trade journals:

Las Vegas Review Journal/Sun

El Mundo

Las Vegas Asian Journal

In addition to, or in place of advertising, 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. 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]

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 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 SNRHA's jurisdiction (unless SNRHA is itself the unit of general local



17-III.C. HOUSING ACCESSIBILITY FOR PERSONS WITH DISABILITIES

The housing must comply with program accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. SNRHA must ensure that the percentage of accessible dwelling units complies with the requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as implemented by HUD's regulations at 24 CFR 8, subpart C.

Housing first occupied after March 13, 1991, must comply with design and construction requirements of the Fair Housing Amendments Act of 1988 and implementing regulations at 24 CFR 100.205, as applicable. (24 CFR 983.102)

17-III.D. INSPECTING UNITS

Pre-selection Inspection [24 CFR 983.103(a)]

SNRHA must examine the proposed site before the proposal selection date. If the units to be assisted already exist, SNRHA must inspect all the units before the proposal selection date, and must determine whether the units substantially comply with HQS. To qualify as existing housing, units must substantially comply with HQS on the proposal selection date. However, SNRHA may not execute the HAP contract until the units fully comply with HQS.

Pre-HAP Contract Inspections [24 CFR 983.103(b)]

SNRHA must inspect each contract unit before execution of the HAP contract. SNRHA may not enter into a HAP contract covering a unit until the unit fully complies with HQS.

Turnover Inspections [24 CFR 983.103(c)]

Before providing assistance to a new family in a contract unit, SNRHA must inspect the unit. SNRHA may not provide assistance on behalf of the family until the unit fully complies with HQS.

Project Based Annual Inspections [24 CFR 983.103(d)]

At least annually during the term of the HAP contract, SNRHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS. Turnover inspections are not counted toward meeting this annual inspection requirement.

If more than 20 percent of the annual sample of inspected contract units in a building fails the initial inspection, SNRHA must reinspect 100 percent of the contract units in the building.

Other Inspections [24 CFR 983.103(e)]

SNRHA must inspect contract units whenever needed to determine that the contract units comply with HQS and that the owner is providing maintenance, utilities, and other services in



accordance with the HAP contract. SNRHA must take into account complaints and any other information coming to its attention in scheduling inspections.

SNRHA must conduct follow-up inspections needed to determine if the owner (or, if applicable, the family) has corrected an HQS violation, and must conduct inspections to determine the basis for exercise of contractual and other remedies for owner or family violation of HQS.

In conducting SNRHA supervisory quality control HQS inspections, SNRHA should include a representative sample of both tenant-based and project-based units.

Inspecting SNRHA-owned Units [24 CFR 983.103(f)]

In the case of SNRHA-owned units, the inspections must be performed by an independent agency designated by SNRHA and approved by HUD. The independent entity must furnish a copy of each inspection report to SNRHA and to the HUD field office where the project is located. SNRHA must take all necessary actions in response to inspection reports from the independent agency, including exercise of contractual remedies for violation of the HAP contract by the SNRHA-owner.

PART IV: REHABILITATED AND NEWLY CONSTRUCTED UNITS

17-IV.A. OVERVIEW [24 CFR 983.151]

There are specific requirements that apply to PBV assistance for newly constructed or rehabilitated housing that do not apply to PBV assistance in existing housing. This part describes the requirements unique to this type of assistance.

Housing selected for this type of assistance may not at a later date be selected for PBV assistance as existing housing.

17-IV.B. AGREEMENT TO ENTER INTO HAP CONTRACT

In order to offer PBV assistance in rehabilitated or newly constructed units, SNRHA must enter into an agreement to enter into HAP contract (Agreement) with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(b)].

The PHA may not enter into an Agreement if commencement of construction or rehabilitation has commenced after proposal submission [24 CFR 983.152(c)]. Construction begins when excavation or site preparation (including clearing of the land) begins for the housing.

Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.

In the Agreement the owner agrees to develop the PBV contract units to comply with HQS, and SNRHA agrees that upon timely completion of such development in accordance with the terms of the Agreement, SNRHA will enter into a HAP contract with the owner for the contract units [24 CFR 983.152(b)].

Content of the Agreement [24 CFR 983.152(c)]

At a minimum, the Agreement must describe the following features of the housing to be developed and assisted under the PBV program:



17-VI.B. ELIGIBILITY FOR PBV ASSISTANCE [24 CFR 983.251(a) and (b)]

SNRHA may select families for the PBV program from those who are participants in SNRHA's tenant-based voucher program and from those who have applied for admission to the voucher program. For voucher participants, eligibility was determined at original admission to the voucher program and does not need to be redetermined at the commencement of PBV assistance. For all others, eligibility for admission must be determined at the commencement of PBV assistance.

Applicants for PBV assistance must meet the same eligibility requirements as applicants for the tenant-based voucher program. Applicants must qualify as a family as defined by HUD and SNRHA, have income at or below HUD-specified income limits, and qualify on the basis of citizenship or the eligible immigration status of family members [24 CFR 982.201(a) and 24 CFR 983.2(a)]. In addition, an applicant family must provide social security information for family members [24 CFR 5.216 and 5.218] and consent to SNRHA's collection and use of family information regarding income, expenses, and family composition [24 CFR 5.230]. An applicant family must also meet HUD requirements related to current or past criminal activity.

SNRHA Policy

SNRHA will determine an applicant family's eligibility for the PBV program in accordance with the policies in Chapter 3.

In-Place Families [24 CFR 983.251(b)]

An eligible family residing in a proposed PBV contract unit on the date the proposal is selected by SNRHA is considered an "in-place family." These families are afforded protection from displacement under the PBV rule. If a unit to be placed under contract (either an existing unit or a unit requiring rehabilitation) is occupied by an eligible family on the date the proposal is selected, the in-place family must be placed on SNRHA's waiting list. Once the family's continued eligibility is determined (SNRHA may deny assistance to an in-place family for the grounds specified in 24 CFR 982.552 and 982.553), the family must be given an absolute selection preference and 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.

17-VI.C. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)]

SNRHA may establish a separate waiting list for PBV units or it may use the same waiting list for both tenant-based and PBV assistance. SNRHA may also merge the PBV waiting list with a waiting list for other assisted housing programs offered by SNRHA. If SNRHA chooses to offer a separate waiting list for PBV assistance, SNRHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance.



If SNRHA decides to establish a separate PBV waiting list, SNRHA may use a single waiting list for SNRHA's whole PBV program, or it may establish separate waiting lists for PBV units in particular projects or buildings or for sets of such units.

SNRHA Policy

SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. SNRHA currently has waiting lists for the following PBV projects:

Juan Garcia

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)

17-VI.D. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from SNRHA's waiting list. SNRHA may establish selection criteria or preferences for occupancy of particular PBV units. SNRHA may place families referred by the PBV owner on its PBV waiting list.

Income Targeting [24 CFR 983.251(c)(6)]

At least 75 percent of the families admitted to SNRHA's tenant-based and project-based voucher programs during SNRHA's fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.

Units with Accessibility Features [24 CFR 983.251(c)(7)]

When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, SNRHA must first refer families who require such features to the owner.

Preferences [24 CFR 983.251(d)]

SNRHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. SNRHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B. above.

Although SNRHA is prohibited from granting preferences to persons with a specific disability, SNRHA may give preference to disabled families who need services offered at a particular project or site if the preference is limited to families (including individuals):

- With disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;



- Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and
- For whom such services cannot be provided in a non-segregated setting.

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If SNRHA has projects with more than 25 percent of the units receiving project-based assistance because those projects include “excepted units” (units specifically made available for elderly or disabled families, or families receiving supportive services), SNRHA must give preference to such families when referring families to these units [24 CFR 983.261(b)].

SNRHA Policy

SNRHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, qualifying families for “excepted units,” mobility impaired persons for accessible units). SNRHA will not offer any additional preferences for the PBV program or for particular PBV projects or units.

17-VI.E. OFFER OF PBV ASSISTANCE

Refusal of Offer [24 CFR 983.251(e)(3)]

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 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, 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, SNRHA must provide a briefing packet that explains how SNRHA determines the total tenant payment for a family, the family obligations under the program, and applicable fair housing information.



SNRHA Policy

If any contract units have been vacant for 120 calendar days, SNRHA will give notice to the owner that the HAP contract will be amended to reduce the number of contract units that have been vacant for this period. SNRHA will provide the notice to the owner within 10 business days of the 120th day of the vacancy. The amendment to the HAP contract will be effective the first day of the month following the date of SNRHA's notice.

17-VI.G. TENANT SCREENING [24 CFR 983.255]

SNRHA Responsibility

SNRHA is not responsible or liable to the owner or any other person for the family's behavior or suitability for tenancy. However, SNRHA may opt to screen applicants for family behavior or suitability for tenancy and may deny applicants based on such screening.

SNRHA Policy

SNRHA will not conduct screening to determine a PBV applicant family's suitability for tenancy. SNRHA shall screen for program eligibility. The management must determine tenancy screening requirements.

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 SNRHA) of the family's current landlord and any prior landlords.

In addition, SNRHA may offer the owner other information 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. SNRHA must provide applicant

families a description of SNRHA policy on providing information to owners, and 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. 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

17-VII.A. OVERVIEW

After an applicant has been selected from the waiting list, determined eligible by SNRHA, referred to an owner and determined suitable by the owner, the family will sign the lease and occupancy of the unit will begin.

17-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.

If the owner does not use a standard lease form for rental to unassisted residents, the owner may use another form of lease, such as a SNRHA model lease. SNRHA may review the owner's lease form to determine if the lease complies with state and local law. If SNRHA determines that the lease does not comply with state or local law, SNRHA may decline to approve the tenancy.

SNRHA Policy

SNRHA will not review the owner's lease for compliance with state or local law.

Lease Requirements [24 CFR 983.256(c)]

The lease for a PBV unit must specify all of the following information:

- The names of the owner and the tenant;
- The unit rented (address, apartment number, if any, and any other information needed to identify the leased contract unit);
- The term of the lease (initial term and any provision for renewal);
- The amount of the tenant rent to owner, which is subject to change during the term of the lease in accordance with HUD requirements;



- A specification of the services, maintenance, equipment, and utilities that will be provided by the owner; and
- The amount of any charges for food, furniture, or supportive services.

Tenancy Addendum [24 CFR 983.256(d)]

The tenancy addendum in the lease must state:

- The program tenancy requirements;
- The composition of the household as approved by SNRHA (the names of family members and any SNRHA-approved live-in aide);
- All provisions in the HUD-required tenancy addendum must be included in the lease. The terms of the tenancy addendum prevail over other provisions of the lease.

Initial Term and Lease Renewal [24 CFR 983.256(f) and 983.257(b)]

The initial lease term must be for at least one year. Upon expiration of the lease, an owner may renew the lease, refuse to renew the lease for “good cause,” or refuse to renew the lease without good cause. If the owner refuses to renew the lease without good cause, SNRHA must provide the family with a tenant-based voucher and remove the unit from the PBV HAP contract.

Changes in the Lease [24 CFR 983.256(e)]

If the tenant and owner agree to any change in the lease, the change must be in writing, and the owner must immediately give SNRHA a copy of all changes.

The owner must notify SNRHA in advance of any proposed change in the lease regarding the allocation of tenant and owner responsibilities for utilities. Such changes may only be made if approved by SNRHA and in accordance with the terms of the lease relating to its amendment. SNRHA must redetermine reasonable rent, in accordance with program requirements, based on any change in the allocation of the responsibility for utilities between the

owner and the tenant. The redetermined reasonable rent will be used in calculation of the rent to owner from the effective date of the change.

Owner Termination of Tenancy [24 CFR 983.257]

With two exceptions, the owner of a PBV unit may terminate tenancy for the same reasons an owner may in the tenant-based voucher program (see Section 12-III.B. and 24 CFR 982.310). In the PBV program, terminating tenancy for “good cause” does not include doing so for a business or economic reason, or a desire to use the unit for personal or family use or other non-residential purpose.

Non-Compliance with Supportive Services Requirement [24 CFR 983.257(c)]

If a family is living in a project-based unit that is excepted from the 25 percent per project cap on project-basing because of participation in a supportive services program (e.g., Family Self-Sufficiency), and the family fails to complete its supportive services requirement without good cause, such failure is grounds for lease termination by the owner.



Tenant Absence from the Unit [24 CFR 983.256(g) and 982.312(a)]

The owner may specify in the lease a maximum period of tenant absence from the unit that is shorter than the maximum period permitted by SNRHA policy. According to program requirements, the family's assistance must be terminated if they are absent from the unit for more than 180 consecutive calendar days.

Security Deposits [24 CFR 983.258]

The owner may collect a security deposit from the tenant. SNRHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted residents.

SNRHA Policy

SNRHA will allow the owner to collect a security deposit amount the owner determines is appropriate.

When the tenant moves out of a contract unit, the owner, subject to state and local law, may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant rent, damages to the unit, or other amounts owed by the tenant under the lease.

The owner must give the tenant a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used to reimburse the owner, the owner must promptly refund the full amount of the balance to the tenant.

If the security deposit does not cover the amount owed by the tenant under the lease, the owner may seek to collect the balance from the tenant. SNRHA has no liability or responsibility for payment of any amount owed by the family to the owner.

17-VII.C. MOVES

Overcrowded, Under-Occupied, and Accessible Units [24 CFR 983.259]

If SNRHA determines that a family is occupying a wrong size unit, based on SNRHA's subsidy standards, or a unit with accessibility features that the family does not require, and the unit is needed by a family that does require the features, SNRHA must promptly notify the family and the owner of this determination, and SNRHA must offer the family the opportunity to receive continued housing assistance in another unit.

SNRHA Policy

SNRHA will notify the family and the owner of the family's need to move based on the occupancy of a wrong-size or accessible unit within 10 business days of SNRHA's determination. SNRHA will offer the family the following types of continued assistance in the following order, based on the availability of assistance:

- PBV assistance in the same building or project;
- PBV assistance in another project; and
- Tenant-based voucher assistance



The owner must submit a request for vacancy payments in the form and manner required by SNRHA and must provide any information or substantiation required by SNRHA to determine the amount of any vacancy payment.

SNRHA Policy

If an owner's HAP contract calls for vacancy payments to be made, and the owner wishes to receive vacancy payments, the owner must have properly notified SNRHA of the vacancy in accordance with the policy in Section 17-VI.F regarding filling vacancies.

In order for a vacancy payment request to be considered, it must be made within 10 business days of the end of the period for which the owner is requesting the vacancy payment. The request must include the required owner certifications and SNRHA may require the owner to provide documentation to support the request. If the owner does not provide the information requested by SNRHA within 10 business days of SNRHA's request, no vacancy payments will be made.

17-IX.C. TENANT RENT TO OWNER [24 CFR 983.353]

The tenant rent is the portion of the rent to owner paid by the family. The amount of tenant rent is determined by SNRHA in accordance with HUD requirements. Any changes in the amount of tenant rent will be effective on the date stated in SNRHA notice to the family and owner.

The family is responsible for paying the tenant rent (total tenant payment minus the utility allowance). The amount of the tenant rent determined by SNRHA is the maximum amount the owner may charge the family for rental of a contract unit. The tenant rent covers all housing services, maintenance, equipment, and utilities to be provided by the owner. The owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by SNRHA. The owner must immediately return any excess payment to the tenant.

Tenant and SNRHA Responsibilities

The family is not responsible for the portion of rent to owner that is covered by the housing assistance payment and the owner may not terminate the tenancy of an assisted family for DF nonpayment by SNRHA.

Likewise, SNRHA is responsible only for making the housing assistance payment to the owner in accordance with the HAP contract. SNRHA is not responsible for paying the tenant's portion of rent, or any other claim by the owner, including damage to the unit. SNRHA may not use housing assistance payments or other program funds (including administrative fee reserves) to pay any part of the tenant rent or other claim by the owner.

Utility Reimbursements [24 CFR 982.514(b)]

If the amount of the utility allowance exceeds the total tenant payment, 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.

SNRHA may pay the utility reimbursement directly to the family or to the utility supplier on behalf of the family. If SNRHA chooses to pay the utility supplier directly, SNRHA must notify the family of the amount paid to the utility supplier.



SNRHA Policy

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 the 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 utility supplier.

At this time, SNRHA will continue issuing monthly checks for utility reimbursement.

17-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:

SNRHA will administer a HUD, RAD (Rental Assistance Demonstration) program. .

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, admission, 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.

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.

Tenant 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 an appropriate 60-day written notice is provided to management. Tenant and tenant's household must be in good standing and meet eligibility requirements for the PHA's HCV (Section 8) program prior to being issued a voucher.

If the families are currently enrolled in PH Family Self-Sufficiency (FSS) after the RAD conversion, SNRHA shall enroll them in its HCV FSS program. Resident under RAD not enrolled in PH FSS at the time of conversion will not be eligible to participate in the program. Residents shall have the right to establish and operate a resident organization and be eligible for participation funding.

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

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

Termination Notification:

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

- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;



- b. 14 days in the case of nonpayment of rent; and
- c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

Grievance Process:

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

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

Earned Income Disregard (EID) [24 CFR 5.617]:

Residents who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other residents will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, residents whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.

Earned Income Disregard (EID)



With HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," the requirements changed that families maintain continual employment in order to obtain EID benefits over a straight 24-month period. The Final Rule removes this requirement for continuous employment and benefits now applies for a straight 24 month period, with a clear start and end date, irrespective of whether a family maintains continual employment during the 24 months period. SNRHA shall not track start and stop time of employments but shall track start date, the 12-month date (on which the amount of the disregard may change from 100 percent to not less than 50% of earned income) and the 24-month end date. For families enrolled prior to the effective date of this regulation (March 8, 2016) the previous requirement shall continue.

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Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition
16	All	Changed	Entire document - where occurs change “tenant” word to “resident” word i.e. tenant <u>resident</u>
16	7	Changed	<p><u>SNRHA-owned Units [24 CFR 983.51(e) and, 983.59, and Notice PIH 2015-05]</u></p> <p>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.</p> <p>In the case of SNRHA-owned units, <u>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. the initial contract rent must be approved by an independent entity based on an appraisal by a licensed, state-certified appraiser.</u></p> <p>If the SBRHA 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.</p>
16	15	Added	<u>Project Based Annual Inspections [24 CFR 983.103(d)]</u>

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16	16	Added	<p>16-IV.B. AGREEMENT TO ENTER INTO HAP CONTRACT</p> <p>In order to offer PBV assistance in rehabilitated or newly constructed units, SNRHA must enter into an agreement to enter into HAP contract (Agreement) with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(ab)].</p> <p><u>The PHA may not enter into an Agreement if commencement of construction or rehabilitation has commenced after proposal submission [24 CFR 983.152(c)]. Construction begins when excavation or site preparation (including clearing of the land) begins for the housing. Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.</u></p>
16	26	Changed	<p>16-VI.F. OWNER SELECTION OF TENANTS<u>RESIDENTS</u></p>
16	28	Changed	<p><u>SNRHA Policy</u></p> <p>SNRHA will inform owners of their responsibility to screen prospective tenants-residents, and will provide owners with the required known name and address information, at the time of the turnover HQS inspection or before. SNRHA will not provide any additional information to the owner, such as tenancy history, criminal history, etc.</p>
16	29	Changed	<p>Form of Lease [24 CFR 983.256(b)]</p> <p>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 tenants-residents in the locality or premises, the same lease must be used for assisted tenants-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.</p> <p>If the owner does not use a standard lease form for rental to unassisted tenants-residents, the owner may use another form of lease, such as a SNRHA model lease. SNRHA may review the owner’s lease form to determine if the lease complies with state and local law. If SNRHA determines that the lease does not comply with state or local law, SNRHA may decline to approve the tenancy.</p>

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16	30	Changed	<p>Security Deposits [24 CFR 983.258]</p> <p>The owner may collect a security deposit from the tenant. SNRHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants <u>residents</u>.</p>
16	39 & 40	Added	<p><u>SNRHA Policy</u> SNRHA will make utility reimbursements to the family.</p> <p><u>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 the frequency of utility reimbursement payments (URP) for payments made to the family,</u></p> <ol style="list-style-type: none"> <u>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.</u> <u>2. If the PHA elects to pay the utility supplier directly, the PHA must notify the family of the amount paid to the utility supplier.</u> <p><u>At this time, SNRHA will continue issuing monthly checks for utility reimbursement.</u></p>
16	40	Changed	<p>Other Charges by Owner</p> <p>The owner may not charge extra amounts for items customarily included in rent in the locality or provided at no additional cost to unsubsidized tenants <u>residents</u> in the premises.</p>

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16	40	Changed	<p>RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM: The SNRHA will administer a HUD, RAD (Rental Assistance Demonstration) program at multiple properties as approved by HUD.</p> <p>At the time of the RAD award the tenants <u>residents</u> are temporarily housed at other public housing and market units.</p> <p>Tenants-Residents of record <u>of the designated SNRHA RAD properties</u> at the time of award will have the right of return to the property once construction and rehabilitation are completed. Tenants Residents will be offered units in accordance with their family composition at the time of reentry.</p> <p><u>Units not occupied by returning residents will be occupied in accordance with the Administrative Plan eligibility, admission, and selection policies for the Project Based programs in Housing Choice Voucher (Section 8) program.</u></p>
16	41	Changed	<p>Existing tenants <u>residents</u> are not subject to re-screening, income eligibility or income targeting provisions in order to return to 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.</p> <p>Existing tenants <u>residents</u> 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.</p> <p>Tenant-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.</p> <p>Renewal of Lease: Under current regulations at 24 CFR 982.257 (b)(c), upon lease expiration, SNRHA shall renew all leases unless cause exist.</p> <p>Units not occupied by returning tenants will be occupied in accordance with the Administrative Plan eligibility, admission, and selection policies for the Project Based programs in Housing Choice Voucher (Section 8) program.</p>

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			<p>Tenants Residents occupying the RAD, Project Based Conversion property may be eligible to receive a <u>Section 8</u> voucher after 1 year of occupancy if regular tenant based vouchers are available and <u>an</u> 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 (<u>See Section 8</u>) program prior to being issued a voucher, which shall income criminal background checks and income limits requirements.</p>
16	41	Added	<p><u>Resident Procedural Rights [PIH-2012-32 (HA), REV-2]:</u> <u>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.</u></p>
16	41 & 42	Added	<p><u>Termination Notification:</u> <u>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:</u></p> <ul style="list-style-type: none"> <u>a. A reasonable period of time, but not to exceed 30 days:</u> <ul style="list-style-type: none"> <u>i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or</u> <u>ii. In the event of any drug-related or violent criminal activity or any felony conviction;</u> <u>b. 14 days in the case of nonpayment of rent; and</u> <u>c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.</u>

**PUBLIC HOUSING – ADMISSIONS AND CONTINUED OCCUPANCY (ACOP)
Agency Plan 2017-2021 Amendment 01
Proposed Changes Chapter 16**

16	42 & 43	Added	<p><u>Grievance Process:</u> <u>Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:</u></p> <ul style="list-style-type: none"> <u>a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual’s lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident’s rights, obligations, welfare, or status.</u> <ul style="list-style-type: none"> <u>i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).</u> <u>ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.</u> <u>b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.</u> <u>c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).</u> <u>d. The Project Owner provides opportunity for an informal hearing before an eviction.</u> <p><u>Current PBV program rules require that hearing procedures must be outlined in the PHA’s Section 8 Administrative Plan.</u></p>
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PUBLIC HOUSING – ADMISSIONS AND CONTINUED OCCUPANCY (ACOP)
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16	42 & 43	Removed	<p>Written notification of termination of lease within a reasonable time which shall not exceed 30 days if health or safety other tenants, SNRHA employees or persons residing in the vicinity are threatened or in the event of drug related or violent criminal activity or any felony conviction. Annual criminal checks shall be completed to ensure no felony convictions and/or sex offenders are under leases for all adult members of households. 14 days notices must be provided for non payment of rent and 30 days for any other case, except that if Nevada state or local law provides for a shorter time, such shorter time shall apply.</p> <p>Grievance Process: For issues related to tenancy and termination of assistance, in addition to 24 CFR 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to the resident for any dispute that a resident may have with respect to SNRHA (as owner) action in accordance with RADS PBV requirements that adversely affect the resident’s rights, obligations, welfare or status.</p> <ul style="list-style-type: none"> • For any hearing required under 24 CFR 982.555(a)(1)(i)-(vi), the SNRHA will perform the hearings. • An informal hearing will not be required for class grievances or to disputes between residents not involving the SNRHA or contract administrators. The hearing requirements shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the SNRHA or contract administrators. • The SNRHA via the property management company shall ensure all residents are provided with a notice of their ability to request an informal hearing as outlined in 24 CFR 982.555 ©(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR 982.555(a)(1)(i)-(vi). • The SNRHA shall provide opportunity for an informal hearing before an eviction is requested in writing.
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PUBLIC HOUSING – ADMISSIONS AND CONTINUED OCCUPANCY (ACOP)
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16	43	Changed	<p>Earned Income Disregard (EID) - [24 CFR 5.617]: Tenants-Residents who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24CFR 960.255. After conversion, no other tenants residents will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR 960.255, the tenant will no longer receive the EID exclusion and the owner will no longer be subject to the provisions of 24 CFR 960.255. Further, tenants residents who's EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate level based upon tenant income at that time.</p>
16	43 & 44	Added	<p><u>With HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," the requirements changed that families maintain continual employment in order to obtain EID benefits over a straight 24-month period. The Final Rule removes this requirement for continuous employment and benefits now applies for a straight 24 month period, with a clear start and end date, irrespective of whether a family maintains continual employment during the 24 months period. SNRHA shall not track start and stop time of employments but shall track start date, the 12-month date (on which the amount of the disregard may change from 100 percent to not less than 50% of earned income) and the 24-month end date. For families enrolled prior to the effective date of this regulation (March 8, 2016) the previous requirement shall continue.</u></p>



SNRHA-owned Units [24 CFR 983.51(e) , 983.59], and Notice PIH 2015-05

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.

SNRHA Policy

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

The SNRHA may only compensate the independent entity and appraiser from SNRHA ongoing administrative fee income (including amounts credited to the administrative fee reserve). The

SNRHA may not use other program receipts to compensate the independent entity and appraiser for their services. The SNRHA, independent entity, and appraiser may not charge the family any fee for the appraisal or the services provided by the independent entity.

SNRHA Notice of Owner Selection [24 CFR 983.51(d)]



The SNRHA must examine the proposed site before the proposal selection date. If the units to be assisted already exist, the SNRHA must inspect all the units before the proposal selection date, and must determine whether the units substantially comply with HQS. To qualify as existing housing, units must substantially comply with HQS on the proposal selection date. However, the SNRHA may not execute the HAP contract until the units fully comply with HQS.

Pre-HAP Contract Inspections [24 CFR 983.103(b)]

The SNRHA must inspect each contract unit before execution of the HAP contract. The SNRHA may not enter into a HAP contract covering a unit until the unit fully complies with HQS.

Turnover Inspections [24 CFR 983.103(c)]

Before providing assistance to a new family in a contract unit, the SNRHA must inspect the unit. The SNRHA may not provide assistance on behalf of the family until the unit fully complies with HQS.

Project Based Annual Inspections [24 CFR 983.103(d)]

At least annually during the term of the HAP contract, the SNRHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS. Turnover inspections are not counted toward meeting this annual inspection requirement.

If more than 20 percent of the annual sample of inspected contract units in a building fails the initial inspection, the SNRHA must reinspect 100 percent of the contract units in the building.

Other Inspections [24 CFR 983.103(e)]

The SNRHA must inspect contract units whenever needed to determine that the contract units comply with HQS and that the owner is providing maintenance, utilities, and other services in accordance with the HAP contract. The SNRHA must take into account complaints and any other information coming to its attention in scheduling inspections.

The SNRHA must conduct follow-up inspections needed to determine if the owner (or, if applicable, the family) has corrected an HQS violation, and must conduct inspections to determine the basis for exercise of contractual and other remedies for owner or family violation of HQS.

In conducting SNRHA supervisory quality control HQS inspections, the SNRHA should include a representative sample of both resident-based and project-based units.

Inspecting SNRHA-owned Units [24 CFR 983.103(f)]

In the case of SNRHA-owned units, the inspections must be performed by an independent agency designated by the SNRHA and approved by HUD. The independent entity must furnish a copy of each inspection report to the SNRHA and to the HUD field office where the project is located. The SNRHA must take all necessary actions in response to inspection reports from the independent agency, including exercise of contractual remedies for violation of the HAP contract by the SNRHA-owner.

PART IV: REHABILITATED AND NEWLY CONSTRUCTED UNITS



16-IV.A. OVERVIEW [24 CFR 983.151]

There are specific requirements that apply to PBV assistance for newly constructed or rehabilitated housing that do not apply to PBV assistance in existing housing. This part describes the requirements unique to this type of assistance.

Housing selected for this type of assistance may not at a later date be selected for PBV assistance as existing housing.

16-IV.B. AGREEMENT TO ENTER INTO HAP CONTRACT

In order to offer PBV assistance in rehabilitated or newly constructed units, the SNRHA must enter into an agreement to enter into HAP contract (Agreement) with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(b)].

The PHA may not enter into an Agreement if commencement of construction or rehabilitation has commenced after proposal submission [24 CFR 983.152(c)]. Construction begins when excavation or site preparation (including clearing of the land) begins for the housing. Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.

In the Agreement the owner agrees to develop the PBV contract units to comply with HQS, and the SNRHA agrees that upon timely completion of such development in accordance with the terms of the Agreement, the SNRHA will enter into a HAP contract with the owner for the contract units [24 CFR 983.152(b)].

Content of the Agreement [24 CFR 983.152(c)]

At a minimum, the Agreement must describe the following features of the housing to be developed and assisted under the PBV program:

- Site and the location of the contract units;
- Number of contract units by area (size) and number of bedrooms and bathrooms;
- Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent;
- Utilities available to the contract units, including a specification of utility services to be paid by the owner and utility services to be paid by the resident;
- An indication of whether or not the design and construction requirements of the Fair Housing Act and section 504 of the Rehabilitation Act of 1973 apply to units under the Agreement. If applicable, any required work item resulting from these requirements must be included in the description of work to be performed under the Agreement;
- Estimated initial rents to owner for the contract units;
- Description of the work to be performed under the Agreement. For rehabilitated units, the description must include the rehabilitation work write up and, where determined necessary by the SNRHA, specifications and plans. For new construction units, the description must include the working drawings and specifications.



SNRHA Policy

The SNRHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, qualifying families for “excepted units,” mobility impaired persons for accessible units). The SNRHA will not offer any additional preferences for the PBV program or for particular PBV projects or units.

16-VI.E. 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 resident-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 resident-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 resident-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 resident 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-VI.F. OWNER SELECTION OF RESIDENTS



SNRHA Policy

The SNRHA will not conduct screening to determine a PBV applicant family's suitability for tenancy. SNRHA shall screen for program eligibility. The management must determine tenancy screening requirements.

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

The 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 resident must have legal capacity to enter a lease under state and local law. *Legal capacity* means that the resident 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 resident 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.

If the owner does not use a standard lease form for rental to unassisted residents, the owner may use another form of lease, such as a SNRHA model lease. The SNRHA may review the owner's lease form to determine if the lease complies with state and local law. If the SNRHA determines that the lease does not comply with state or local law, the SNRHA may decline to approve the tenancy.

SNRHA Policy

The SNRHA will not review the owner's lease for compliance with state or local law.

Lease Requirements [24 CFR 983.256(c)]

The lease for a PBV unit must specify all of the following information:

- The names of the owner and the resident;
- The unit rented (address, apartment number, if any, and any other information needed to identify the leased contract unit);
- The term of the lease (initial term and any provision for renewal);
- The amount of the resident rent to owner, which is subject to change during the term of the lease in accordance with HUD requirements;
- A specification of the services, maintenance, equipment, and utilities that will be provide by the owner; and
- The amount of any charges for food, furniture, or supportive services.

Tenancy Addendum [24 CFR 983.256(d)]

The tenancy addendum in the lease must state:

- The program tenancy requirements;
- The composition of the household as approved by the SNRHA (the names of family members and any SNRHA-approved live-in aide);
- All provisions in the HUD-required tenancy addendum must be included in the lease. The terms of the tenancy addendum prevail over other provisions of the lease.

Initial Term and Lease Renewal [24 CFR 983.256(f) and 983.257(b)]



The initial lease term must be for at least one year. Upon expiration of the lease, an owner may renew the lease, refuse to renew the lease for “good cause,” or refuse to renew the lease without good cause. If the owner refuses to renew the lease without good cause, the SNRHA must provide the family with a resident-based voucher and remove the unit from the PBV HAP contract.

Changes in the Lease [24 CFR 983.256(e)]

If the resident and owner agree to any change in the lease, the change must be in writing, and the owner must immediately give the SNRHA a copy of all changes.

The owner must notify the SNRHA in advance of any proposed change in the lease regarding the allocation of resident and owner responsibilities for utilities. Such changes may only be made if approved by the SNRHA and in accordance with the terms of the lease relating to its amendment. The SNRHA must redetermine reasonable rent, in accordance with program requirements, based on any change in the allocation of the responsibility for utilities between the owner and the resident. The redetermined reasonable rent will be used in calculation of the rent to owner from the effective date of the change.

Owner Termination of Tenancy [24 CFR 983.257]

With two exceptions, the owner of a PBV unit may terminate tenancy for the same reasons an owner may in the resident-based voucher program (see Section 12-III.B. and 24 CFR 982.310). In the PBV program, terminating tenancy for “good cause” does not include doing so for a business or economic reason, or a desire to use the unit for personal or family use or other non-residential purpose.

Non-Compliance with Supportive Services Requirement [24 CFR 983.257(c)]

If a family is living in a project-based unit that is excepted from the 25 percent per project cap on project-basing because of participation in a supportive services program (e.g., Family Self-Sufficiency), and the family fails to complete its supportive services requirement without good cause, such failure is grounds for lease termination by the owner.

Resident Absence from the Unit [24 CFR 983.256(g) and 982.312(a)]

The owner may specify in the lease a maximum period of resident absence from the unit that is shorter than the maximum period permitted by SNRHA policy. According to program requirements, the family’s assistance must be terminated if they are absent from the unit for more than 180 consecutive calendar days.

Security Deposits [24 CFR 983.258]

The owner may collect a security deposit from the-resident. The SNRHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted residents.

SNRHA Policy

The SNRHA will allow the owner to collect a security deposit amount the owner determines is appropriate.



In order for a vacancy payment request to be considered, it must be made within 10 business days of the end of the period for which the owner is requesting the vacancy payment. The request must include the required owner certifications and the SNRHA may require the owner to provide documentation to support the request. If the owner does not provide the information requested by the SNRHA within 10 business days of the SNRHA's request, no vacancy payments will be made.

16-IX.C. RESIDENT RENT TO OWNER [24 CFR 983.353]

The resident rent is the portion of the rent to owner paid by the family. The amount of resident rent is determined by the SNRHA in accordance with HUD requirements. Any changes in the amount of resident rent will be effective on the date stated in the SNRHA notice to the family and owner.

The family is responsible for paying the resident rent (total resident payment minus the utility allowance). The amount of the resident rent determined by the SNRHA is the maximum amount the owner may charge the family for rental of a contract unit. The resident rent covers all housing services, maintenance, equipment, and utilities to be provided by the owner. The owner may not demand or accept any rent payment from the resident in excess of the resident rent as determined by the SNRHA. The owner must immediately return any excess payment to the resident.

Resident and SNRHA Responsibilities

The family is not responsible for the portion of rent to owner that is covered by the housing assistance payment and the owner may not terminate the tenancy of an assisted family for DF nonpayment by the SNRHA.

Likewise, the SNRHA is responsible only for making the housing assistance payment to the owner in accordance with the HAP contract. The SNRHA is not responsible for paying the resident's portion of rent, or any other claim by the owner, including damage to the unit. The SNRHA may not use housing assistance payments or other program funds (including administrative fee reserves) to pay any part of the resident rent or other claim by the owner.

Utility Reimbursements

If the amount of the utility allowance exceeds the total resident payment, the SNRHA must pay the amount of such excess to the resident as a reimbursement for resident -paid utilities, and the resident 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 the 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 utility 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 resident 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, admission, 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 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 resident caused damage. Resident 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 resident-based vouchers are available and an appropriate 60 day written notice is provided to management. Resident and resident's household must be in good standing and meet eligibility requirements for the PHA's, HCV (See Section 8) program prior to being issued a voucher.

If the families are currently enrolled in PH Family Self-Sufficiency (FSS) after the RAD conversion, SNRHA shall enroll them in its HCV FSS program. Resident under RAD not enrolled in PH FSS at the time of conversion will not be eligible to participate in the program. Residents shall have the right to establish and operate a resident organization and be eligible for participation funding.

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

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

Termination Notification:

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

- a. A reasonable period of time, but not to exceed 30 days:



- i. If the health or safety of other resident, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
- b. 14 days in the case of nonpayment of rent; and
 - c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

Grievance Process:

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

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),²⁶ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

Earned Income Disregard (EID) [24 CFR 5.617]:

Residents who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24CFR 960.255. After conversion, no other residents will be eligible to receive the EID. If a resident receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR 960.255, the resident will no longer receive the EID exclusion and the owner will no longer be subject to the



provisions of 24 CFR 960.255. Further, residents who's EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate level based upon resident income at that time.

With HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," the requirements changed that families maintain continual employment in order to obtain EID benefits over a straight 24-month period. The Final Rule removes this requirement for continuous employment and benefits now applies for a straight 24 month period, with a clear start and end date, irrespective of whether a family maintains continual employment during the 24 months period. SNRHA shall not track start and stop time of employments but shall track start date, the 12-month date (on which the amount of the disregard may change from 100 percent to not less than 50% of earned income) and the 24-month end date. For families enrolled prior to the effective date of this regulation (March 8, 2016) the previous requirement shall continue.

Low-Income Housing Tax Credits (LIHTCs):

PHA's are encouraged to use LIHTCs and, if eligible, historic preservation tax credits, to support recapitalization. If a RAD conversion project has utilized tax credits as part of its financial plan, there are additional income restrictions that apply to the property. Current residents still have the right to return to the property after conversion; however, if the household income exceeds the tax credit income limits, SNRHA will work with the family to explore potential alternate and desirable permanent relocation possibilities.

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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	2801	14.1%
Section 8 Vouchers	7596	Est. 1%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
VASH	1379	2%
NED	1576	1%
MAIN5	95	1%
FUP	365	1%
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 monthly pest control program to prevent and address any pest control infestations SNRHA addresses bed bug issues aggressively through the use of multiple remedies, including chemical and heat treatments.

(ii) Section 8 Management:

- Administrative Plan

Grievance Procedure

A. Public Housing

- (i) The SNRHA has not established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
- (ii) Residents or applicants to public housing may contact the following offices, to initiate the PHA grievance process:
 - PHA main administrative offices
 - PHA development management offices

B. Section 8 Tenant-Based Assistance

- (i) The SNRHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.
- (ii) Families are to submit their request for informal reviews or hearings to the SNRHA's Main Office.

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Proposed Changes from 2015 to 2016

Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition
TOC	23	Removed	Other Felony Criminal Convictions +/Last Arrest
Glossary	2	Added	VASH Veteran Affairs Supportive Housing
Glossary	2	Added	VMS Voucher Management System
Glossary	12	Updated	Responsible entity: For the public housing and the Section 8 tenant-based assistance, project-based certificate voucher assistance, and moderate rehabilitation programs, the responsible entity means the PHA administering the program under an ACC with HUD. For all other Section 8 programs, the responsible entity means the Section 8 owner.
Glossary	13	Added	Suspension: Stopping the clock on the term of a family’s voucher after the family submits a request for approval of the tenancy. If the PHA decides to allow extensions or suspensions of the voucher term, the PHA administrative plan must describe how the PHA determines whether to grant extensions or suspensions, and how the PHA determines the length of any extension or suspension. The term on the family’s voucher stops from the date the family submits a request for PHA approval of the tenancy, until the date the PHA notifies the family in writing whether the request has been approved or denied. This is also called “tolling”.
Glossary	14	Added	Veteran: A person who has served in the active military or naval service of the United States at any time and who shall have been discharged or released therefrom under conditions other than dishonorable. Violence Against Women Reauthorization Act (VAWA) of 2013. Prohibits denying admission to the program to an otherwise qualified applicant or terminating assistance on the basis that the applicant or program participant is or has been a victim of domestic violence, sexual assault, or stalking.
Intro	3	Added	Link to: HUD’s Final Rule, dated March 8, 2016, “Streamlining Administrative Regulations.” https://www.gpo.gov/fdsys/pkg/FR-2016-03-08/pdf/2016-04901.pdf Link to: Violence Against Women Reauthorization Act of 2013 https://www.gpo.gov/fdsys/pkg/BILLS-113s47enr/pdf/BILLS-113s47enr.pdf
3	6	Removed	Joint Custody of Dependents: SNRHA Policy... When more than one applicant or participant family is claiming the same dependents as family members, the family with primary custody at the time of the initial examination or reexamination will be able to claim the dependents. SNRHA will require a self-certification from the head of household who claim joint custody or temporary guardianship or proof of custody if there is a dispute. After 365 calendar days, a court awarded guardianship must be submitted. If there is a dispute about which family should claim them, SNRHA will make the determination based on available documents such as court orders.

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Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition
3	7	Updated	The exception will be when guardianship is being processed and SNRHA has documents from the courts the to verify the process has begun.
3	15 and 16	Updated	If a new adult member is added to the family, the new member’s SSN documentation must be submitted by the family at the time they are added to the household. If any member of the family obtains a previously undisclosed SSN, or has been assigned a new SSN, the documentation must be submitted within 30 90 calendar days or any approved extensions. Extensions shall not be for more than 60 additional calendar days. According to HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher Final Rule,” participants adding children under the age of six (6), SNRHA shall require a social security card be provided within 90 days from the date of move in. A detailed discussion of acceptable documentation is provided in Chapter 6.
3	22	Added	Veteran Affairs Supportive Housing (VASH) [<i>Established Acronym</i>] SNRHA shall use the DRU Sjodin National Sex Offender Public Website (NSOPW) database encouraged by HUD in PIH Notice 2012-28 at http://www.snopw.gov .
3	25	Added	Additionally, VAWA 2013, extends housing protections to survivors of sexual assault, adds “intimate partner” to the list of eligible relations covered in the definition of <i>domestic violence</i> .
5	7	Updated	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 365 120 calendar days. SNRHA must receive court awarded guardianship or custody within 365 120 calendar days or must withdraw the assistance.
5	8	Added	SNRHA shall require participants who are requesting to add family members that are minors and who are not their children by birth, or foster care, court awarded custody, or court awarded guardianship to sign SNRHA’s guardianship form certifying they have the child(ren) parent’s consent to care for the child full-time.
5	8	Removed	Interim re verification that the child is still in the unit shall be required every 180 days unless the head of household gains legal guardianship or custody of the child(ren).

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Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition
5	8	Added	<p>SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.</p> <p>SNRHA shall provide 365 day Guardianship form to extend approved visitors stay.</p>
5	15	Added	<p>Earned Income Disregard (EID) With HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” the requirements changed that families maintain continual employment in order to obtain EID benefits over a straight 24-month period. The Final Rule removes this requirement for continuous employment and benefits now applies for a straight 24 month period, with a clear start and end date, irrespective of whether a family maintains continual employment during the 24 months period. SNRHA shall not track start and stop time of employments but shall track start date, the 12-month date (on which the amount of the disregard may change from 100 percent to not less than 50% of earned income) and the 24-month end date. For families enrolled prior to the effective date of this regulation (March 8, 2016) the previous requirement shall continue.</p>
5	16	Updated	<p><i>Initial 12-Month Exclusion</i> During the initial 12-month exclusion period, the full amount (100 percent) of any increase in income attributable to new employment or increased earnings is excluded. The 12 months are cumulative and need not be consecutive. <u>SNRHA Policy</u> The initial EID exclusion period will begin on the first of the month following the date an eligible member of a qualified family is first employed or first experiences an increase in earnings whether the family reports the earnings or not.</p> <p><i>Second 12-Month Exclusion and Phase-In</i> During the second 12-month exclusion period, the exclusion is reduced to half (50 percent) of any increase in income attributable to employment or increased earnings. The 12 months are cumulative and need not be consecutive.</p>
5	16	Updated	<p><i>Lifetime Limitation</i> The EID has a four two-year (48 24 month) lifetime maximum. The four two-year eligibility period begins at the same time the initial exclusion period begins and ends 48 24 months later. The one-time eligibility for the EID applies even if the eligible individual</p>

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			<p>begins to receive assistance from another housing agency, if the individual moves between public housing and Section 8 assistance, or if there are breaks in assistance.</p> <p><u>SNRHA Policy</u> During the 48-month eligibility period, SNRHA will schedule and conduct an interim reexamination each time there is a change in the family member's annual income that affects or is affected by the EID (e.g., when the family member's income falls to a level at or below his/her prequalifying income, when one of the exclusion periods ends, and at the end of the lifetime maximum eligibility period). Any changes to the family income or composition must still be reported by the family within ten (10) calendar days of the change.</p>
5	28	Removed	They are seeking or receiving Section 8 assistance on their own—that is, apart from their parents—through the HCV program, the project-based certificate program, the project-based voucher program, or the moderate rehabilitation program.
5	31	Added	(w) Exclusion of Mandatory Education Fees from Income (Per HUD's Final Rule dated March 8, 2016.)
5	40	Added	<p><i>Utility Reimbursement...</i> 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 the frequency of Utility Reimbursement Payments (URP) for payments made to the family,</p> <ol style="list-style-type: none"> 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 utility supplier. <p>At this time, SNRHA will continue issuing monthly checks for utility reimbursement.</p>
5	43	Removed	<p>SNRHA Policy <i>Long-Term Hardship ...</i> (3) For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount excepted is equal to the expense incurred.</p>
5	50	Added	(14) Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or prospective monthly amounts or any deferred

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			Department of Veterans Affairs disability benefits that are received in a lump sum amount or prospective monthly amounts.
6	4	Updated	SNRHA shall require four (4) current and consecutive pay stubs for determining annual income from for wages. For new income sources or if there is a decrease in earned income, SNRHA will require the last two (2) consecutive current pay stubs shall be required that are consecutive or a new hire/updated letter with date of hire, wages, and hours.
6	12 and 13	Added	<p>6-I.D. THIRD-PARTY WRITTEN AND ORAL VERIFICATION Reasonable Effort and Timing.....</p> <p>With HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher Final Rule, ”</p> <p>Streamline Annual Reexaminations for Fixed Incomes:</p> <p>For families whose income consists solely of fixed sources. The final rule provides for a streamlined income determination for any fixed source of income, even if a person or a family with a fixed source of income also has a non-fixed source of income. SNRHA shall apply to a previously determined or verified source of income a cost of living adjustment (COLA) or interest rate adjustment specific to each source of income. The COLA or current interest rate must be obtained from a public source or from tenant provided third party generated documentation.</p> <p>In the absence of such verification for any source of fixed income third-party verification of income must be obtained. The final rule adopts an expanded list of fixed income sources of income. With respect to income from annuities (or other retirement benefits programs, insurance policies, disability for death benefits, or other similar types of periodic receipts) if a family member receives income from any of these sources and the income consists solely of periodic payments at a reasonable predictable level, then the income source may be considered “fixed.”</p> <p>“Family member with a fixed source of income” is defined as a family member whose income includes periodic payments at reasonable predictable levels from one or more of the following sources:</p> <ul style="list-style-type: none"> i) Social Security, Supplemental Security Income, Supplemental Disability Insurance ii) Federal, state, local, or private pension plans iii) Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other

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			similar types of periodic receipts, or iv) Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.
6	18	Added	To be consistent: 1. EIV with a minimum of four (4) consecutive current paystubs
6	23	Added	<i>VERIFICATION OF ASSETS</i> Family Assets... According to HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” SNRHA must obtain third party verification every three (3) years.
6	27	Updated	Verification of divorce or separation status will be a Certification of Marital Status form being completed by the head of household or any other adult household member, unless the family wishes to submit a formal divorce or separation document from the courts.
6	27	Added	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, or being a domestic partner as recognized in the State of Nevada (according to Senate Bill 283.)
6	27	Updated	<i>Familial Relationships</i> <u>SNRHA Policy</u> Verification of guardianship is: Court-ordered assignment Verification from social services agency, or SNRHA Self-Certification of temporary guardianship or appointment In each case above (except court assignment), SNRHA must receive a court awarded guardianship or custody documents within 365 calendar days or head of household must resign SNRHA’s documents and submit required supporting documents. Any income still earning into the household on behalf of the child would be counted. Other family relationships will be verified through birth certificates or other relevant documents. SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

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			SNRHA shall not increase bedroom size nor provide a dependent deduction, unless court ordered assignment or verification from a social service agency is received.
6	33	Updated	<p>For individuals who are at least 62 years of age and/or disabled and are unable to submit the required documentation of their SSN within the initial 60 90 calendar day period, SNRHA will grant an additional 30 calendar days to provide documentation as a reasonable accommodation.</p> <p>If any adult family member obtains a SSN after admission to the program, the new SSN must be disclosed within 60 90 calendar days.</p>
6	34	Updated	<p>6-II.C. FAMILY RELATIONSHIPS</p> <p>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 not list a spouse, they will still be required to submit a separation or , divorce decree, or SNRHA’s Certification of Absent Spouse form. Definitions of the primary household relationships are provided in the Eligibility chapter.</p> <p>Separation or Divorce <u>SNRHA Policy</u> SNRHA will require the family (head of household) to sign a Certification of Marital Status Absent Spouse to document the divorce, or separation. The family may submit a certified copy of a divorce decree, signed by a court officer, or a copy of a court ordered maintenance or other court record is required to document a separation.</p>
7	13	Added	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.
7	14	Updated	SNRHA will not issue a larger voucher due to additions of minors to the household of family members other than by birth, adoption, marriage, or court-awarded custody, or court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services. The participant must submit a court awarded guardianship within 365 calendars of when the SNRHA guardianship form was executed.
7	15	Added	SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social

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			service agency. A social service agency is defined as a Department of Family Services.
7	16	Removed	An additional bedroom shall be awarded for temporary guardianship or adding children until a court awarded guardianship is received (must be submitted within 365 calendar days) or court awarded custody.
7	16	Added	SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.
7	18	Updated	7-II.E. VOUCHER TERM, AND EXTENSIONS, AND SUSPENSIONS
7	19	Updated	Suspensions of Voucher Term [24 CFR 982.303(c)] At its discretion, SNRHA will adopt a policy to suspend the SNRHA must provide for suspension of the initial or any extended term of the voucher from the date the family submits a request for PHA approval of the tenancy until the date the PHA notifies the family in writing whether the request has been approved or denied. housing choice voucher term if the family has submitted an RFTA during the voucher term.
7	20	Updated	Additionally, SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services. SNRHA will not issue a larger voucher size due to addition of family members other than by birth, adoption, or court awarded custody or court awarded guardianship or signing SNRHA guardianship form and submitting the court awarded guardianship within 365 calendar days, unless 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.
8	2	Added	HUD Performance and Acceptability Standards HUD's performance and acceptability standards for HCV-assisted housing are provide in 24 CFR 982.401. These standards are the responsibility of the owner unless otherwise stated on the lease. In accordance with the HAP contract, Part B, 3(a): The owner must maintain the contract unit and premises in accordance with the Housing Quality Standards (HQS.)
8	6	Updated	Failure to provide or maintain family-supplied appliances (including ensuring all eyes burners on stove are operable).
8	7	Added	Family Responsibilities • Tenant may be billed for the cost of repairs made by the owner that were determined to be caused by the

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			family. Owner Responsibilities Owners are responsible for conducting intermittent inspections to ensure HQS Standards are being met.
8	10	Updated	Quality Control Inspections 24CFR 982.405 (b) HUD requires that a sample of units be re-inspected by a supervisor or other qualified individual to ensure that HQS are being enforced correctly and uniformly by all inspectors. Quality Control inspections will be performed by HQS Supervisor (HCVS), HPM Associate Deputy Directors (ADD), or assigned Senior OS for the number of units required by SEMAP.
8	12	Updated	8-II.C. ANNUAL HQS INSPECTIONS [24 CFR 982.405 (a) Final Rule Notice 6-25-2014]
8	14	Updated	All requests for extensions must be submitted in writing to the Inspections Department and approved by the HPM Housing Quality Standards (HQS) Supervisor and/or Housing Programs (HP) Management or DDHP .
8	15	Added	ENFORCING OWNER COMPLIANCE [24 CFR 982.405;982.453] If the owner fails to maintain the dwelling unit in accordance with HQS (as stated above in 8-I.B), SNRHA must take prompt and vigorous action to enforce the owner obligations.
9	2	Added	To be consistent: A Valid State-issued Business License, if applicable
9	7	Removed	Term of Assisted Tenancy The initial term of the assisted dwelling lease must be for at least one (1) year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract. Exceptions are allowed for VASH participants.
9	8	Removed	SNRHA Policy SNRHA will not approve an initial lease term of less than one (1) year except for VASH participants.
9	13	Removed	Owners must provide the current address of their residence (not a Post Office box). If families lease properties owned by relatives, other than those prohibited under HUD regulations, the owner's current address will be compared to the subsidized unit's address. The owner must have a different address than the assisted unit.
9	14	Updated	Extensions of Tenancy after Initial Notice to Vacate: If a family should request to extend tenancy beyond the initial date of vacate approved by the participant and owner/agent, both parties must sign a written extension of the vacate date and submit this document to SNRHA prior to the expiration of the original vacate notice. The document must include a new vacate date and the tenancy may not extend beyond the expiration date of the reissued voucher. Only one (1) extension will be granted by SNRHA to extend the vacate date. The participant must be occupying the unit during the time

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			of extension request.
10	2	Updated	SNRHA has terminated the assisted lease HAP contract for the family's unit for the owner's breach [24 CFR 982.3154(b)(1)(i)].
10	3	Updated	<i>Insufficient Funding</i> SNRHA may deny a family permission to move if SNRHA does not have sufficient funding for continued assistance [24 CFR 982.3154(e)(1)].
10	4	Updated	Restrictions on Elective Moves [24 CFR 982.3154(c)]
10	5	Updated	<p>10-I.C. MOVING PROCESS</p> <p>Notification</p> <p>If a family wishes to move to a new unit, the family must notify SNRHA and the owner before moving out of the assisted unit or terminating the lease on notice to the owner [24 CFR 982.3154(d)(2)]. If the family wishes to move to a unit outside SNRHA's jurisdiction under portability, the notice to SNRHA must specify the area where the family wishes to move [24 CFR 982.3154(d)(2), Notice PIH 2004-12 2012-42]. The notices must be in writing [24 CFR 982.5].</p> <p>The intent to Vacate Notice must be signed and dated by both parties with an effective date. All extensions An extension of this notice must also be signed and dated by both parties and submitted to SNRHA. prior to the original vacate date and submitted to SNRHA prior to the vacate date.</p>
10	6	Updated	<p>Notice Requirements</p> <p>Briefing sessions emphasize the family's responsibility to give the owner and SNRHA proper written notice of any intent to move. The family must give the owner the required number of days' notice of their intent to vacate as specified in the lease in writing or a 30-day written notice when not specified in the lease. The family must give a copy to SNRHA simultaneously utilizing SNRHA's "Vacate Notice." This notice must be signed by both parties; or if the owner refuses to sign, and the participant can provide SNRHA proof of their attempts to notify their owner by submitting a copy of their mailed Vacate Notice and a copy of their certified mail receipt. Therefore, the family must be and are otherwise eligible to move and a moving voucher will be issued.</p>
10	7 and	Updated	According to HUD Final Rule on Streamlining Portability, published March 28, 2012, and revised August 20, 2015 (effective September 21, 2015); the following applies to the entire HCV program and is not limited to

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	8		<p>families exercising portability:</p> <p>Mandatory Voucher Suspension: The rule requires suspension or “tolling” of the voucher term upon a family’s submission of a Request for Tenancy Approval (RFTA.) Under the current rule, suspension is optional. The mandatory suspension begins when the family submits the RFTA and ends when the family is notified in writing of the approval or denial of the tenancy by using the Notice of Cancellation of RFTA form.</p> <p>Briefing Requirements: The final rule requires the benefits of living in low poverty census tracts must be explained to all families, including those who currently live in higher poverty areas. The required explanation of how portability works must now be given to all families, not just those who are eligible to exercise portability on initial voucher issuance.</p> <p>HUD’s Final Rule indicates the major changes to existing portability requirements and processes include:</p> <p>Notification of Insufficient Funding: The rule adds a requirement that PHA’s must notify the HUD field office within 10 business days of denying a move under portability due to insufficient funding.</p> <p>Voucher Term: The voucher issued by the Receiving PHA (RHA) must have an expiration date at least 30 days after the expiration date of the voucher issued by the Initial PHA (IHA.) While the RHA may provide additional search time according to its existing policies, the billing deadline of 90 days after the expiration of the IHA’s voucher remains in effect.</p> <p>Administrative Fees: The final rule provides the administrative fee for portability is the lesser of 80 percent of the IHA’s administrative fee (prorated if applicable) or 100 percent of the RHA’s administrative fee. In no event will the RHA receive more than its own administrative fee.</p> <p>Rescreening: The preamble to the rule states that RHAs “should be allowed” to apply their own screening standards to incoming portable families, and information on how rescreening may affect a family’s assistance should be included in the briefing packet. HUD did not make any regulatory changes supporting this guidance. SNRHA shall rescreen all incoming portability clients in accordance with its screening Policies.</p>
10	8	Updated	<p>10-II.B. INITIAL PHA ROLE</p> <p>Allowable Moves under Portability</p> <p>A family may move with voucher assistance only to an area where there is at least one PHA administering a voucher program [24 CFR 982.353(b)]. If there is more than one PHA in the area, the initial PHA may choose the receiving PHA [24 CFR 982.355(b)]. The initial PHA provides the family with the contact information for the receiving PHAs that serve the area, and the family selects the receiving PHA. The family must inform the initial PHA which PHA it has selected. If the family prefers not to select the receiving PHA, the initial PHA will select the receiving PHA on behalf of the family (24 CFR 982.255(b)).</p>

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10	9	Added	<p><i>Applicant Families</i> Under HUD regulations, most applicant families qualify to lease a unit outside the PHA’s jurisdiction under portability. However, HUD gives SNRHA discretion to deny a portability move by an applicant family for the same two reasons that it may deny any move by a participant family: insufficient funding and grounds for denial or termination of assistance. If a PHA intends to deny a family permission to move under portability due to insufficient funding, the PHA must notify HUD within 10 business days of the determination to deny the move [24 CFR 982.355(e)].</p>
10	9	Added	<p>SNRHA Policy In determining whether or not to deny an applicant family permission to move under portability because SNRHA lacks sufficient funding or has grounds for denying assistance to the family, the initial SNRHA will follow the policies established in section 10-I.B of this chapter. If the PHA does deny the move due to insufficient funding, the PHA will notify HUD in writing within 10 business days of the PHA’s determination to deny the move.</p>
10	9	Removed	<p>SNRHA will consider exceptions to this policy for purposes of reasonable accommodation (see Chapter 2). However, any exception to this policy is subject to the approval of the receiving PHA [24 CFR 982.353 (e)(3)].</p>
10	10	Updated	<p><i>Applicant Families</i> An applicant family may lease a unit in a particular area under portability only if the family is income eligible for admission to the voucher program in that area [24 CFR 982.353(ed)(3)]. The family must specify the area to which the family wishes to move [2004-12 2012-42 24 CFR 982.355(c)(1)].</p>
10	10 and 11	Added	<p><i>Briefing</i> SNRHA will provide the name, address, and phone of the contact for the PHA in the jurisdiction to which they wish to move. If there is more than one PHA with jurisdiction over the area to which the family wishes to move, the PHA will advise the family that the family must select the receiving PHA and notify the initial PHA of which receiving PHA was selected. The PHA will further inform the family that if the family prefers not to select the receiving PHA, the initial PHA will select the receiving PHA on behalf of the family.</p> <p>SNRHA will advise the family that they will be under the PHA RHA’s policies and procedures, including screening, subsidy standards, and voucher extension policies, and payment standards. Staff will assist the family with making contact with the PHA in the jurisdiction of their choice.</p>

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Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition
10	11	Updated	To receive or continue receiving assistance under the initial PHA's voucher program, a family that moves to another PHA's jurisdiction under portability must be under HAP contract in the receiving PHA's jurisdiction within 60 90 calendar days following the expiration date of the initial PHA's voucher term (including any extensions).
10	12	Updated	Initial Contact with the Receiving PHA After approving a family's request to move under portability, the initial PHA must promptly notify the receiving PHA via email or other confirmed delivery method to expect the family [24 CFR 982.355(c)(23), 24 CFR 982.355(c)(7)]. This means that the initial PHA must contact the receiving PHA directly on the family's behalf [Notice PIH 2004-12]. The initial PHA must also advise the family how to contact and request assistance from the receiving PHA [24 CFR 982.355(c)(26)].
10	13	Updated	Initial Billing Deadline [Notice PIH 2012-42, Letter to Executive Directors 9-15-15] When SNRHA sends form the HUD 52665 to the receiving PHA, It specifies in Part I the deadline by which it must receive the initial billing notice from the receiving PHA. This The deadline for submission of initial billing is 60 90 calendar days following the expiration date of the voucher issued to the family by the initial PHA.
10	13	Updated	SNRHA Policy If SNRHA has not received an initial billing notice from the receiving PHA by the deadline specified on form the HUD form 52665 within 90 days of expiration of the IHA's voucher
10	13	Added	Monthly Billing Payments [24 CFR 982.355(e), Notice PIH 2012-42] If the receiving PHA is administering the family's voucher, the receiving PHA bills the initial PHA for housing assistance payments and administrative fees. When reimbursing for administrative fees, the initial PHA must promptly reimburse the receiving PHA for the lesser of 80 percent of the initial PHA ongoing administrative fee or 100 percent of the receiving PHA's ongoing administrative fee for each program unit under contract on the first day of the month for which the receiving PHA is billing the initial PHA under portability. If the administrative fees are prorated for the HCV program, the proration will apply to the amount of the administrative fee for which the receiving PHA may bill [24 CFR 982.355(e)(2)].

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10	14 and 15	Updated	<p>Denial or Termination of Assistance [24 CFR 982.355(c)(17)] If SNRHA has grounds for denying or terminating assistance for a portable family that has not been absorbed by the receiving PHA, SNRHA may act on those grounds at any time. At any time, either the initial PHA or the receiving PHA may make a determination to deny or terminate assistance with the family in accordance with 24 CFR 982.552 and 24 CFR 982.553. (For SNRHA policies on denial and termination, see Chapters 3 and 12, respectively.)</p>
10	15	Updated	<p>10-II.C. RECEIVING PHA ROLE If a family has a right to lease a unit in the receiving PHA’s jurisdiction under portability, the receiving PHA must provide assistance for the family [24 CFR 982.355(10)]. HUD may determine in certain instances that a PHA is not required to accept incoming portable families, such as a PHA in a declared disaster area. However, the PHA must have approval in writing from HUD before refusing any incoming portable families [24 CFR 982.355(b)]. Administration of the voucher must be in accordance with the receiving PHA’s policies. This requirement also applies to policies of Moving to Work agencies. The receiving PHA procedures and preferences for selection among eligible applicants do not apply to the family, and the receiving PHA waiting list is not used [24 CFR 982.355(c)(10)]. The receiving PHA’s procedures and preferences for selection among eligible applicants do not apply, and the receiving PHA’s waiting list is not used [24 CFR 982.355(10)]. The family’s unit, or voucher, size is determined in accordance with the subsidy standards of the receiving PHA [24 CFR 982.355(c)(12)], and the amount of the family’s housing assistance payment is determined in the same manner as for other families in the receiving PHA’s voucher program receiving PHA’s policies on extensions of the voucher term apply [24 CFR 982.355 (c)(14)].</p>
10	15	Added	<p>Responding to Initial PHA’s Request [24 CFR 982.355(c)] The receiving PHA must respond via e-mail or other confirmed delivery method to the initial PHA’s inquiry to determine whether the family’s voucher will be billed or absorbed [(24 CFR 982.355(c)(3)]. If the receiving PHA informs the initial PHA that it will be absorbing the voucher, the receiving PHA cannot reverse its decision at a later date without consent of the initial PHA (24 CFR 982.355(c)(4)).[Notice PIH 2012-42]. <u>SNRHA Policy</u> SNRHA will use e-mail, when possible, to notify the initial PHA whether it will administer or absorb the family’s voucher.</p>

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Chapter	Page	Added, Removed, or Updated	Summary of Change or Addition
10	15	Updated	<p>Initial Contact with Family When a family moves into SNRHA’s jurisdiction under portability, the family is responsible for promptly contacting SNRHA and complying with SNRHA’s procedures for incoming portable families [24 CFR 982.355 (e)(3)]. The family’s failure to comply may result in denial or termination of the receiving PHA’s voucher [24 CFR 982.355 (c)(8)].</p> <p>If the voucher issued to the family by the initial PHA has expired, the receiving SNRHA does not process the family’s paperwork but instead refers the family back to the initial PHA must contact the initial PHA to determine if it will extend the voucher [24 CFR 982.355 (c)(13)].</p>
10	16	Added	SNRHA will allow a one-on-one (1-on-1) briefing only as a reasonable accommodation which must be requested in writing from the applicant/participant and approved by SNRHA’s HP management. This also applies for clients needing LEP for languages other than a language provided by staff at general briefings.
10	16	Updated	<p>Income Eligibility and Reexamination HUD allows the receiving SNRHA to conduct its own income reexamination of a portable family [24 CFR 982.355(e)(4)]. However, SNRHA may not delay voucher issuance or unit approval until the reexamination process is complete unless the reexamination is necessary to determine that an applicant family is income eligible for admission to the program in the area where the family wishes to lease a unit [PIH Notice 2012-42]. SNRHA does not redetermine income eligibility for a portable family that was already receiving assistance in the initial PHA’s voucher program [24 CFR 982.355(c)(9)]. If the receiving PHA opts to conduct a new reexamination for a current participant family, the receiving PHA may not delay issuing the family a voucher or otherwise delay approval of a unit [24 CFR 982.355(c)(11)].</p>
10	17	Updated	<p>Voucher Term The term of SNRHA’s voucher may not expire before the term 30 calendar days from the expiration date of the initial PHA’s voucher [24 CFR 982.355(c)(13)].</p> <p><u>SNRHA Policy</u> SNRHA’s voucher will expire 30 calendar days from the expiration on the same date as of the initial PHA’s voucher.</p>
10	17	Updated	<p>Voucher Extensions [24 CFR 982.355(c)(14), Notice 2012-42] SNRHA may provide additional search time to the family beyond the expiration date of the initial PHA’s voucher, however, if it does so, Once the receiving PHA issues the portable family a voucher, the receiving PHA’s policies on extensions of the voucher term apply. The receiving PHA It must inform the initial PHA of the any extension granted to the term of the voucher. It must also bear in mind the billing deadline provided by the initial PHA. Unless willing and able to absorb the family, SNRHA should ensure that any</p>

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			voucher expiration date would leave sufficient time to process a request for tenancy approval, execute a HAP contract, and deliver the initial billing to the initial PHA.
10	18	Added	<i>Voucher Suspensions [24 CFR 982.303, 24 CFR 982.355(c)(15)]</i> If the family submits a request for tenancy approval during the term of the receiving PHA’s voucher, the PHA must suspend the term of that voucher. The term of the voucher stops from the date that the family submits a request for PHA approval of the tenancy until the date the PHA notifies the family in writing whether the request has been approved or denied [24 CFR 982.4(b)] (see Section 5-II.E).
10	18 and 19	Added	<i>Portability Billing [24 CFR 982.355(e)]</i> To cover assistance for a portable family that was not absorbed, the receiving PHA bills the initial PHA for housing assistance payments and administrative fees. The amount of the housing assistance payment for a portable family in the receiving PHA’s program is determined in the same manner as for other families in the receiving PHA’s program. The receiving PHA may bill the initial PHA for the lesser of 80 percent of the initial PHA’s ongoing administrative fee or 100 percent of the receiving PHA’s ongoing administrative fee for each program unit under contract on the first day of the month for which the receiving PHA is billing the initial PHA under portability. If the administrative fees are prorated for the HCV program, the proration will apply to the amount of the administrative fee for which the receiving PHA may bill (i.e., the receiving PHA may bill for the lesser of 80 percent of the initial PHA’s prorated ongoing administrative fee or 100 percent of the receiving PHA’s ongoing administrative fee). If both PHAs agree, the PHAs may negotiate a different amount of reimbursement. <u>SNRHA Policy</u> Unless the PHA negotiates a different amount of reimbursement with the initial PHA, the PHA will bill the initial PHA the maximum amount of administrative fees allowed, ensuring any administrative fee proration has been properly applied.
11	1	Added	With HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” SNRHA may implement tri-annual reexaminations (or once every three [3] years.) SNRHA will continue to conduct annual reexaminations at this time.
11	3	Updated	If adding a new family member due to birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency pregnancy or adoption by the head-of-head to the unit causes overcrowding according to the Housing Quality Standards (HQS) (see Chapter 8), SNRHA must issue the family a new voucher, and the family must try to find an acceptable unit as soon as possible.

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11	4	Updated	SNRHA will not increase the voucher size when adding other adults shall not be provided when adding other adults to the family that are 18 or older or children that are not foster youth. SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social a service agency. A social services agency is defined as a Department of Family Services. or children that are not foster youth or children for which the family has not signed SNRHA’s guardianship form and submitted the required court awarded guardianship within 365 calendar days.
11	10	Updated	<u>SNRHA Policy</u> If a family reports a change that would result in an increase in the family share of the rent, but will not go into affective effect until the annual date, SNRHA will note the information in the tenant file, and send a no change letter. If a family reports a change that it was not required to report and that would result in a decrease in the family share of rent, SNRHA will conduct an interim reexamination. See Section 11-II.D. for effective dates.
11	11	Added	SNRHA will accept required documentation by mail, fax, e-mail , or in person.
12	4	Removed	...record of convictions, arrests , or evictions... ... A conviction will be given more weight than an arrest .
12	6	Removed	For purposes of this section, criminal record includes arrests and convictions.
12	7	Removed	...and must demonstrate that they have not incurred any new arrests and/or convictions for a minimum period of one (1) year from the date of their last date of completion of their sentence.
12	8	Removed	Persons with arrest or convictions of one of the following offenses... Persons with arrest or convictions of one of the following offenses... (Five years from the date of arrest or conviction: Persons arrested or convicted of <i>Drug-related criminal activity</i> , ...
12	9	Removed	Five years from the date of arrest or conviction: Persons arrested or convicted of...
12	10	Removed	Any conviction for drug-related or violent criminal activity within the past 5 years. Any arrests for drug-related or violent criminal activity within the past 5 years. ... A conviction for drug related or violent criminal activity will be given more weight than an arrest for such activity, if the arrest did not occur within one year of the date of the admission or port in. ... Persons with arrest or convictions of one of the following offenses....

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12	11	Removed	Gross Misdemeanor Arrests or Convictions Persons with gross misdemeanor arrests or convictions for the offenses listed....
12	12	Removed	Misdemeanor Arrests or Convictions Persons with misdemeanor arrests or convictions, for the offenses...
12	13	Removed	Other Felony Criminal Convictions/Last Arrest ...for offenses other than those referenced above, shall be barred from admission for the time periods listed and must demonstrate that they have not incurred any new arrests and/or convictions for a minimum period of one (1) year from the last date of their sentence.
12	14	Updated	Confidentially of Criminal Records... All criminal reports, while needed by the HPM Director of Housing Programs (DHP) or their designee for screening for criminal behavior, will be housed in a locked file cabinet with access restricted to individuals responsible for such screening.
12	17	Removed	SNRHA will consider all credible evidence, including but not limited to, any record of arrests, convictions, or eviction of household members related to the use of illegal drugs or abuse of alcohol. ... SNRHA will consider all credible evidence, including but not limited to, any record of arrests and/or convictions of household members related to ...
12	18	Updated	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, to any PHA in connection with the HCV Certificate, Project based HCV Moderate Rehabilitation or public housing programs, 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.
12	19	Removed	Fails to take immediate possession of the unit after the execution of a contract unless written approval has been given by SNRHA. Immediate is defined as within 15 calendar days of the date that the unit has passed the initial HQS inspection.
12	21	Removed	This includes persons arrested or convicted of felony crimes that have warrants issued for their arrest that are unresolved or persons found to have committed criminal acts that result in felony convictions for at least five years from the date of the conviction.
12	24	Updated	HUD Veteran Affairs Supportive Housing (VASH) families and Family Unification Program (FUP) families...

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12	25	Removed	...regardless of whether the household member has been arrested or convicted [24 CFR 9682.553(c)].
12	31	Updated	<i>Evidence of Criminal Activity</i> The owner may terminate tenancy and evict by judicial action a family for criminal activity by a covered person if the owner determines they have engaged in the criminal activity, regardless of arrest or conviction and without satisfying the standard of proof used for a criminal conviction, except in certain incidents where the criminal activity directly relates to domestic violence, dating violence, sexual assault, or stalking and the tenant or an immediate member of the tenant's family an affiliated individual is the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking. (See Section 12-II.E.).
13	4	Updated	13-I.C. OWNER RESPONSIBILITIES [24 CFR 982.452, Pub.L. 109-162] The basic owner responsibilities in the HCV program are outlined in the regulations as follows: Complying with Performing all of the owner's obligations under the Housing Assistance Payments (HAP) contract and the lease
13	5	Updated	Making Allowing reasonable modifications to a dwelling unit occupied or to be occupied by a disabled person [24 CFR 100.203]
13	17	Added	The new owner must complete any changes utilizing SNRHA's Landlord Portal by accessing the website at www.snrha.org. SNRHA will not accept hand-carried, faxed, or mailed documents.
14	4	Added	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.
14	10	Removed	A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under SNRHA's subsidy standards, or the SNRHA determination to deny the family's request for exception from the standards
14	16	Updated	<i>SNRHA Notice of Final Decision [24 CFR 982.555(f)]</i> SNRHA is not bound by the decision of the hearing officer for matters in which SNRHA is not required to provide an opportunity for a hearing, decisions that exceed the authority of the hearing officer, decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State or local laws.

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			<p>The Executive Director may overturn the decision of the hearing officer. HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” states the Hearing Officer’s decision will be binding on the PHA unless SNRHA’s Board of Commissioners determines that:</p> <ol style="list-style-type: none"> (1) The grievance does not concern PHA actions or failure to act in accordance with or involving the complainant’s rights, duties, welfare, or status; or (2) The decision of the hearing officer is contrary to applicable Federal, State, local laws, HUD regulations, or requirement of the annual contribution contract between HUD and the PHA. <p>A decision by the hearing officer or a member of the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part will not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceeding, which may thereafter be brought in the matter.</p>
14	19 and 20	Updated	<p><i>Recording of the Hearing</i> The family is entitled to have the hearing recorded by audiotape at their expense. SNRHA may, but is not required to, provide a transcript of the hearing. SNRHA Policy – SNRHA will not provide a transcript of an audio taped hearing. HUD’s Final Rule dated March 8, 2016, entitled “Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule,” states the hearing officer must maintain a log of all hearings. HUD shall provide the details of that log at a future date and SNRHA shall ensure compliance. HUD has also clarified that any party may obtain a copy of the hearing transcript at their own expense. Therefore, SNRHA shall ensure all hearings are taped. The Hearing Officer’s decision will be binding on the PHA unless SNRHA’s Board of Commissioners determines that:</p> <ol style="list-style-type: none"> (1) The grievance does not concern PHA actions or failure to act in accordance with or involving the complainant’s rights, duties, welfare, or status; or (2) The decision of the hearing officer is contrary to applicable Federal, State, local laws, HUD regulations, or requirement of the annual contribution contract between HUD and the PHA. <p>A decision by the hearing officer or a member of the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part will not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceeding, which may thereafter be brought in the matter. Per HUD’s Final Rule, hearings may not be postponed more than (5) five business days and all parties must be advised.</p>

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14	22	Added	Repayment Agreement [24 CFR 792.103].... Change of Head of Household (HoH)... In the event the HoH changes, and in order to retain the voucher and subsidy, the debt will be incurred by the new HoH. The new HOH will resign a repayment agreement with the incurred current balance.
14	32	Added	PART VIII: DETERMINATION OF INSUFFICIENT FUNDING 14-VIII.A. OVERVIEW The HCV regulations allow SNRHA to deny families permission to move (which includes portability) and to terminate Housing Assistance Payments (HAP) contracts if funding under the consolidated ACC is insufficient to support continued assistance [24 CFR 982.3154(e)(1) and 982.454]. If a PHA denies a family a portability move based on insufficient funding, SNRHA is required to notify the local HUD office within 10 business days [24 CFR 982.354]. Insufficient funding may also impact SNRHA’s ability to issue vouchers to families on the waiting list.
17	6	Updated	SNRHA-owned Units [24 CFR 983.51(e) and, 983.59, and Notice PIH 2015-05] 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. the initial contract rent must be approved by an independent entity based on an appraisal by a licensed, state-certified appraiser.
17	10	Updated	Exceptions to 25 Percent per Project Cap [24 CFR 983.56(b)] <u>SNRHA Policy</u> : SNRHA will not provide PBV assistance for excepted units. Supportive services include services such as employment and training, counseling, case management, financial, and social services, or other services as deemed appropriate for the population served, provided by SNRHA or other public or private agencies. At least one member of each family must participate in at least one session of a provided service.
17	11	Updated	Promoting Partially-Assisted Projects [24 CFR 983.56(c)] <u>SNRHA Policy</u> : SNRHA will not provide assistance for excepted units. Beyond that, SNRHA will not impose any further cap on the number of PBV units assisted per project. Supportive services include services such as employment and training, counseling, case management, financial, and social services, or other services as deemed appropriate for the population served, provided by SNRHA or other public or private agencies. At least one member of each family must participate in at least one session of a provided service.
17	15	Added	Project Based Annual Inspections [24 CFR 983.103(d)], If more than 20 percent of the annual sample of inspected contract units in a building fails the initial inspection, SNRHA must reinspect 100 percent of the

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			contract units in the building. SNRHA shall limit contributions of vouchers to no more than 75% of all units within a new development.
17	16	Added	<p>17-IV.B. AGREEMENT TO ENTER INTO HAP CONTRACT</p> <p>In order to offer PBV assistance in rehabilitated or newly constructed units, SNRHA must enter into an agreement to enter into HAP contract (Agreement) with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(ab)]. The PHA may not enter into an Agreement if commencement of construction or rehabilitation has commenced after proposal submission [24 CFR 983.152(c)]. Construction begins when excavation or site preparation (including clearing of the land) begins for the housing. Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.</p>
17	24	Added	SNRHA will also establish and manage separate waiting lists for the following Rental Assistance Demonstration (RAD) Program conversion to PBV assistance properties:
17	39 and 40	Added	<p>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 the frequency of utility reimbursement payments (URP) for payments made to the family,</p> <ol style="list-style-type: none"> 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 utility supplier. At this time, SNRHA will continue issuing monthly checks for utility reimbursement.
18	All	Added	<p>Added Footer:</p> <p>© Copyright 2016 Nan McKay & Associates, Inc. 18-1 Admin Plan June 2016 Unlimited copies may be made for internal use.</p>
18	3	Updated	<p>PROGRAM SIZE</p> <p>The minimum program size for the FSS Program of Southern Nevada Regional Housing Authority (SNRHA is 328 140 mandatory slots as of February 2016. 17 open mandatory PH slots and 196 voluntary slots (as of January 1, 2015.)</p>
	4	Updated	<p>ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:</p> <p>SNRHA owns 2,870 2,882 Public Housing units and administers 11,013 Housing Choice Vouchers which together provide housing assistance to over 32,600 residents.</p>

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Chapter 12

DENIAL OF ASSISTANCE AND TERMINATION OF ASSISTANCE AND TENANCY

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MSA	Metropolitan Statistical Area (established by the U.S. Census Bureau)
MTCS	Multi-family Tenant Characteristics System (now the Form HUD-50058 sub-module of the PIC system)
MTW	Moving to Work
NOFA	Notice of Funding Availability
OIG	Office of Inspector General
OMB	Office of Management and Budget
PHA	Public Housing Agency
PIC	PIH Information Center
PIH	(HUD Office of) Public and Indian Housing
PS	Payment Standard
QC	Quality Control
QHWRA	Quality Housing and Work Responsibility Act of 1998 (also known as the Public Housing Reform Act)
REAC	(HUD) Real Estate Assessment Center
RFP	Request for Proposals
RFTA	Request for Tenancy Approval
RIGI	Regional Inspector General for Investigation (handles fraud and program abuse matters for HUD at the regional office level)
SEMAP	Section Eight (8) Management Assessment Program
SRO	Single Room Occupancy
SSA	Social Security Administration
SSI	Supplemental Security Income
TANF	Temporary Assistance for Needy Families
TBRA	Tenant Based Rental Assistance
TPV	Tenant Protection Vouchers
TR	Tenant Rent
TTP	Total Tenant Payment
UA	Utility Allowance
UIV	Upfront Income Verification
URP	Utility Reimbursement Payment
VASH	Veteran Affair Supportive Housing
VAWA	Violence Against Women Reauthorization Act of 2005
VMS	Voucher Management System

Reasonable rent. A rent to owner that is not more than rent charged: (1) For comparable units in the private unassisted market; and (2) For comparable unassisted units in the premises.

Reasonable Accommodation. A change, exception, or adjustment to a rule, policy, practice or service to allow a person with disabilities to fully access the PHA's programs or services.

Receiving PHA. In portability: A PHA that receives a family selected for participation in the tenant-based program of another PHA. The receiving PHA issues a voucher and provides program assistance to the family.

Recertification. Sometimes called reexamination. The process of securing documentation of total family income used to determine the rent the tenant will pay for the next 12 months if there are no additional changes to be reported.

Remaining Member of Tenant Family. The person left in assisted housing who may or may not normally qualify for assistance on their own circumstances (i.e., an elderly spouse dies, leaving widow age 47 who is not disabled).

Rent to owner. The total monthly rent payable to the owner under the lease for the unit (also known as contract rent). Rent to owner covers payment for any housing services, maintenance and utilities that the owner is required to provide and pay for.

Residency Preference. A PHA preference for admission of families that reside anywhere in a specified area, including families with a member who works or has been hired to work in the area ("residency preference area").

Residency Preference Area. The specified area where families must reside to qualify for a residency preference.

Responsible entity. For the public housing and the Section 8 tenant-based assistance, project-based voucher assistance, and moderate rehabilitation programs, the responsible entity means the PHA administering the program under an ACC with HUD. For all other Section 8 programs, the responsible entity means the Section 8 owner.

Secretary. The Secretary of Housing and Urban Development.

Section 8. Section 8 of the United States Housing Act of 1937.

Section 8 covered programs. All HUD programs which assist housing under Section 8 of the 1937 Act, including Section 8 assisted housing for which loans are made under section 202 of the Housing Act of 1959.

Section 214. Section 214 of the Housing and Community Development Act of 1980, as amended

Section 214 covered programs is the collective term for the HUD programs to which the restrictions imposed by Section 214 apply. These programs are set forth in 24 CFR §5.500.

Security Deposit. A dollar amount (maximum set according to the regulations) which can be used for unpaid rent or damages to the owner upon termination of the lease.

Set-up charges. In a manufactured home space rental: Charges payable by the family for assembling, skirting and anchoring the manufactured home.

Shared housing. A unit occupied by two or more families. The unit consists of both common space for shared use by the occupants of the unit and separate private space for each assisted family. A special housing type: see §982.615 to §982.618.

Single Person. A person living alone or intending to live alone.

Single room occupancy housing (SRO). A unit that contains no sanitary facilities or food preparation facilities, or contains either, but not both, types of facilities. A special housing type: see §982.602 to §982.605.

Social Security Number (SSN). The nine-digit number that is assigned to a person by the Social Security Administration and that identifies the record of the person's earnings reported to the Social Security Administration. The term does not include a number with a letter as a suffix that is used to identify an auxiliary beneficiary.

Special admission. Admission of an applicant that is not on the PHA waiting list or without considering the applicant's waiting list position.

Special housing types. See subpart M of part 982. Subpart M states the special regulatory requirements for: SRO housing, congregate housing, group homes, shared housing, cooperatives (including mutual housing), and manufactured homes (including manufactured home space rental).

Specified Welfare Benefit Reduction. Those reductions of welfare benefits (for a covered family) that may not result in a reduction of the family rental contribution. A reduction of welfare benefits because of fraud in connection with the welfare program, or because of welfare sanction due to noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

Spouse. The marriage partner of the head of household.

Stalking. To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

State Wage Information Collection Agency (SWICA). The state agency, including any Indian tribal agency, receiving quarterly wage reports from employers in the state, or an alternative system that has been determined by the Secretary of Labor to be as effective and timely in providing employment-related income and eligibility information.

Subsidy standards. Standards established by a PHA to determine the appropriate number of bedrooms and amount of subsidy for families of different sizes and compositions.

Suspension. Stopping the clock on the term of a family's voucher after the family submits a request for approval of the tenancy. If the PHA decides to allow extensions or suspensions of the voucher term, the PHA administrative plan must describe how the PHA determines whether to grant extensions or suspensions, and how the PHA determines the length of any extension or suspension. The term on the family's voucher stops from the date the family submits a request for PHA approval of the tenancy, until the date the PHA notifies the family in writing whether the request has been approved or denied. This practice is also called "tolling".

Tax Credit Rent. With regard to certain tax credit units, the rent charged for comparable units of the same bedroom size in the building that has receive low-income housing tax credits but do not have any additional rental assistance (e.g. tenant-based voucher assistance).

Tenancy Addendum. For the Housing Choice Voucher Program, the lease language required by HUD in the lease between the tenant and the owner.

Tenant. The person or persons (other than a live-in aide) who executes the lease as lessee of the dwelling unit.

Tenant rent to owner. See “Family rent to owner”.

Term of Lease. The amount of time a tenant agrees in writing to live in a dwelling unit.

Total Tenant Payment (TTP). The total amount the HUD rent formula requires the tenant to pay toward rent and utilities.

Unit. Residential space for the private use of a family. The size of a unit is based on the number of bedrooms contained within the unit and generally ranges from zero (0) bedrooms to six (6) bedrooms.

Utility allowance. If the cost of utilities (except telephone) and other housing services for an assisted unit is not included in the tenant rent but is the responsibility of the family occupying the unit, an amount equal to the estimate made or approved by a PHA or HUD of the monthly cost of a reasonable consumption of such utilities and other services for the unit by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

Utility reimbursement. In the voucher program, the portion of the housing assistance payment which exceeds the amount of rent to owner.

Utility hook-up charge. In a manufactured home space rental: Costs payable by a family for connecting the manufactured home to utilities such as water, gas, electrical and sewer lines.

Very Low Income Family. A low-income family whose annual income does not exceed 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than 50% of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes. This is the income limit for the housing choice voucher program.

Veteran. A person who has served in the active military or naval service of the United States at any time and who shall have been discharged or released therefrom under conditions other than dishonorable.

Violence Against Women Reauthorization Act (VAWA) of 2013. Prohibits denying admission to the program to an otherwise qualified applicant or terminating assistance on the basis that the applicant or program participant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.

Violent criminal activity. Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.

Voucher (Housing Choice Voucher). A document issued by a PHA to a family selected for admission to the housing choice voucher program. This document describes the program and the procedures for PHA approval of a unit selected by the family. The voucher also states obligations of the family under the program.

<p>HUD-50058 Instruction Booklet http://portal.hud.gov/hudportal/documents/huddoc?id=50058i.pdf</p>
<p>HUD Final Rule, Streamlining Administrative Regulations https://www.gpo.gov/fdsys/pkg/FR-2016-03-08/pdf/2016-04901.pdf</p>
<p>Joint Statement of the Department of Housing and Urban Development and the Department of Justice, issued May 17, 2004 http://www.hud.gov/offices/fheo/library/huddojstatement.pdf</p>
<p>Notice of Guidance to Federal Assistance Recipients Regarding Title VI Prohibition Affecting Limited English Proficient Persons, published December 19, 2003 http://www.hud.gov/offices/fheo/promotingfh/FederalRegistepublishedguidance.pdf</p>
<p>Notice PIH 2012-10, Verification of Social Security Numbers (SSNs) and Supplemental Security Income (SSI) Benefits; and Effective Use of the Enterprise Income Verification (EIV) System's Identity Verification Report http://portal.hud.gov/huddoc/pih2012-10.pdf</p>
<p>Notice PIH 2010-19, Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System http://www.hud.gov/offices/pih/publications/notices/10/pih2010-19.pdf</p>
<p>Notice PIH 2010-26 (HA), Nondiscrimination and Accessibility Notice http://www.hud.gov/offices/pih/publications/notices/10/pih2010-26.pdf</p>
<p>OMB Circular A-133 http://www.whitehouse.gov/omb/circulars/a133_compliance_supplement_2010</p>
<p>Project-Based Voucher Program; Final Rule http://www.gpo.gov/fdsys/pkg/FR-2005-10-13/pdf/05-20035.pdf</p>
<p>Rental Housing Integrity Improvement Program (RHIIP) Frequently Asked Questions. www.hud.gov/offices/pih/programs/ph/rhiip/faq.cfm</p>
<p>VAWA Final Rule http://www.gpo.gov/fdsys/pkg/FR-2010-10-27/pdf/2010-26914.pdf</p>
<p>Violence Against Women Reauthorization Act of 2013 https://www.gpo.gov/fdsys/pkg/BILLS-113s47enr/pdf/BILLS-113s47enr.pdf</p>
<p>Verification FAQ www.hud.gov/offices/pih/programs/ph/rhiip/faq_verif.cfm</p>
<p>Verification Guidance, March 2004 (attachment to Notice PIH 2004-1) http://www.hud.gov/offices/pih/publications/notices/04/verifguidance.pdf</p>

The HUD Web site is <http://portal.hud.gov/hudportal/HUD>.

Guidebooks, handbooks and other HUD resources may be found at the HUDClips Web site:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips



Identifying each dependent in the family is important because each dependent qualifies the family for a deduction from annual income as described in Chapter 6.

Joint Custody of Dependents

SNRHA Policy

Dependents that are subject to a joint custody arrangement will be considered a member of the family, if they live with the applicant or participant family 51 percent of the time which shall be defined as 183 calendar days of the year, which do not have to run consecutively.

When more than one applicant or participant family is claiming the same dependents as family members, the family with primary custody at the time of the initial examination or reexamination will be able to claim the dependents. SNRHA will make the determination based on available documents such as court orders.

Consideration may also be given to the person who receives the income for the care of the child.

3-I.G. FULL-TIME STUDENT [24 CFR 5.603; HCV GB, p. 5-29]

A *full-time student* (FTS) is a person who is attending school or vocational training on a full-time basis. The time commitment or subject load that is needed to be full-time is defined by the educational institution.

Identifying each FTS is important because: (1) each family member that is an FTS, other than the head, spouse, or co-head, qualifies the family for a dependent deduction, and (2) the wage income of such an FTS is treated differently from the income of other family members.

3-I.H. ELDERLY AND NEAR-ELDERLY PERSONS, AND ELDERLY FAMILY [24 CFR 5.100 and 5.403]

Elderly Persons

An *elderly person* is a person who is at least 62 years of age.

Near-Elderly Persons

A *near-elderly person* is a person who is 50-61 years of age.

Elderly Family

An *elderly family* is one in which the head, spouse, co-head, or sole member is an elderly person. Identifying elderly families is important because these families qualify for special deductions from income as described in Chapter 5.



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.



family member is eligible. Verification of eligibility for this purpose occurs when the individual or family members have submitted documentation to SNRHA in accordance with program requirements [24 CFR 5.512(a)].

SNRHA is not required to verify a family member's ineligible status and is not required to report an individual's unlawful presence in the U.S. to the United States Citizenship and Immigration Services (USCIS).

SNRHA Policy

SNRHA will not provide assistance to a family before the verification of the eligible citizenship status of at least one family member. The eligible member does not have to be an adult in order for SNRHA to assist the family.

When SNRHA determines that an applicant family does not include any citizens, nationals, or eligible noncitizens, following the verification process, the family will be sent a written notice within 10 business days of the determination.

The notice will explain the reasons for the denial of assistance, that the family may be eligible for proration of assistance, and will advise the family of its right to request an appeal to the United States Citizenship and Immigration Services (USCIS), or to request an informal hearing with SNRHA. The informal hearing with SNRHA may be requested in lieu of the USCIS appeal, or at the conclusion of the USCIS appeal process. The notice must also inform the applicant family that assistance may not be delayed until the conclusion of the USCIS appeal process, but that it may be delayed pending the completion of the informal hearing process.

Informal hearing procedures are contained in Chapter 14.

Timeframe for Determination of Citizenship Status [24 CFR 5.508(g)]

For new occupants joining the assisted family, SNRHA must verify status at the first interim or regular reexamination following the person's occupancy, whichever comes first.

If an individual qualifies for a time extension for the submission of required documents, SNRHA must grant such an extension for no more than 30 calendar days [24 CFR 5.508(h)].

SNRHA Policy

SNRHA will verify the status of applicants at the time other eligibility factors are determined.

3-II.C. SOCIAL SECURITY NUMBERS [24 CFR 5.216 and 5.218] Notice PIH 2012-10

SNRHA will require the disclosure of the SSN of all family members regardless of age if they have declared citizenship or eligible immigration status.

SNRHA Policy

SNRHA will follow this requirement.



Assistance cannot be provided to a family until all SSN documentation requirements are met. A detailed discussion of acceptable documentation is provided in Chapter 6.

If a new adult member is added to the family, the new member's SSN documentation must be submitted by the family at the time they are added to the household. If any member of the family obtains a previously undisclosed SSN, or has been assigned a new SSN, the documentation must be submitted within 90 calendar days.

According to HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher Final Rule," participants adding children under the age of six (6), SNRHA shall require a social security card be provided within 90 days from the date of move in.

SNRHA must deny assistance to an applicant family if they do not meet the SSN disclosure, documentation and verification, and certification requirements contained in 24 CFR 5.216. SNRHA must terminate assistance of the entire family even if only one member of the family fails to provide required documentation for a social security number. Note: These requirements do not apply to noncitizens who do not content eligible immigration status.

3-II.D. FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 5.230, HCV GB, p. 5-13]

HUD requires each adult family member, and the head of household, spouse, or co-head, regardless of age, to sign form HUD-9886, Authorization for the Release of Information/Privacy Act Notice, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance. Chapter 6 provides detailed information concerning the consent forms and verification requirements.

SNRHA must deny admission to the program if any member of the applicant family fails to sign and submit the consent forms for obtaining information in accordance with 24 CFR 5, Subparts B and F [24 CFR 982.552(b)(3)].

3-II.E. STUDENTS ENROLLED IN INSTITUTIONS OF HIGHER EDUCATION [24 CFR 5.612 and FR Notice 4/10/06]

Section 327 of Public Law 109-115 and the implementing regulation at 24 CFR 5.612 established new restrictions related to the eligibility of certain students (both part- and full-time) who are enrolled in institutions of higher education.

If a student enrolled at an institution of higher education is under the age of 24, is not a veteran, is not married, and does not have a dependent child, the student's eligibility must be examined along with the income eligibility of the student's parents. In these cases, both the student and the student's parents must be income eligible for the student to receive HCV assistance. If, however, a student in these circumstances is determined independent from his/her parents in accordance with SNRHA policy, the income of the student's parents will not be considered in determining the student's eligibility.



3-III.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]

HUD requires SNRHA to deny assistance in the following cases:

- Any member of the household has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity. HUD permits, but does not require, SNRHA to admit an otherwise-eligible family if the household member has completed a SNRHA-approved drug rehabilitation program or the circumstances which led to eviction no longer exist (e.g., the person involved in the criminal activity no longer lives in the household).
- SNRHA determines that any household member is currently engaged in the use of illegal drugs.

SNRHA Policy

Currently engaged in is defined as any use of illegal drugs during the previous six months.

- SNRHA has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing (including Public Housing, Section 8 Tenant-Based or Project-Based Units.)
- Any household member is subject to a lifetime registration requirement under a state sex offender registration program.
- Failure to provide verification of social security number as required by HUD via HUD's Rent Reform Notice effective January 2010.

SNRHA's policy as relates to mandatory denial of assistance is found in Chapter 12, Part I.

3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE

HUD permits, but does not require, the PHA to deny assistance for certain criminal activity.

SNRHA's policy as relates to permitted reasons for denial of assistance is found in Chapter 12, Part I.

3-III.D. SCREENING

Screening for Eligibility

SNRHA is authorized to obtain criminal conviction records from law enforcement agencies to screen applicants for admission to all SNRHA subsidized programs. This authority assists SNRHA in complying with HUD requirements and SNRHA policies to deny assistance to applicants who are engaging in or have engaged in certain criminal activities. In order to obtain access to the records SNRHA must require every applicant family to submit a consent form signed by each adult household member [24 CFR 5.903].

SNRHA Policy



the informal review [24 CFR 982.554 (a)]. See Chapter 14, for informal review policies and procedures.

SNRHA Policy

The family will be notified of a decision to deny assistance in writing within 10 business days of the determination.

If SNRHA uses a criminal record or sex offender registration information obtained under 24 CFR 5, Subpart J, as the basis of a denial, a copy of the record must be provided to the subject of the record [24 CFR 5.903 (f) and 5.905 (d)] and SNRHA must give the family an opportunity to dispute the accuracy and relevance of that record, in the informal review process in accordance with program requirements [24 CFR 982.553(d)].

SNRHA Policy

If based on a criminal record or sex offender registration information, an applicant family appears to be ineligible SNRHA will notify the family in writing of the denial and provide a copy of the record to the applicant upon their request. The letter will advise the applicant of their right to dispute the accuracy and relevance of the record, and shall further advise the applicant of their rights to request an informal review of the intended denial action. The record will be provided to the applicant in person upon presentation of valid government-issued photo identification. The family will be given 10 business days to dispute the accuracy and relevance of the information. If the family does not contact SNRHA to dispute the information within that 10 business day period, SNRHA will proceed with issuing the notice of denial of admission. A family that does not exercise their right to dispute the accuracy of the information prior to issuance of the official denial letter will still be given the opportunity to do so as part of the informal review process.

Notice requirements related to denying assistance to noncitizens are contained in Section 3-II.B.

Notice policies related to denying admission to applicants who may be victims of domestic violence, dating violence, or stalking are contained in Section 3-III.G.

3-III.G. PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING [Pub.L. 109-162]

The Violence Against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 606(1) of VAWA adds the following provision to Section 8 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the housing choice voucher program:

- That an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate reason for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.



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 in the assisted unit, a family must demonstrate that the person is not an unauthorized resident by submitting at least one of the following:

1. A written notarized statement from the landlord
2. A legible copy of the person's current driver's license or 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. Mail sent to the assisted unit may be considered as unauthorized occupancy.

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 permanently 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 form certifying they have 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 not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

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)]



Eligibility

This disallowance applies only to individuals in families already participating in the HCV program (not at initial examination). To qualify, the family must experience an increase in annual income that is the result of one of the following events:

- Employment of a family member who is a person with disabilities and who was previously unemployed for one or more years prior to employment. *Previously unemployed* includes a person who annually has earned not more than the minimum wage applicable to the community multiplied by 500 hours. The applicable minimum wage is the federal minimum wage unless there is a higher state or local minimum wage.
- Increased earnings by a family member who is a person with disabilities and whose earnings increase during participation in an economic self-sufficiency or job-training program. A self-sufficiency program includes a program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work to such families [24 CFR 5.603(b)].
- New employment or increased earnings by a family member who is a person with disabilities and who has received benefits or services under Temporary Assistance for Needy Families (TANF) or any other state program funded under Part A of Title IV of the Social Security Act within the past six months. If the benefits are received in the form of monthly maintenance, there is no minimum amount. If the benefits or services are received in a form other than monthly maintenance, such as one-time payments, wage subsidies, or transportation assistance, the total amount received over the six-month period must be at least \$500.

Calculation of the Disallowance

Calculation of the earned income disallowance for an eligible member of a qualified family begins with a comparison of the member's current income with his or her "prior income."

SNRHA Policy

SNRHA defines *prior income*, or *prequalifying income*, as the family member's last certified income prior to qualifying for the EID.

The family member's prior, or prequalifying, income remains constant throughout the period that he or she is receiving the EID.

Initial 12-Month Exclusion

During the initial 12-month exclusion period, the full amount (100 percent) of any increase in income attributable to new employment or increased earnings is excluded.

SNRHA Policy

The initial EID exclusion period will begin on the first of the month following the date an eligible member of a qualified family is first employed or first experiences an increase in earnings whether the family reports the earnings or not.



Second 12-Month Exclusion and Phase-In

During the second 12-month exclusion period, the exclusion is reduced to half (50 percent) of any increase in income attributable to employment or increased earnings.

Lifetime Limitation

The EID has a two-year (-24 month) lifetime maximum. The two-year eligibility period begins at the same time the initial exclusion period begins and ends 24 months later. The one-time eligibility for the EID applies even if the eligible individual begins to receive assistance from another housing agency, if the individual moves between public housing and Section 8 assistance, or if there are breaks in assistance.

5-I.G. BUSINESS INCOME [24 CFR 5.609(b)(2)]

Annual income includes “the net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family” [24 CFR 5.609(b)(2)].

Business Expenses

Net income is “gross income less business expense” [HCV GB, p. 5-19].

SNRHA Policy

To determine business expenses that may be deducted from gross income, the PHA will use current applicable Internal Revenue Service (IRS) rules for determining allowable business expenses [see IRS Publication 535], unless a topic is addressed by HUD regulations or guidance as described below.

Business Expansion

HUD regulations do not permit SNRHA to deduct from gross income expenses for business expansion.

SNRHA Policy

Business expansion is defined as any capital expenditures made to add new business activities, to expand current facilities, or to operate the business in additional locations. For example, purchase of a street sweeper by a construction business for the purpose of adding street cleaning to the services offered by the business would be considered a business expansion. Similarly, the purchase of a property by a hair care business to open at a second location would be considered a business expansion.

Capital Indebtedness

HUD regulations do not permit the PHA to deduct from gross income the amortization of capital indebtedness.

SNRHA Policy



- They are seeking or receiving Section 8 assistance on their own—that is, apart from their parents—through the HCV program, the project-based voucher program, or the moderate rehabilitation program.
- They are under 24 years of age **OR** they have no dependent children.

For students who satisfy these three (3) conditions, any financial assistance in excess of tuition received: (1) under the 1965 HEA, (2) from a private source, or (3) from an institution of higher education, as defined under the 1965 HEA, must be included in annual income.

To determine annual income in accordance with the above requirements, SNRHA will use the definitions of *dependent child*, *institution of higher education*, and *parents* in Section 3-II.E, along with the following definitions [FR 4/10/06, pp. 18148-18150]:

- *Assistance under the Higher Education Act of 1965* includes Pell Grants, Federal Supplement Educational Opportunity Grants, Academic Achievement Incentive Scholarships, State Assistance under the Leveraging Educational Assistance Partnership Program, the Robert G. Byrd Honors Scholarship Program, and Federal Work Study programs.
- *Assistance from private sources* means assistance from nongovernmental sources, including parents, guardians, and other persons not residing with the student in an HCV assisted unit.
- *Tuition* will have the meaning given this term by the institution of higher education in which the student is enrolled.

Student Financial Assistance Excluded from Annual Income [24 CFR 5.609(c)(6)]

Any student financial assistance not subject to inclusion under 24 CFR 5.609(b)(9) is fully excluded from annual income under 24 CFR 5.609(c)(6), whether it is paid directly to the student or to the educational institution the student is attending. This includes any financial assistance received by:

- Students residing with parents who are seeking or receiving Section 8 assistance.
- Students who are enrolled in an educational institution that does **not** meet the 1965 HEA definition of *institution of higher education*.
- Students who are over 23 **AND** have at least one dependent child, as defined in Section 3-II.E.
- Students who are receiving financial assistance through a governmental program not authorized under the 1965 HEA.

5-I.N. ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME

Other exclusions contained in 24 CFR 5.609(c) that have not been discussed earlier in this chapter include the following:

- Reimbursement of medical expenses [24 CFR 5.609(c)(4)].



- (j) Payments received from programs funded under Title V of the Older Americans Act of 1985 (42 U.S.C. 3056(f)).
- (k) Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in *In Re Agent*-product liability litigation, M.D.L. No. 381 (E.D.N.Y.).
- (l) Payments received under the Maine Indian Claims Settlement Act of 1980 (25 U.S.C. 1721).
- (m) The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q).
- (n) Earned income tax credit (EITC) refund payments received on or after January 1, 1991 (26 U.S.C. 32(j)).
- (o) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L.95-433).
- (p) Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d)).
- (q) Any allowance paid under the provisions of 38 U.S.C. 1805 to a child suffering from spina bifida who is the child of a Vietnam veteran born with certain birth defects and children of certain Korean service veterans.(38 U.S.C. 1805).
- (r) Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act (42 U.S.C. 10602).
- (s) Allowances, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998 (29 U.S.C. 2931).
- (t) EID income exclusions as allowed within the regulations.
- (u) The Medicare incentive payments.
- (v) Kinship care payments
- (vi) Educational benefits through the Department of Veteran Affairs Vocational rehabilitation and employment division-Chapter 31 Program including books, tuition, supplies, and payments for Veterans.
- (w) Exclusion of Mandatory Education Fees from Income (per HUD's Final Rule dated March 8, 2016.)

Subject to the additional income inclusion for the HCV program on annual income for students of higher education, the full amount of student financial assistance paid directly to the student or to the educational institution [24 CFR 5.609(c)(6)], except that in accordance with Section 224 of the FY 2005 Appropriations Act, the portion of any athletic scholarship assistance available for housing costs must be included in annual income [PIH Notice 2005-16].

SNRHA Policy



Regular financial support from parents or guardians to students for food, clothing personal items, and entertainment **is not** considered tuition and is included **in** annual income.

PART II: ADJUSTED INCOME

5-II.A. INTRODUCTION

Overview

HUD regulations require SNRHA to deduct from annual income any of five mandatory deductions for which a family qualifies. The resulting amount is the family's adjusted income. Mandatory deductions are found in 24 CFR 5.611.

5.611(a) Mandatory deductions. In determining adjusted income, the responsible entity [PHA] must deduct the following amounts from annual income:

- (1) \$480 for each dependent;
- (2) \$400 for any elderly family or disabled family;
- (3) The sum of the following, to the extent the sum exceeds three percent of annual income:
 - (i) Unreimbursed medical expenses of any elderly family or disabled family;
 - (ii) Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus; and
- (4) Any reasonable child care expenses necessary to enable a member of the family to be employed or to further his or her education.

This part covers policies related to these mandatory deductions. Verification requirements related to these deductions are found in Chapter 6.

Anticipating Expenses

SNRHA Policy

Generally, SNRHA will use current circumstances to anticipate expenses. When possible, for costs that are expected to fluctuate during the year (e.g., child care during school and non-school periods and cyclical medical expenses), SNRHA will estimate costs based on historic data and known future costs.

If a family has an accumulated debt for medical or disability assistance expenses, SNRHA will include as an eligible expense the portion of the debt that the family expects to pay during the period for which the income determination is being made. However, amounts previously deducted will not be allowed even if the amounts were not paid as expected in a preceding period. SNRHA shall require the family to provide documentation of payments made in the preceding year.



Family Share [24 CFR 982.305(a)(5)]

If a family chooses a unit with a gross rent (rent to owner plus an allowance for tenant-paid utilities) that exceeds SNRHA's applicable payment standard: (1) the family will pay more than the TTP, and (2) at initial occupancy SNRHA may not approve the tenancy if it would require the family share to exceed 40 percent of the family's monthly adjusted income. The income used for this determination must have been verified no earlier than 60 calendar days before the family's voucher was issued. (For a discussion of the application of payment standards, see section 6-III.C.)

SNRHA Subsidy [24 CFR 982.505(b)]

SNRHA will pay a monthly housing assistance payment (HAP) for a family that is equal to the lower of (1) the applicable payment standard for the family minus the family's TTP or (2) the gross rent for the family's unit minus the TTP. (For a discussion of the application of payment standards, see Section 5-III.C)

Utility Reimbursement [24 CFR 982.514(b)]

When SNRHA subsidy for a family exceeds the rent to owner, the family is due a utility reimbursement. HUD permits the PHA to pay the reimbursement to the family or directly to the utility provider.

SNRHA Policy

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 the 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 utility supplier.

At this time, SNRHA will continue issuing monthly checks for utility reimbursement.

5-III.B. FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]

Overview

If SNRHA establishes a minimum rent greater than zero, SNRHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If SNRHA determines that a hardship exists, the family share is the highest of the remaining components of the family's calculated TTP.



When the minimum rent is suspended, the family share reverts to the highest of the remaining components of the calculated TTP. The example below demonstrates the effect of the minimum rent exemption.

Example: Impact of Minimum Rent Exemption			
Assume the PHA has established a minimum rent of \$35.			
Family Share – No Hardship		Family Share – With Hardship	
\$0	30% of monthly adjusted income	\$0	30% of monthly adjusted income
\$15	10% of monthly gross income	\$15	10% of monthly gross income
N/A	Welfare rent	N/A	Welfare rent
\$35	Minimum rent	\$35	Minimum rent
Minimum rent applies.		Hardship exemption granted.	
TTP = \$35		TTP = \$15	

SNRHA Policy

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family’s ability to pay the minimum rent.

SNRHA will make the determination of hardship within 30 calendar days.

No Financial Hardship

If SNRHA determines there is no financial hardship, SNRHA will reinstate the minimum rent and require the family to repay the amounts suspended.

SNRHA Policy

SNRHA will require the family to repay the suspended amount within 30 calendar days of SNRHA’s notice that a hardship exemption has not been granted.

Temporary Hardship

If SNRHA determines that a qualifying financial hardship is temporary, SNRHA must suspend the minimum rent for the 90 calendar day period beginning the first of the month following the date of the family’s request for a hardship exemption.

At the end of the 90 calendar day suspension period, the family must resume payment of the minimum rent and must repay SNRHA the amounts suspended. HUD requires SNRHA to offer a reasonable repayment agreement, on terms and conditions established by SNRHA. SNRHA also may determine that circumstances have changed and the hardship is now a long-term hardship.

SNRHA Policy

SNRHA will enter into a repayment agreement in accordance with the procedures found in Chapter 14 of this plan.

Long-Term Hardship

If SNRHA determines that the financial hardship is long-term, SNRHA must exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family’s request until the end of the qualifying



hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

SNRHA Policy

The hardship period ends when any of the following circumstances apply:

- (1) At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent.
- (2) For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a \$60/month child support payment, the hardship will continue to exist until the family receives at least \$60/month in income from another source or once again begins to receive the child support.
- (3)

5-III.C. APPLYING PAYMENT STANDARDS [24 CFR 982.505]

Overview

SNRHA's schedule of payment standards is used to calculate housing assistance payments for HCV families. This section covers the application of SNRHA's payment standards. The establishment and revision of SNRHA's payment standard schedule are covered in Chapter 16.

Payment standard is defined as "the maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)" [24 CFR 982.4(b)].

The payment standard for a family is the lower of (1) the payment standard for the family unit size, which is defined as the appropriate number of bedrooms for the family under SNRHA's subsidy standards [24 CFR 982.4(b)], or (2) the payment standard for the size of the dwelling unit rented by the family.

If SNRHA has established an exception payment standard for a designated part of an FMR area and a family's unit is located in the exception area, SNRHA must use the appropriate payment standard for the exception area.

SNRHA is required to pay a monthly housing assistance payment (HAP) for a family that is the lower of (1) the payment standard for the family minus the family's TTP or (2) the gross rent for the family's unit minus the TTP.

If during the term of the HAP contract for a family's unit, the owner lowers the rent, SNRHA will recalculate the HAP using the lower of the initial payment standard or the gross rent for the unit [HCV GB, p. 7-8].

Changes in Payment Standards

When SNRHA revises its payment standards during the term of the HAP contract for a family's unit, it will apply the new payment standards in accordance with HUD regulations.

Decreases



(10) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;

(11) Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);

(12) Adoption assistance payments in excess of \$480 per adopted child;

(13) [Reserved]

(14) Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or prospective monthly amounts.

(15) Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;

(16) Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or

(17) Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the Federal Register and distributed to PHAs and housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary. [See the following chart for a list of benefits that qualify for this exclusion.]

Sources of Income Excluded by Federal Statute from Consideration as Income
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for Purposes of Determining Eligibility or Benefits

a) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017 (b));

b) Payments to Volunteers under the Domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(g), 5058);

c) Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c));

d) Income derived from certain sub-marginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 459e);

e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f));

f) Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 U.S.C. 1552(b)); (effective July 1, 2000, references to Job Training Partnership Act shall be deemed to refer to the corresponding provision of the Workforce Investment Act of 1998 (29 U.S.C. 2931);

g) Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub.L- 94-540, 90 Stat. 2503-04);

h) The first \$2000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the U. S. Claims Court, the interests of individual Indians in trust or restricted lands, including the first \$2000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands (25 U.S.C. 1407-1408);



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. It should be noted that the EIV system is available to all PHAs as a UIV technique. PHAs are encouraged to continue using other non-HUD UIV tools, such as The Work Number (an automated verification system) and state government databases, to validate tenant-reported income.

Written Third Party Verification (Level 4): An original or authentic document generated by a third party source dated either within the 60 calendar day period preceding the reexamination or PHA request date. Such documentation may be in the possession of the tenant (or applicant), and is commonly referred to as tenant-provided documents. It is the Department’s position that such tenant-provided documents are written third party verification since these documents originated from a third party source. The PHA may, at its discretion, reject any tenant-provided documents and follow up directly with the source to obtain necessary verification of information.

Examples of acceptable tenant-provided documentation (generated by a third party source) include, but are not limited to: pay stubs, payroll summary report, and employer notice/letter of hire/termination, SSA benefit verification letter, bank statements, child support payment stubs, welfare benefit letters and/or printouts, and unemployment monetary benefit notices. Current acceptable tenant-provided documents must be used for income and rent determinations.

SNRHA shall require four (4) current and consecutive pay stubs for determining annual income for wages. For new income sources or if there is a decrease in earned income, SNRHA will require the last two (2) consecutive current pay stubs or a new hire/updated letter with date of hire, wages, and hours. SNRHA should project income based on the information from a traditional written third party verification form or the best available information.

Note: Documents older than 60 calendar days (from SNRHA’s interview/determination or request date) is acceptable for confirming effective dates of income.



6-I.D. THIRD-PARTY WRITTEN AND ORAL VERIFICATION

Reasonable Effort and Timing

Unless third-party verification is not required as described herein, HUD requires SNRHA to make an attempt to obtain third-party verification before using another form of verification [VG, p. 15].

SNRHA Policy

SNRHA will diligently seek third-party verification using the chart above as guideline for order of verifications, except as noted for streamlining for elderly (62 years old) and disabled on fixed (non-waged) income AND who receive income only from fixed income sources. (see charts on pages 6-3 and 6-4)

Fixed income sources include Social Security and SSI, governmental or private pensions, and other periodic payments that are of substantially the same amounts from year to year. In a streamlined annual reexamination, the PHA calculates annual income by applying any published cost of living adjustment (COLA) to the previously-verified income amount.

For elderly and disabled families with fixed incomes, SNRHA will recalculate annual income by applying any published COLA to previously-verified amounts. Current documentation of fixed income is not required.

With HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher Final Rule, "

Streamline Annual Reexaminations for Fixed Incomes:

For families whose income consists solely of fixed sources.

The final rule provides for a streamlined income determination for any fixed source of income, even if a person or a family with a fixed source of income also has a non-fixed source of income. SNRHA shall apply to a previously determined or verified source of income a cost of living adjustment (COLA) or interest rate adjustment specific to each source of income. The COLA or current interest rate must be obtained from a public source or from tenant provided third party generated documentation.

In the absence of such verification for any source of fixed income third-party verification of income must be obtained. The final rule adopts an expanded list of fixed income sources of income. With respect to income from annuities (or other retirement benefits programs, insurance policies, disability for death benefits, or other similar types of periodic receipts) if a family



member receives income from any of these sources and the income consists solely of periodic payments at a reasonable predictable level, then the income source may be considered “fixed.”

“Family member with a fixed source of income” is defined as a family member whose income includes periodic payments at reasonable predictable levels from one or more of the following sources:

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

If the family receives any income from a non-fixed income source, SNRHA will not streamline the annual reexamination. If written 3rd party is required and is not received or available by the client, after 10 calendar days, staff will then attempt an oral verification if the written third party is not received. File narratives shall be documented whenever UIV or third party written is not used. Information received orally from third parties may be used either to clarify information provided in writing by the third party or as independent verification when written third-party verification is not received in a timely fashion.

SNRHA may mail, fax, or e-mail third-party written verification requests and will accept third-party responses using any of these methods. SNRHA will send a written request for verification to each required source within 5 business days of securing a family’s authorization for the release of the information and give the source 10 calendar days to respond in writing. If a response has not been received by the 11th business day, SNRHA will request third-party oral verification.

SNRHA will make a minimum of two attempts, (one written and one oral, if needed) to obtain third-party verification. A record of each attempt to contact the third-party source (including no-answer calls) and all contacts with the source will be documented in the file. Regarding third-party oral verification, SNRHA staff will record in the family’s file the name and title of the person contacted, the date of the conversation (or attempt), the telephone number used, and the facts provided.

When any source responds verbally to the initial written request for verification SNRHA will accept the verbal response as oral verification but will also request that the source complete and return any verification forms that were provided.

Third-Party Written Verification

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.



ITEMS TO BE VERIFIED [24 CFR 982.516]

All income not specifically excluded by the regulations.

Full-time student status including High School students who are 18 or over.

Current assets including assets disposed of for less than fair market value in preceding two years.

Child care expense where it allows an adult family member to be employed, search for employment, or to further his/her education.

Total un-reimbursed medical expenses of all family members in households whose head or spouse is elderly or disabled.

Un-reimbursed disability assistance expenses to include only those costs associated with attendant care or auxiliary apparatus for a disabled member of the family that allows an *adult* family member to be employed.

Disability for determination of preferences, allowances or deductions.

Eligible immigrant status;

Social Security Numbers for all family members except non-citizens.

(Note: When HUD changes the requirements to require all family members to provide social security numbers, regardless of age, SNRHA will follow this requirement):

"Preference" status;

Familial/Marital status when needed for head or spouse definition to determine deductions;

Need for reasonable accommodations; and/or

Verification of sanctions by the Nevada Office of Human Services that TANF benefits have been reduced for either welfare fraud or failure to comply with economic self-sufficiency requirements.

SNRHA Policy

SNRHA will obtain written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance with economic self-sufficiency requirements *before* denying the family's request for rent reduction. The verification will include the amount of the sanction and the duration.

VERIFICATION GUIDANCE [24 CFR 982.516]

This section defines the methods SNRHA will use to verify various types of income.

Employment Income



SNRHA Policy

Verification forms request the employer to specify the:

Dates of employment;

Amount and frequency of pay;

Date of the last pay increase;

Likelihood of change of employment status and effective date of any known salary increase during the next 12 months;

Year to date earnings;

Estimated income from overtime, tips, bonus pay expected during next 12 months.

Acceptable methods of verification include, in this order:

1. EIV with a minimum of four (4) consecutive current paystubs.

2. Third party written verification.

Employment verification form completed by the employer.

3. Oral third party.

4. Review of documents.

Check stubs or earning statements, which indicate the employee's gross pay, frequency of pay or year to date earnings. At least pay stubs are required when third party verification cannot be obtained.

5. W-2 forms and IRS Form 4506-T release.

6. Self-certifications may be used for verifying self-employment income, or income from tips and other gratuities.

In cases where there are questions about the validity of information provided by the family, SNRHA will require the most recent federal income tax statements to be obtained via use of IRS Form 4506-T.

Social Security, Pensions, Supplementary Security Income (SSI), Disability Income

SNRHA Policy

Acceptable methods of verification include, in this order:

For elderly and disabled families with fixed incomes, the PHA will recalculate annual income by applying any published COLA to previously-verified amounts. Current documentation of fixed income is not required.

If the family receives any income from a non-fixed income source, SNRHA will not streamline the annual reexamination.



VERIFICATION OF ASSETS

Family Assets

SNRHA will require the information necessary to determine the current cash value of the family's assets, (the net amount the family would receive if the asset were converted to cash).

SNRHA shall not verify income of assets that are less than \$5,000.00. However, participants must list assets and value on their continued occupancy form, which must be signed and dated. This shall be considered as self-certification of accurate information. SNRHA reserves the right to request additional verifications, if necessary to document that assets do not exceed \$5,000- in net value or is there is a discrepancy with information provided. All assets must be reported on Form HUD-50058, including assets that do not exceed \$5,000.

According to HUD's Final Rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," SNRHA must obtain third party verification every three (3) years.

Acceptable verification may include any of the following:

Verification forms, letters, or documents from a financial institution or broker.

Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

Quotes from a stock broker or realty agent as to net amount family would receive if they liquidated securities or real estate.

Real estate taxes statements if the approximate current market value can be reduced from assessment.

Financial statements for business assets.

Copies of closing documents showing the selling price and the distribution of the sales proceeds.

Appraisals of personal property held as an investment.

Family's self-certification describing assets or cash held at the family's home or in safe deposit boxes.

Assets Disposed of for Less than Fair Market Value (FMV) During Two Years Preceding Effective Date of Certification or Recertification

SNRHA Policy



Health and Human Services ID (foster children; adopted children)

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SNRHA Policy

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

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

A marriage certificate generally is required to verify 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, or being a domestic partner as recognized in the State of Nevada (according to Senate Bill 283.))

Familial Relationships

SNRHA Policy

Verification of guardianship is:

Court-ordered assignment

Verification from social services agency

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

SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

Verification of Permanent Absence of Family Member

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

- Husband or wife institutes divorce action.
- Husband or wife institutes legal separation.
- Order of protection/restraining order obtained by one family member against another.
- SNRHA separation affidavit.

Verification of Change in Family Composition



Military Identification DMV Instructional ID Clark County Heath Card with valid photo ID Veteran's ID with photo	Hospital Birth Certifications Passport Health and Human Services ID (foster children; adopted children) I-94
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If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required. For all members of the household the first and last name on the Legal documents provided must match the social security record.

6-II.B. SOCIAL SECURITY NUMBERS [24 CFR 5.216 and HCV GB, p. 5-12]

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 accept the following documents as evidence if the SSN is provided on the document:

Other identification cards issued by a federal, state or local agency, a medical insurance company or provider, or employer or trade union.

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.

SNRHA will instruct the family to obtain a duplicate card from the local Social Security Administration (SSA) office.

For individuals who are at least 62 years of age and/or disabled and are unable to submit the required documentation of their SSN within the initial 90 calendar day period, SNRHA will grant an additional 30 calendar days to provide documentation as a reasonable accommodation.

Social security numbers must be verified only once during continuously-assisted occupancy. For all members of the household the first and last name on the Legal documents provided must match the social security record.

If any adult family member obtains a SSN after admission to the program, the new SSN must be disclosed within 90 calendar days.

The social security numbers of household members, such as live-in aids, must be verified for the purpose of conducting criminal background checks.



6-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 lists themselves as married and does not list a spouse, they will still be required to submit a separation, divorce decree, or SNRHA's Certification of Marital Status form. 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 (head of household) to sign a Certification of Marital Status to document the divorce, or separation. The family may submit a certified copy of a divorce decree, signed by a court officer, or a copy of a court-ordered maintenance or other court record 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.

Order of protection/restraining order obtained by one family member against another.

Certification of the spouse no longer living in the unit or contributing to the family.

Foster Children and Foster Adults

SNRHA Policy

Third-party verification from the state or local government agency responsible for the placement of the individual with the family is required.



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.

A live-in aide, by definition, is not a member of the family and will not be considered a remaining member of the 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 new Head of Household regarding family obligations.

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 must establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions. This part presents the policies that will be used to determine the family unit size (also known as the voucher size) a particular family should receive, and the policies that govern making exceptions to those standards.

7-II.B. DETERMINING FAMILY UNIT (VOUCHER) SIZE [24 CFR 982.402]

For each family, SNRHA determines the appropriate number of bedrooms under SNRHA subsidy standards and enters the family unit size on the voucher that is issued to the family. The family unit size does not dictate the size of unit the family must actually lease, nor does it determine who within a household will share a bedroom/sleeping room.

The following requirements apply when SNRHA determines family unit size:

- The subsidy standards must provide for the smallest number of bedrooms needed to house a family without overcrowding
- The subsidy standards must be consistent with space requirements under the housing quality standards
- The subsidy standards must be applied consistently for all families of like size and composition
- A child who is temporarily away from the home because of placement in foster care is considered a member of the family in determining the family unit size
- A family that consists of a pregnant woman (with no other persons) must be treated as a two-person family

Any live-in aide (approved by SNRHA to reside in the unit to care for a family member who is disabled) must be counted in determining the family unit size. Upon SNRHA approval of a request for the addition of a live-in aide, SNRHA shall notify participants that they have been approved for a live-in aide and that they must submit the name, SSN, and any other required information of their selection for screening. The proposed live-in aide must sign consent forms in order for SNRHA to conduct the screening. The live-in aide must be approved or disapproved within 30 calendar days of the requested reasonable accommodation request notice, unless SNRHA is awaiting verifications. The voucher allocation increase will be processed for the approved reasonable accommodation once the live-in aide is approved.

- Unless a live-in aide resides with a family, the family unit size for any family consisting of a single person must be either a zero or one-bedroom unit, as determined under SNRHA subsidy standards.
- SNRHA will not issue a larger voucher due to additions of minors to the household of family members other than by birth, adoption, marriage, court-awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services. SNRHA will not increase the bedroom size for a participant when an adult (18 years old and older) is being added to the household, including if the adult to be added is a child of the head of household or co-head.



- 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.

Unless a live-in aide resides with a family, the family unit size for any family consisting of a single person must be either a zero or one-bedroom unit, as determined under SNRHA subsidy standards.

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 not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

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

<i>GUIDELINES FOR DETERMINING VOUCHER SIZE</i>	
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 not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

If SNRHA errs in the bedroom size designation, the family will be issued a voucher of the appropriate size.

7-II.C. 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)].

Reasons may include, but are not limited to:

- A need for an additional bedroom for medical equipment
- A need for a separate bedroom for reasons related to a family member's disability, medical or health condition

For a single person who is not elderly, disabled, or a remaining family member, an exception cannot override the regulatory limit of a zero or one-bedroom [24 CFR 982.402(b)(8)].

SNRHA Policy

The family must request any exception to the subsidy standards in writing. The request must explain the need or justification for a larger family unit size, and must include appropriate documentation. Requests based on health-related reasons must be verified by a knowledgeable professional source (e.g., doctor or health professional). The family's continued need for an additional bedroom due to special medical equipment or a live-in aide must be re-verified at annual reexamination.



The HCV Manager shall consider the following factors to determine which of the families will continue to be assisted:

- Role of domestic violence in the split.
- Which family member was listed as head-of-household on the original application

Documentation of these factors is the responsibility of the participant families. If either or both of the families do not provide the documentation within 30 calendar days SNRHA will terminate assistance on the basis of failure to provide information necessary for a recertification.

7-II.E. VOUCHER TERM, AND EXTENSIONS

Voucher Term [24 CFR 982.303]

The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher [24 CFR 982.303(a)].

SNRHA Policy

The initial voucher term will be 60 calendar days. Elderly and disabled vouchers shall be issued for 90 calendar days with one extension of 30 calendar days.

The family must submit a RFTA and proposed lease within the 60 calendar day period unless SNRHA grants an extension. One 30 calendar day extension shall be granted if requested “prior” to the expiration of the voucher.

Extensions of Voucher Term [24 CFR 982.303(b)]

SNRHA has the authority to grant extensions of search time, to specify the length of an extension, and to determine the circumstances under which extensions will be granted. Extensions shall be granted for 30 calendar days, only once.

SNRHA must approve additional search time if needed as a reasonable accommodation to make the program accessible to and usable by a person with disabilities. The extension period must be reasonable for the purpose.

The family must be notified in writing of SNRHA’s decision to approve or deny an extension. SNRHA’s decision to deny a request for an extension of the voucher term is not subject to informal review [24 CFR 982.554(c)(4)].

SNRHA Policy

SNRHA will automatically approve one 30 calendar day extension upon written request from the family, however, the request for an extension must be received prior to the expiration date of the initial 60 calendar day time frame.

SNRHA will approve one (1) additional 30 calendar day extension only in the following circumstances:

It is necessary as a reasonable accommodation for a person with disabilities. It is necessary due to reasons beyond the family’s control, as determined by SNRHA. The



following is a list of extenuating circumstances that SNRHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:

- Serious illness or death in the immediate family

SNRHA shall require the family to provide documentation to support the request. All requests for extensions to the voucher term must be made in writing and submitted to SNRHA prior to the expiration date of the voucher (or extended term of the voucher). SNRHA will decide whether to approve or deny an extension request within 10 calendar days of the date the request is received, and will immediately provide the family written notice of its decision.

SNRHA may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance unless as a reasonable accommodation for a disabled or elderly person or an director's approval of extenuating circumstances as outlined above. Ports shall be allowed only one extension of 30 calendar days to ensure compliance with HUD's billing requirements, unless as a reasonable accommodation for disabled or elderly clients.

Suspensions of Voucher Term [24 CFR 982.303(c)]

SNRHA must provide for suspension of the initial or any extended term of the voucher from the date the family submits a request for PHA approval of the tenancy until the date the PHA notifies the family in writing whether the request has been approved or denied.

“Suspension” means stopping the clock on a family's voucher term from the time a family submits the RFTA until the time SNRHA approves or denies the request [24 CFR 982.4].

SNRHA's determination not to suspend a voucher term is not subject to informal review [24 CFR 982.554(c)(4)]

SNRHA Policy

When a Request for Tenancy Approval and proposed lease and all other required documents listed in the RFTA checklist are received by SNRHA, the term of the voucher will be suspended while SNRHA processes the request.

Expiration of Voucher Term

Once a family's housing choice voucher term (including any extensions) expires, the family is no longer eligible to search for housing under the program. If the family still wishes to receive assistance, SNRHA shall require that the family reapply when SNRHA reopens its waiting list. Such a family does not become ineligible for the program on the grounds that it was unable to locate a unit before the voucher expired [HCV GB p. 8-13].

SNRHA Policy

If a family's voucher term or extension expires before the family has submitted a Request for Tenancy Approval (RFTA), SNRHA will require the family to reapply for assistance. If the RFTA that was submitted prior to the expiration date of the voucher is



subsequently disapproved by SNRHA (after the voucher term has expired), the family will be given the remaining tolling days on the voucher.

Within 30 business days after the expiration of the voucher term or any extension, SNRHA will notify the family in writing that the voucher term has expired and their application withdrawn.

Changes in Family Composition

The voucher size is determined prior to the briefing by comparing the family composition to SNRHA subsidy standards. If an applicant requires a change in the voucher size, based on the requirement of SNRHA subsidy standards, the above reference guidelines will apply. Applicants must notify SNRHA with 10 calendar days of any changes in family composition. All changes must be submitted in writing or other methods needed by a person with a disability to SNRHA.

Changes for Participants

The members of the family residing in the unit must be approved by SNRHA. The family must obtain approval of any additional family member before the new member occupies the unit except for additions by birth, adoption, or court-awarded custody, court awarded guardianship or foster children, in that case the family must inform SNRHA within 10 calendar days in writing. Further, changes in household composition due to marriage must also be reported within 10 calendar days in writing or other method needed by a person with a disability to SNRHA. The spouse, as with all additions to the program over 18 years of age, must be screened by SNRHA and shall be required to sign all authorization forms. The new spouse's income and other adults will count, pursuant to 24 CFR 5.609 (a) (1) unless a legal separation or divorce has been submitted to SNRHA.

SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

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.



PART I: PHYSICAL STANDARDS

8-I.A. GENERAL HUD REQUIREMENTS

HUD Performance and Acceptability Standards

HUD's performance and acceptability standards for HCV-assisted housing are provided in 24 CFR 982.401. These standards are the responsibility of the owner unless otherwise stated on the lease. In accordance with the HAP contract, Part B, 3(a): The owner must maintain the contract unit and premises in accordance with the Housing Quality Standards (HQS.) These standards cover the following areas:

- Sanitary facilities
- Food preparation and refuse disposal
- Space and Security
- Thermal Environment
- Illumination and electricity
- Structure and materials
- Interior Air Quality
- Water Supply
- Lead-based paint
- Access
- Site and neighborhood
- Sanitary condition
- Smoke Detectors

A summary of HUD performance criteria is provided in Attachment 8-1. Additional guidance on these requirements is found in the following HUD resources:

- Housing Choice Voucher Guidebook, Chapter 10.
- HUD Housing Inspection Manual for Section 8 Housing
- HUD Inspection Form, form HUD-52580 (3/01) and Inspection Checklist, form HUD-52580-A (9/00)
- HUD Notice 2003-31, Accessibility Notice: Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988.

Tenant Preference Items

HUD requires SNRHA to enforce minimum HQS but also requires that certain judgments about acceptability be left to the family. For example, SNRHA must ensure that the unit contains the required sanitary facilities, but the family decides whether the cosmetic condition of the facilities



Any condition that jeopardizes the security of the unit

Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling

Natural or LP gas or fuel oil leaks

Any electrical problem or condition that could result in shock or fire

Absence of a working heating system when outside temperature is below 60 degrees.

Utilities not in service, including no running hot water

Conditions that present the imminent possibility of injury

Obstacles that prevent safe entrance or exit from the unit

Absence of at least one functioning toilet in the unit

Inoperable smoke detectors in the unit which result in non-compliance with HUD regulations (one on each level of each habitable area) regarding the number and location of smoke detectors.

No air conditioning during the summer months May –Oct

No heating during the winter months Oct –April

Inoperable refrigerator or stove.

If an owner fails to correct life threatening conditions as required by SNRHA, the housing assistance payment (HAP) contract will be terminated.

If a family fails to correct a family caused life threatening condition as required by SNRHA, SNRHA shall terminate the family's assistance.

The owner will be required to repair an inoperable smoke detector unless SNRHA determines that the family has intentionally disconnected it (by removing batteries or other means). In this case, the family will be required to repair the smoke detector within 24 hours.

8-I.D. OWNER AND FAMILY RESPONSIBILITIES [24 CFR 982.404]

Family Responsibilities

The family is responsible for correcting the following HQS deficiencies:

- Tenant-paid utilities not in service (usually gas, electricity and water).
- Failure to provide or maintain family-supplied appliances (including ensuring all burners on stove are operable).
- 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 intermitent inspections to ensure HQS Standards are being met.

8-I.E. SPECIAL REQUIREMENTS FOR CHILDREN WITH ENVIRONMENTAL INTERVENTION BLOOD LEAD LEVEL [24 CFR 35.1225]

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 6 years of age, living in an HCV-assisted unit has been identified as having an environmental intervention blood lead level, SNRHA must complete a risk assessment 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 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.

8-I.F. VIOLATION OF HQS SPACE STANDARDS [24 CFR 982.403]

If SNRHA determines that a unit does not meet the HQS space standards because of an increase in family size or an approved change in family composition, SNRHA must issue the family a new voucher, and the family must try to find an acceptable unit as soon as possible within the term of the voucher. If an acceptable unit is available for rental by the family, SNRHA must terminate the HAP contract in accordance with its policies.

SNRHA Policy



If the annual inspection date is within 90 calendar days of a special inspection, as long as all items are inspected that are included in an annual inspection, the special inspection will be categorized as an annual inspection, and all annual inspection procedures will be followed.

Quality Control Inspections 24CFR 982.405 (b)

HUD requires that a sample of units be re-inspected by a supervisor or other qualified individual to ensure that HQS are being enforced correctly and uniformly by all inspectors. Quality Control inspections will be performed by HQS Supervisor (HCVS) / Associate Deputy Directors (ADD), or assigned Senior OS for the number of units required by SEMAP. The purpose of Quality Control inspections is to ascertain that each inspector is conducting accurate and complete inspections, and to ensure that there is consistency among inspectors in application of the HQS.

The sampling of files will include recently completed inspections within the previous month of the date they are inspected), a cross-section of neighborhoods, and a cross-section of inspectors.

Reasonable Accommodation: Additional Bedrooms

SNRHA will include a review of actual bedroom use as part of the annual inspections for additional rooms for medical equipment and live-in aides to confirm the continued need for a reasonable accommodation.

Inspection of PHA-owned Units [24 CFR 982.352(b)]

SNRHA must obtain the services of an independent entity to perform all HQS inspections in cases where an HCV family is receiving assistance in a SNRHA-owned unit. A SNRHA-owned unit is defined as a unit that is owned by the PHA that administers the assistance under the consolidated ACC (including a unit owned by an entity substantially controlled by the PHA). The independent agency must communicate the results of each inspection to the family and SNRHA. The independent agency must be approved by HUD, and may be the unit of general local government for SNRHA jurisdiction (unless SNRHA is itself the unit of general local government or an agency of such government).

Inspection Costs

SNRHA may not charge the family or owner for unit inspections [24 CFR 982.405(e)]. In the case of inspections of SNRHA-owned units, SNRHA may compensate the independent agency from ongoing administrative fee for inspections performed. SNRHA and the independent agency may not charge the family any fee or charge for the inspection [24 CFR.982.352(b)].

Notice and Scheduling

The family must allow SNRHA to inspect the unit at reasonable times with reasonable notice [24 CFR 982.551(d)].

SNRHA Policy

Both the family and the owner will be given reasonable notice of all inspections. Except in the case of a life threatening emergency, reasonable notice is considered to be not less than 48 hours. Inspections may be scheduled between 8:00 a.m. and 5:00 p.m. "Generally" inspections will be conducted on business days only. In the case of a life threatening emergency, SNRHA will give as much notice as possible, given the nature of the emergency. Notice shall not be provided for fraud investigations.



If the time period for correcting the deficiencies (or any SNRHA-approved extension) has elapsed, or the unit fails HQS at the time of the re-inspection, SNRHA will notify the owner and the family that the unit has been rejected and that the family must search for another unit.

Following a failed re-inspection, the family may elect to submit a new Request for Tenancy Approval for the same unit if the family has not found another unit by the time the owner completes all repairs and the family continues to wish to live in the unit. The unit would be required to pass an inspection, a rent reasonableness determination is required, and a new lease and HAP Contract will need to be executed.

Utilities

Generally, at initial lease-up the owner is responsible for demonstrating that all utilities are in working order including those utilities that the family will be responsible for paying.

SNRHA Policy

The utilities must be on at the time of the initial inspection. If they are not on, the inspection will be rescheduled.

SNRHA Policy

The stove and refrigerator must be in place regardless of whether the owner or the family is responsible to provide them.

8-II.C. ANNUAL HQS INSPECTIONS [Final Rule Notice 6-25-2014]

Scheduling the Inspection

Each unit under a HAP contract must have an annual inspection within twelve (12) months after the date of the previous annual or initial inspection.

SNRHA Policy

If an adult (person 18 or older) cannot be present on the scheduled date, the family should request that SNRHA reschedule the inspection. If the family misses the first scheduled appointment without requesting a new inspection date, SNRHA will automatically schedule a second inspection. If the family misses two scheduled inspections without SNRHA approval, SNRHA will consider the family to have violated its obligation to make the unit available for inspection. If the family is unable to be present but authorizes an adult representative to be present, and the adult presents valid photo ID the inspection will be conducted.

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



When failures that are not life threatening are identified, SNRHA will send the owner and the family a written notification of the inspection results within 1 business day of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally not more than 30 calendar days will be allowed for the correction, unless an extension for good cause is determined by the Section 8 Manager.

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

Extensions

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

SNRHA Policy

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

A repair cannot be completed because required parts or services are not available.

A repair cannot be completed because of weather conditions.

A reasonable accommodation is needed because the family includes a person with disabilities.

The length of the extension will be determined on a case by case basis, but will not exceed 60 calendar days, except in the case of delays caused by weather conditions. In the case of weather conditions, extensions may be continued until the weather has improved sufficiently to make repairs possible. The necessary repairs must be made within 15 calendar days, once the weather conditions have subsided. All requests for extensions must be submitted in writing to the Inspections Department and approved by the Housing Quality Standards (HQS) Supervisor and/or Housing Programs (HP) Management.

Re-inspections

SNRHA Policy

SNRHA will conduct a re-inspection immediately following the end of the corrective period, or any SNRHA approved extension.

The family and owner will be given reasonable notice of the re-inspection appointment. If the deficiencies have not been corrected by the time of the re-inspection, SNRHA will



send a notice of abatement to the owner, or in the case of family caused violations, a notice of termination to the family, in accordance with SNRHA policies. If SNRHA is unable to gain entry to the unit in order to conduct the scheduled re-inspection, SNRHA will consider the family to have violated its obligation to make the unit available for inspection. This may result in termination of the family's assistance in accordance with Chapter 12.

8-II.G. ENFORCING OWNER COMPLIANCE [24 CFR 982.405;982.453]

If the owner fails to maintain the dwelling unit in accordance with HQS (as stated above in 8-I.B), SNRHA must take prompt and vigorous action to enforce the owner obligations.

HAP Abatement

If an owner fails to correct HQS deficiencies by the time specified by SNRHA, HUD requires SNRHA to abate housing assistance payments "no later" than the first of the month following the specified correction period (including any approved extension) [24 CFR 985.3(f)].

No retroactive payments will be made to the owner for the period of time the rent was abated.

SNRHA Policy

SNRHA will make all HAP abatements effective from the date of the second default notice if repairs are not made no later than the day/time of the scheduled re-inspection, unless there is an approved written extension by SNRHA management staff prior to the due date. SNRHA will inspect abated units within three (3) business days of the owner's notification that the work has been completed if the contract has not been cancelled.

During any abatement period the family continues to be responsible for its share of the rent. The owner must not seek payment from the family for abated amounts and may not use the abatement as cause for eviction. Payment will resume effective on the calendar day the unit passes inspection. The landlord is not entitled to any back rent from SNRHA for units that have been abated due to a failed HQS.

HAP Contract Termination

SNRHA must decide how long any abatement period will continue before the HAP contract will be terminated.

SNRHA Policy

SNRHA shall terminate the contract of the family 30 calendar days from the date of the initial default notice if repairs are not made. SNRHA will issue a voucher to permit the family to move to another unit as described in Chapter 10.

Normally the maximum length of time that a HAP may be abated is 30 calendar days. However, if the owner completes corrections and notifies SNRHA before the termination date of the HAP contract.

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



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

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

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

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

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

SNRHA Policy

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

SNRHA will not provide additional screening information to the owner.

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

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

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

- Completed Request for Tenancy Approval (RFTA) – Form HUD-52517
- Copy of the proposed lease (signed by both parties with no effective date), including any addendum regarding utilities.
- W9 Form for legal owner (must include additional W-9 for payee, if other than owner)
- Direct Deposit Form- with voided check (must be pre-printed from bank or a statement from bank with business logo and information)
- Recorded Deed – staff will verify using Clark County Government websites
- Management Agreement, if applicable
- A Valid State-issued Business License, if applicable (Does not have to be for Nevada)
- Trust documents, if applicable to identify trustee bank assigned tax ID or EIN
- Side Payment/Program Abuse Form.

The RFTA contains important information about the rental unit selected by the family, including unit address, number of bedrooms, structure type, year constructed, utilities included in the rent,



9-I.E. LEASE AND TENANCY ADDENDUM

The family and the owner must execute and enter into a written dwelling lease for the assisted unit. This written lease is a contract between the tenant family and the owner; SNRHA is not a party to this contract.

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 [24 CFR 982.308(a)].

Lease Form and Tenancy Addendum [24 CFR 982.308]

If the owner uses a standard lease form for rental to unassisted tenants in the locality or the premises, the lease must be in such standard form. If the owner does not use a standard lease form for rental to unassisted tenants, the owner may use another form of lease. The HAP contract prescribed by HUD contains the owner's certification that if the owner uses a standard lease form for rental to unassisted tenants, the lease is in such standard form.

All provisions in the HUD-required Tenancy Addendum must also be added word-for-word to the owner's standard lease form, for use with the assisted family. The Tenancy Addendum includes the tenancy requirements for the program and the composition of the household as approved by SNRHA. As a part of the lease, the tenant shall have the right to enforce the Tenancy Addendum against the owner and the terms of the Tenancy Addendum shall prevail over any other provisions of the lease.

SNRHA Policy

SNRHA does not provide a model or standard dwelling lease for owners to use in the HCV program.

Lease Information [24 CFR 982.308(d)]

The assisted dwelling lease must contain all of the required information as listed below:

- The names of the owner and the tenant:
- The unit rented (address, apartment number, and any other information needed to identify the contract unit)
- The term of the lease (initial term and any provisions for renewal)
- The amount of the monthly rent to owner
- A specification of what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the family. The owner and tenant must sign and date the lease

Term of Assisted Tenancy

The initial term of the assisted dwelling lease must be for at least one (1) year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract.

The HUD program regulations permit SNRHA to approve a shorter initial lease term if certain conditions are met.



SNRHA Policy

SNRHA will not approve an initial lease term of less than one (1) year.

During the initial term of the lease, the owner may not raise the rent to tenant [24 CFR 982.309].

Any provisions for renewal of the dwelling lease will be stated in the dwelling lease [HCV Guidebook, pg. 8-22]. There are no HUD requirements regarding any renewal extension terms, except that they must be in the dwelling lease if they exist.

SNRHA may execute the HAP contract even if there is less than one year remaining from the beginning of the initial lease term to the end of the last expiring funding increment under the consolidated ACC. [24 CFR 982.309(b)].

Security Deposit [24 CFR 982.313 (a) and (b)]

The owner may collect a security deposit from the tenant. SNRHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants.

SNRHA Policy

SNRHA will allow the owner to collect any security deposit amount the owner determines is appropriate as long as it does not exceed one month contract rent.

Separate Non-Lease Agreements between Owner and Tenant

Owners may not demand or accept any rent payment from the family in excess of the rent to the owner minus SNRHA's housing assistance payments to the owner [24 CFR 982.451(b)(4)].

The owner may not charge the tenant extra amounts for items customarily included in rent in the locality, or provided at no additional cost to unsubsidized tenants in the premises [24 CFR 982.510(c)].

SNRHA Policy

SNRHA permits owners and families to execute separate, non-lease agreements for services, appliances (other than range and refrigerator) and other items that are not included in the lease.

Any items, appliances, or other services that are customarily provided to unassisted families as part of the dwelling lease with those families, or are permanently installed in the dwelling unit must be included in the dwelling lease for the assisted family. These items, appliances or services cannot be placed under a separate non-lease agreement between the owner and family. Side payments for additional rent, or for items, appliances or services customarily provided to unassisted families as part of the dwelling lease for those families, are prohibited. Accepting side payments shall result in termination of the HAP Contract and termination of the family's assistance.

Any items, appliances, or other services that are not customarily provided to unassisted families as part of the dwelling lease with those families, are not permanently installed in the dwelling unit and where the family has the sole option of not utilizing the item, appliance or service, may be included in a separate non-lease agreement between the owner and the family.



The information will be provided to the owner in writing.

Only a designated Housing Choice Voucher representative may provide this information. SNRHA's policy on providing information to owners is included in the briefing packet and will apply uniformly to all families and owners.

OWNER DISAPPROVAL [24 CFR 982.306]

See Chapter on "Owner Disapproval and Restriction."

CHANGE IN TOTAL TENANT PAYMENT (TTP) PRIOR TO HAP EFFECTIVE DATE

When the family reports changes in factors that will affect the Total Family Share prior to the effective date of the HAP contract at admission, the information will be verified and the Total Family Share will be recalculated. If the family does not report any change, SNRHA need not obtain new verifications before signing the HAP Contract, even if verifications are more than 60 calendar days old.

CONTRACT EXECUTION PROCESS [24 CFR 982.305(c)]

SNRHA prepares the Housing Assistance Contract and lease for execution. The family and the owner will execute the Lease agreement, and the owner and SNRHA will execute the HAP Contract. Copies of the documents will be furnished to the parties who signed the respective documents. SNRHA will retain a copy of all signed documents.

SNRHA makes every effort to execute the HAP Contract immediately after receiving all required documentation, signed by all parties. The HAP Contract may not be executed more than 60 calendar days after commencement of the lease term and no payments will be made until the contract is executed. The effective date of the HAP contract must match the effective date of the lease and the date will be the later of the date the units passes an initial HQS inspection or the tenant takes possession of the unit.

The Housing Choice Voucher Supervisor, or higher supervisory position on the organization chart, is authorized to execute a contract on behalf of SNRHA:

If families lease properties owned by relatives, other than those prohibited under HUD regulations, the owner must have a different address than the assisted unit. Failure to notify SNRHA in writing of change of addresses may result in placing the vendor's direct deposit of HAP assistance on hold until such information is provided. SNRHA is required by law to provide all vendors with a 1099 each January and cannot comply with this federal law without updated addresses.

Unless their lease was effective prior to June 17, 1998, a family may not lease properties owned by a parent, child, grandparent, grandchild, sister or brother of any family member. SNRHA will waive this restriction as a reasonable accommodation for a family member who is a person with a disability.

Owners must provide an Employer Identification Number or Social Security Number on IRS Form W-9.



Owners must also submit proof of ownership of the property by submitting a recorded copy of Grant Deed and a copy of the Management Agreement if the property is managed by a management agent.

The owner must provide a home telephone number and business number if applicable.

Foreign owners must provide a completed W8-ECI form.

LATE PAYMENT PENALTIES

See Chapter on “Owner Disapproval and Restriction.”

To assist SNRHA in its outreach efforts to owners, and to provide better customer service, SNRHA will make automatic monthly HAP deposits into the bank account of the owner. If the owner agrees to such an arrangement with SNRHA, the date the bank shows as the deposit date, will be the official payment date of record and will be the determining factor in cases involving late payment penalties. SNRHA will not make late payments due to direct deposits being posted by the vendors financial institution late, but were transmitted by SNRHA on the correct date. For example, when the first (1st) or the 15th falls on a Saturday or Holiday and the banks post the deposit on the next business day.

SNRHA will not be obligated to pay any late payment penalty if HUD determines that late payment is due to factors beyond SNRHA’s control, such as a delay in the receipt of program funds from HUD. SNRHA will use administrative fee income or the administrative fee reserve as its only source for late payment penalty.

Extensions of Tenancy after Initial Notice to Vacate:

If a family should request to extend tenancy beyond the initial date of vacate approved by the participant and owner/agent, both parties must sign a written extension of the vacate date and submit this document to SNRHA. The document must include a new vacate date and the tenancy may not extend beyond the expiration date of the issued voucher. Only one (1) extension will be granted by SNRHA to extend the vacate date. The participant must be occupying the unit during the time of extension request.



SNRHA Policy

If the family and the owner mutually agree to terminate the lease for the family's unit after the first year of the lease the family must use SNRHA's mutual agreement form. Mutual rescissions will only be allowed for a reasonable accommodation for a disabled family and SNRHA must receive written third party verification of the need to relocate from a qualified professional provider. The manager/owner must also agree with this move if during the first year of the lease after SNRHA 504 Officer approves the accommodation. VAWA moves are also covered with mutual rescissions. Bifurcation of the lease is required by law for VAWA participants. Additionally the person that is the "documented" victim of the violence, even if they are not the head (meaning they are co-head), shall receive the voucher if the family is spilt as a result of a VAWA action. The person shall be terminated who commits the violent act shall be removed from the household by termination from the program. Only one voucher shall be issued.

- SNRHA has terminated the HAP contract for the family's unit for the owner's breach [24 CFR 982.354(b)(1)(i)].
- SNRHA determines that the family's current unit does not meet the HQS space standards because of an increase in family size or a change in family composition. In such cases, SNRHA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible. If an acceptable unit is available for the family, SNRHA must terminate the HAP contract for the family's old unit in accordance with the HAP contract terms and must notify both the family and the owner of the termination. The HAP contract terminates at the end of the calendar month that follows the calendar month in which SNRHA gives notice to the owner. [24 CFR 982.403(a) and (c)]
- The participant has been evicted by the courts.
- In compliance with 24CFR 982.311 (2), SNRHA shall allow overlapping HAP payments when a participant family moves from an assisted unit with continued assistance. The term of the assisted lease for the new unit may begin during the month family moves out of the first assisted unit. Overlapping of the last HAP payment for the month when the family moves out of the old unit and the first assistance payment for the new unit, is not considered to constitute a duplicate housing subsidy.

10-I.B. RESTRICTIONS ON MOVES

A family's right to move is generally contingent upon the family's compliance with program requirements [24 CFR 982.1(b)(2)]. HUD specifies two conditions under which a SNRHA may deny a family permission to move and two ways in which a SNRHA may restrict moves by a family.

Denial of Moves

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



Insufficient Funding

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

SNRHA Policy

SNRHA will deny a family permission to move on grounds that SNRHA does not have sufficient funding for continued assistance if (a) the move is initiated by the family, not the owner or SNRHA; (b) SNRHA can demonstrate that the move will, in fact, result in higher subsidy costs; and (c) SNRHA can demonstrate that the move would result in the termination of other participants during the calendar years due to lack of HAP funds include HAP reserves. If this occurs, SNRHA must provide written notification to the local HUD Office when it determines it is necessary to deny moves to a higher cost unit based on insufficient funding. The notification must include the following documentation:

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

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

Repayment Agreements

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

Grounds for Denial or Termination of Assistance

SNRHA has grounds for denying or terminating the family's assistance [24 CFR 982.314(e)(2)]. VAWA creates an exception to these restrictions for families who are otherwise in compliance with program obligations, but have moved to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence or stalking, and who reasonably believed he or she was imminently threatened by harm from further violence if they remained in the unit. [Pub.L. 109-162]

SNRHA Policy

If SNRHA has grounds for denying or terminating a family's assistance, SNRHA will act on those grounds in accordance with the regulations and policies set forth in Chapters 3 and 12, respectively.



SNRHA will grant a family permission to move if SNRHA has no grounds to deny or terminate the family's assistance for program violations, (a thorough definition of program violations can be found in the Administrative Plan). Further definition of a family's obligations include:

Family has provided a copy of the Vacate Notice, submitted to and signed by the current landlord. If the owner refuses to sign, the family shall mail a certified notice to the owner and provide a record to SNRHA. The family may not send a certified mailing prior to first attempting to contact the owner/agent and allow them at least seven (7) business days to sign the Vacate Notice.

The family has not received a notice of cancellation from the Housing Authority.

However, in addition, if the calculations reveal that the subsidy amount to be paid to the new owner on behalf of the family would be zero AND the family has been zero to HAP for six consecutive months prior to the effective date of the new contract, SNRHA would not render any assistance should the family proceed with the move.

Restrictions on Elective Moves [24 CFR 982.354(c)]

HUD regulations permit SNRHA to prohibit any elective move by a participant family during the family's initial lease term. They also permit SNRHA to prohibit more than one elective move by a participant family during any 12-month period.

SNRHA Policy

SNRHA will deny a family permission to make an elective move during the family's initial lease term. This policy applies to moves within or outside of SNRHA's jurisdiction.

SNRHA will also deny a family permission to make more than one elective move during any 12-month period. This policy applies to all assisted families residing in SNRHA's jurisdiction.

SNRHA will consider exceptions to these policies for the following reasons:

To protect the health or safety of a family member (e.g., lead-based paint hazards, domestic violence).

The unit becomes in violation of HQS and the contract is terminated as a result of said violations;

Due to the sale of the unit and the new owner does not wish to continue the contract; (unless the new owner request to continue the HAP and signs the required forms) or the unit was foreclosed on and then Nevada laws and HUD regulations come into play.

SNRHA receives a written statement from the District Attorney's Office verifying that the participant has been placed under the witness protection or victim protection program;

Mutual rescissions will only be allowed as a reasonable accommodation for a disabled family for which written third party verification of the need to relocate from a qualified professional provider. The owner/manager must approve the move by signing a mutual



rescission form, after SNRHA approves the reasonable accommodation if they are willing to allow the move. Owners or managers with leases with HCV participants who are approved VAWA clients must bifurcate the lease in compliance with Federal law.

- The family must provide a written 30 day notice to the property owner/agent and SNRHA prior to moving from the unit. Failure to provide to both parties and receive approval from SNRHA prior to moving will lead to termination of their assistance;
- The owner has given the family a notice to vacate, has commenced an action to evict the family or has obtained a court judgment or other process allowing the owner to evict the family. If SNRHA receives a judgment which is not paid within the required timeframe or a summary of eviction, the family shall be terminated from the program even if they have moved to another unit. To lessen the impact of this occurrence and the negative impact to new owners, the family shall not be issued a voucher for 30 days of any notice served relating to a lease violation that is for cause.
- The family has given proper notice of lease termination (if the family has a right to terminate the lease on notice to owner) for owner breach or otherwise.

10-I.C. MOVING PROCESS

Notification

If a family wishes to move to a new unit, the family must notify SNRHA and the owner before moving out of the assisted unit or terminating the lease on notice to the owner [24 CFR 982.354(d)(2)]. If the family wishes to move to a unit outside SNRHA's jurisdiction under portability, the notice to SNRHA must specify the area where the family wishes to move [24 CFR 982.354(d)(2), Notice PIH 2012-42]. The notices must be in writing [24 CFR 982.5].

Approval

SNRHA Policy

Upon receipt of a family's notification that they wish to move, SNRHA will determine whether the move is approvable in accordance with the regulations and policies set forth in sections 10-I.A and 10-I.B. SNRHA will schedule an appointment with the family to come in to receive a moving packet or complete port out documents. SNRHA shall require families to provide a signed SNRHA Vacate Notice which is signed by the family and owner/manager. If the owner refuses to sign the Vacate Notice (60 days for tax credit properties) Intent Form and the tenant has completed the first year of the lease and has not signed a new lease for an additional year, the participant shall send the notice via certified mail and provide staff with a copy of proof of mailing before a moving voucher can be issued. The Vacate Notice must be signed and dated by both parties with an effective date. An extension of this notice must also be signed and dated by both parties and submitted to SNRHA.

Reexamination of Family Income and Composition



SNRHA Policy

For families approved to move to a new unit within SNRHA's jurisdiction, SNRHA will perform a new annual reexamination in accordance with the policies set forth in Chapter 11 of this plan.

Voucher Issuance and Briefing

SNRHA Policy

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

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

Housing Assistance Payments [24 CFR 982.311(d)]

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

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

Notice Requirements

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

The family must give the owner the required number of days' notice of their intent to vacate as specified in the lease in writing or a written notice when not specified in the lease. The family must give a copy to SNRHA simultaneously utilizing SNRHA's "Vacate Notice." This notice must be signed by both parties; or if the owner refuses to sign, the participant can provide SNRHA proof of their attempts to notify their owner by submitting a copy of their mailed Vacate Notice and a copy of their certified mail receipt. Therefore, the family must be otherwise eligible to move and a moving voucher will be issued.

Time of Contract Change

A move within the same building or project, or between buildings owned by the same owner, will be processed like any other move.



In a move, assistance stops at the old unit at the end of the month in which the tenant ceased to occupy, unless proper notice was given to end a lease midmonth. Assistance will start on the new unit on the effective date of the lease and contract. Assistance payments may overlap for the month in which the family moves.

PART II: PORTABILITY

10-II.A. OVERVIEW

Within the limitations of the regulations and this plan, a participant family or an applicant family that has been issued a voucher has the right to use tenant-based voucher assistance to lease a unit anywhere in the United States providing that the unit is located within the jurisdiction of a PHA administering a tenant-based voucher program [24 CFR 982.353(b)]. The process by which a family obtains a voucher from one PHA and uses it to lease a unit in the jurisdiction of another

PHA is known as portability. The first PHA is called the **initial PHA**. The second is called the **receiving PHA**.

The receiving PHA has the option of administering the family's voucher for the initial PHA or absorbing the family into its own program. Under the first option, the receiving PHA bills the initial PHA for the family's housing assistance payments and the fees for administering the family's voucher. Under the second option, the receiving PHA pays for the family's assistance out of its own program funds, and the initial PHA has no further relationship with the family.

The same PHA commonly acts as the initial PHA for some families and as the receiving PHA for others. Each role involves different responsibilities. The PHA will follow the rules and policies in section 10-II.B when it is acting as the initial PHA for a family. It will follow the rules and policies in section 10-II.C when it is acting as the receiving PHA for a family.

In administering portability, the initial PHA and the receiving PHA must comply with financial procedures required by HUD, including the use of HUD-required forms [24 CFR 982.355(e)(5)].

PHAs must also comply with billing and payment deadlines, HUD may reduce an administrative fee to an initial or receiving PHA if the PHA does not comply with HUD portability requirements [24 CFR 982.355 (e)(7)].

SNRHA shall not deny a victim of domestic violence that is eligible under VAWA the access to portability.

According to HUD Final Rule on Streamlining Portability, published March 28, 2012, and revised August 20, 2015 (effective September 21, 2015); the following applies to the entire HCV program and is not limited to families exercising portability:

Mandatory Voucher Suspension: The rule requires suspension or "tolling" of the voucher term upon a family's submission of a Request for Tenancy Approval (RFTA.) Under the current rule, suspension is optional. The mandatory suspension begins when the family submits the RFTA and ends when the family is notified in writing of the approval or denial of the tenancy by using the [Notice of Cancellation of RFTA](#) form.



Briefing Requirements: The final rule requires the benefits of living in low-poverty census tracts must be explained to all families, including those who currently live in higher poverty areas. The required explanation of how portability works must now be given to all families, not just those who are eligible to exercise portability on initial voucher issuance.

HUD's Final Rule indicates the major changes to existing portability requirements and processes include:

Notification of Insufficient Funding: The rule adds a requirement that PHA's must notify the HUD field office within 10 business days of denying a move under portability due to insufficient funding.

Voucher Term: The voucher issued by the Receiving PHA (RHA) must have an expiration date at least 30 days after the expiration date of the voucher issued by the Initial PHA (IHA.) While the RHA may provide additional search time according to its existing policies, the billing deadline of 90 days after the expiration of the IHA's voucher remains in effect.

Administrative Fees: The final rule provides the administrative fee for portability is the lesser of 80 percent of the IHA's administrative fee (prorated if applicable) or 100 percent of the RHA's administrative fee. In no event will the RHA receive more than its own administrative fee.

Rescreening: The preamble to the rule states that RHAs "should be allowed" to apply their own screening standards to incoming portable families, and information on how rescreening may affect a family's assistance should be included in the briefing packet. HUD did not make any regulatory changes supporting this guidance. HUD did not make any regulatory changes supporting this guidance. SNRHA shall rescreen all incoming portability clients in accordance with its screening Policies.

10-II.B. INITIAL PHA ROLE

Allowable Moves under Portability

A family may move with voucher assistance only to an area where there is at least one PHA administering a voucher program [24 CFR 982.353(b)]. If there is more than one PHA in the area, The initial PHA provides the family with the contact information for the receiving PHAs that serve the area, and the family selects the receiving PHA. The family must inform the initial PHA which PHA it has selected. If the family prefers not to select the receiving PHA, the initial PHA will select the receiving PHA on behalf of the family (24 CFR 982.255(b)).

Applicant families that have been issued vouchers as well as participant families may qualify to lease a unit outside SNRHA's jurisdiction under portability. The initial PHA, in accordance with HUD regulations and PHA policy, determines whether a family qualifies.



Applicant Families

Under HUD regulations, most applicant families qualify to lease a unit outside the PHA's jurisdiction under portability. However, HUD gives SNRHA discretion to deny a portability move by an applicant family for the same two reasons that it may deny any move by a participant family: insufficient funding and grounds for denial or termination of assistance. [If a PHA intends to deny a family permission to move under portability due to insufficient funding, the PHA must notify HUD within 10 business days of the determination to deny the move \[24 CFR 982.355\(e\)\].](#)

SNRHA Policy

In determining whether or not to deny an applicant family permission to move under portability because SNRHA lacks sufficient funding or has grounds for denying assistance to the family, the initial SNRHA will follow the policies established in section 10-I.B of this chapter. If the PHA does deny the move due to insufficient funding, the PHA will notify HUD in writing within 10 business days of the PHA's determination to deny the move.

In addition, SNRHA may establish a policy denying the right to portability to nonresident applicants during the first 12 months after they are admitted to the program [24 CFR 982.353(c)].

SNRHA Policy

If neither the head of household nor the spouse/cohead of an applicant family had a domicile (legal residence) in SNRHA's jurisdiction at the time the family's application for assistance was submitted, the family must live in SNRHA's jurisdiction with voucher assistance for at least 12 months before requesting portability.

SNRHA will consider exceptions to this policy for purposes of reasonable accommodation (see Chapter 2).

Participant Families

The Initial SNRHA must not provide portable assistance for a participant if a family has moved out of its assisted unit in violation of the lease [24 CFR 982.353(b)]. VAWA creates an exception to this prohibition for families who are otherwise in compliance with program obligations but have moved to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if they remained in the unit.

SNRHA Policy

SNRHA will determine whether a participant family may move out of SNRHA's jurisdiction with continued assistance in accordance with the regulations and policies set forth here and in sections 10-I.A and 10-I.B of this chapter. SNRHA will notify the family of its determination in accordance with the approval policy set forth in section 10-I.C of this chapter.

Determining Income Eligibility



Applicant Families

An applicant family may lease a unit in a particular area under portability only if the family is income eligible for admission to the voucher program in that area [24 CFR 982.353(d)(3)]. The family must specify the area to which the family wishes to move [2012-42 24 CFR 982.355(c)(1)].

The initial PHA is responsible for determining whether the family is income eligible in the area to which the family wishes to move [24 CFR 982.353(d)(1), 24CFR 982.355 (9)]. If the applicant family is not income eligible in that area, the PHA must inform the family that it may not move there and receive voucher assistance [Notice PIH 2012-42].

Participant Families

The income eligibility of a participant family is not redetermined if the family moves to a new jurisdiction under portability [24 CFR 982.353(d)(2),

Reexamination of Family Income and Composition

No new reexamination of family income and composition is required for an applicant family.

SNRHA Policy

For a participant family approved to move out of its jurisdiction under portability, SNRHA generally will conduct a reexamination of family income and composition only if the family's annual reexamination must be completed on or before the initial billing deadline specified on form HUD-52665, Family Portability Information.

SNRHA will make any exceptions to this policy necessary to remain in compliance with HUD regulations.

SNRHA shall inform the receiving PHA of the incoming port family and confirm if they are absorbing or billing and shall send all required documents including an EIV. The EIV shall be sent in a confidential envelop.

Briefing

The regulations and policies on briefings set forth in Chapter 7 of this plan require SNRHA to provide information on portability to all applicant families that qualify to lease a unit outside SNRHA's jurisdiction under the portability procedures. Therefore, no special briefing is required for these families.

SNRHA Policy

No formal briefing will be required for a participant family wishing to move outside SNRHA's jurisdiction under portability. However, SNRHA will provide the family with the same oral and written explanation of portability that it provides to applicant families selected for admission to the program (see Chapter 7).

SNRHA will provide the name, address, and phone of the contact for the PHA in the jurisdiction to which they wish to move. **If there is more than one PHA with jurisdiction over the area to which the family wishes to move, the PHA will advise the family that the**



family must select the receiving PHA and notify the initial PHA of which receiving PHA was selected. The PHA will further inform the family that if the family prefers not to select the receiving PHA, the initial PHA will select the receiving PHA on behalf of the family.

SNRHA will advise the family that they will be under the RHA's policies and procedures, including screening, subsidy standards, voucher extension policies, and payment standards.

Voucher Issuance and Term

An applicant family has no right to portability until after the family has been issued a voucher [24 CFR 982.353(b)]. In issuing vouchers to applicant families, SNRHA will follow the regulations and procedures set forth in Chapter 7. A new voucher is not required for portability purposes.

SNRHA Policy

For families approved to move under portability, SNRHA will issue a new voucher within 10 calendar days of SNRHA's receiving a Vacate or other written notice which is approvable to port out.

The initial term of the voucher will be 60 calendar days, 90 calendar days for disabled families.

If the family moving under portability is living in a unit where HAP has been abated because of the failure to complete the HQS repairs, or the client previously vacated their unit due to unsafe condition, the voucher issuance date will be the effective date of that action.

Voucher Extensions and Expiration

SNRHA Policy

SNRHA will **not approve** extensions of a voucher issued to an applicant or a participant's family porting out of SNRHA's jurisdiction except under the following circumstances: (a) the family decides to return to the initial PHA's jurisdiction and search for a unit there and their voucher has not expired, or (b) the family decides to search for a unit in a third PHA's jurisdiction and their voucher has not expired. In such cases, the policies on voucher extensions set forth in Chapter 7, section 5-II.E, of this plan will apply, including the requirement that the family apply for an extension in writing prior to the expiration of the initial voucher term.

To receive or continue receiving assistance under the initial PHA's voucher program, a family that moves to another PHA's jurisdiction under portability must be under HAP contract in the receiving PHA's jurisdiction within 90 calendar days following the expiration date of the initial PHA's voucher term (including any extensions). (See below under "Initial Billing Deadline" for one exception to this policy.)

Initial Contact with the Receiving PHA



After approving a family's request to move under portability, the initial PHA must promptly notify the receiving PHA via email or other confirmed delivery method to expect the family [24 CFR 982.355(c)(3), 24 CFR 9682.355(c)(7)]. The initial PHA must also advise the family how to contact and request assistance from the receiving PHA [24 CFR 982.355(c)(6)].

SNRHA Policy

Because the portability process is time-sensitive, SNRHA will notify the receiving PHA by fax to expect the family. The initial PHA will also ask the receiving PHA to provide any information the family may need upon arrival, including the name, fax, email and telephone number of the staff person responsible for business with incoming portable families and procedures related to appointments for voucher issuance. SNRHA will pass this information along to the family. SNRHA will also ask for the name, address, telephone number, fax and email of the person responsible for processing the billing information.

Sending Documentation to the Receiving PHA

The initial SNRHA is required to send the receiving PHA the following documents:

- Form HUD-52665, Family Portability Information, with Part I filled out [Notice PIH 2012-42]
- A copy of the family's voucher [Notice PIH 2012-42]
- A copy of the family's most recent form HUD-50058, Family Report, or, if necessary in the case of an applicant family, family and income information in a format similar to that of form HUD-50058 [24 CFR 982.355(c)(7), Notice PIH 2012-42]
- Copies of the income verifications backing up the form HUD-50058 [24 CFR 982.355(c)(7), Notice PIH 2012-42] and EIV printout in a confidential envelop.
- Notification to confirm if the PHA is billing or absorbing.

SNRHA Policy

In addition to these documents, SNRHA will provide the following information, if available, to the receiving PHA:

Last EIV print out

Social security numbers (SSNs)

Documentation of SSNs for all family members

Documentation of legal identity

Documentation of citizenship or eligible immigration status

Documentation of participation in the earned income disallowance (EID) benefit

Documentation of participation in a family self-sufficiency (FSS) program

SNRHA will notify the family in writing regarding any information provided to the receiving PHA [HCV GB, p. 13-3].

Initial Billing Deadline [Notice PIH 2012-42, Letter to Executive Directors 9-15-15]



The deadline for submission of initial billing is 90 calendar days following the expiration date of the voucher issued to the family by the initial PHA. If the initial PHA does not receive a billing notice by the deadline and does not intend to honor a late billing submission, it must contact the receiving PHA to determine the status of the family. If the receiving PHA reports that the family is not yet under HAP contract, the initial PHA may refuse to accept a late billing submission. If the receiving PHA reports that the family is under HAP contract and the receiving PHA cannot absorb the family, the initial PHA must accept a late billing submission; however, it may report to HUD the receiving PHA's failure to comply with the deadline.

SNRHA Policy

If SNRHA has not received an initial billing notice from the receiving PHA within 90 days of expiration of the IHA's voucher, it will contact the receiving PHA via by phone, fax, or e-mail. If the PHA reports that the family is not yet under HAP contract, the PHA will inform the receiving PHA that it will not honor a late billing submission and will return any subsequent billings that it receives on behalf of the family. SNRHA will send the receiving PHA a written confirmation of its decision by mail.

SNRHA will allow an exception to this policy if the family includes a person with disabilities and the late billing is a result of a reasonable accommodation granted to the family by the receiving PHA.

Monthly Billing Payments [24 CFR 982.355(e), Notice PIH 2012-42]

If the receiving PHA is administering the family's voucher, [the receiving PHA bills the initial PHA for housing assistance payments and administrative fees. When reimbursing for administrative fees, the initial PHA must promptly reimburse the receiving PHA for the lesser of 80 percent of the initial PHA ongoing administrative fee or 100 percent of the receiving PHA's ongoing administrative fee for each program unit under contract on the first day of the month for which the receiving PHA is billing the initial PHA under portability. If the administrative fees are prorated for the HCV program, the proration will apply to the amount of the administrative fee for which the receiving PHA may bill \[24 CFR 982.355\(e\)\(2\)\].](#)

The initial PHA is responsible for making billing payments in a timely manner. The first billing amount is due within 30 calendar days after the initial PHA receives Part II of form HUD-52665 from the receiving PHA. Subsequent payments must be **received** by the receiving PHA no later than the fifth business day of each month. The payments must be provided in a form and manner that the receiving PHA is able and willing to accept.

The initial PHA may not terminate or delay making payments under existing portability billing arrangements as a result of overleasing or funding shortfalls. The PHA must manage its tenant-based program in a manner that ensures that it has the financial ability to provide assistance for families that move out of its jurisdiction under portability and are not absorbed by receiving PHAs as well as for families that remain within its jurisdiction.

SNRHA Policy

SNRHA will mail monthly checks to make payments unless the receiving PHA notifies SNRHA of their direct deposit information.



Annual Updates of Form HUD-50058

If SNRHA is being billed on behalf of a portable family, it should receive an updated form the HUD form-50058 each year from the receiving PHA. If SNRHA fails to receive an updated 50058 by the family's annual reexamination date, the initial PHA should contact the receiving PHA to verify the status of the family.

Subsequent Family Moves

Within the Receiving PHA's Jurisdiction [24 CFR 314(e)(1), Notice PIH 2005-1]

The initial PHA has the authority to deny subsequent moves by portable families whom it is assisting under portability billing arrangements if it does not have sufficient funding for continued assistance.

SNRHA Policy

If SNRHA determines that it must deny moves on the grounds that it lacks sufficient funding (see section 10-I.B), it will notify all receiving PHAs with which it has entered into portability billing arrangements that they, too, must deny moves to higher cost units by portable families from SNRHA's jurisdiction.

SNRHA will allow exceptions to this policy for purposes of reasonable accommodation of a family member who is a person with disabilities.

Outside the Receiving PHA's Jurisdiction [Notice PIH 2012-42]

If the initial PHA is assisting a portable family under a billing arrangement and the family subsequently decides to move out of the receiving PHA's jurisdiction, the initial PHA is responsible for issuing the family a voucher while the family is either being assisted or has a voucher from the receiving PHA and, if the family wishes to port to another jurisdiction, sending form HUD-52665 and supporting documentation to the new receiving PHA. Any extensions of the initial PHA voucher necessary to allow the family additional search-time to return to the initial PHA's jurisdiction or to move to another jurisdiction would be at the discretion of the initial PHA.

Denial or Termination of Assistance [24 CFR 982.355(c)(17)]

At any time, either the initial PHA or the receiving PHA may make a determination to deny or terminate assistance with the family in accordance with 24 CFR 982.552 and 24 CFR 982.553. (For SNRHA policies on denial and termination, see Chapters 3 and 12, respectively.)

10-II.C. RECEIVING PHA ROLE

If a family has a right to lease a unit in the receiving PHA's jurisdiction under portability, the receiving PHA must provide assistance for the family [24 CFR 982.355(10)]. HUD may determine in certain instances that a PHA is not required to accept incoming portable families, such as a PHA in a declared disaster area. However, the PHA must have approval in writing from HUD before refusing any incoming portable families [24 CFR 982.355(b)]. Administration of the voucher must be in accordance with the receiving PHA's policies. This



requirement also applies to policies of Moving to Work agencies. The receiving PHA procedures and preferences for selection among eligible applicants do not apply to the family, and the receiving PHA waiting list is not used [24 CFR 982.355(c)(10)].

The family's unit, or voucher, size is determined in accordance with the subsidy standards of the receiving PHA [24 CFR 982.355(c)(12)], and the receiving PHA's policies on extensions of the voucher term apply [24 CFR 982.355 (c)(14)].

Responding to Initial PHA's Request [24 CFR 982.355(c)]

The receiving PHA must respond via e-mail or other confirmed delivery method to the initial PHA's inquiry to determine whether the family's voucher will be billed or absorbed [(24 CFR 982.355(c)(3)]. . If the receiving PHA informs the initial PHA that it will be absorbing the voucher, the receiving PHA cannot reverse its decision at a later date **without consent of the initial PHA** (24 CFR 982.355(c)(4)).[Notice PIH 2012-42].

SNRHA Policy

SNRHA will use e-mail, when possible, to notify the initial PHA whether it will administer or absorb the family's voucher.

Initial Contact with Family

When a family moves into SNRHA's jurisdiction under portability, the family is responsible for promptly contacting SNRHA and complying with SNRHA's procedures for incoming portable families . The family's failure to comply may result in denial or termination of the receiving PHA's voucher [24 CFR 982.355 (c)(8)].

If the voucher issued to the family by the initial PHA has expired, the receiving SNRHA must contact the initial PHA to determine if it will extend the voucher [24 CFR 982.355 (c)(13)].

When a portable family requests assistance from SNRHA, SNRHA must promptly inform the initial PHA whether SNRHA will bill the initial PHA for assistance on behalf of the portable family or will absorb the family into its own program [24 CFR 982.355(c)(5)]. If SNRHA initially bills the initial PHA for the family's assistance, it may later decide to absorb the family into its own program [Notice PIH 2012-42]. (See later under "Absorbing a Portable Family" for more on this topic.)

SNRHA Policy

SNRHA will notify the initial PHA whether it intends to bill the receiving PHA on behalf of the portable family or absorb the family into its own program. SNRHA will absorb all incoming FSS Portability Participants, if funding is available (See Chapter 18 – Family Self Sufficiency).

If for any reason the receiving SNRHA refuses to process or provide assistance to a family under the portability procedures, the family must be given the opportunity for an informal review or hearing [Notice PIH 2012-42]. (For more on this topic, see later under "Denial or Termination of Assistance.")

Briefing



HUD allows SNRHA to require a briefing for an incoming portable family as long as the requirement does not unduly delay the family's search [Notice PIH 2012-42].

SNRHA Policy

SNRHA will require the family to attend a briefing. SNRHA will provide the family with a briefing packet (as described in Chapter 7) and, in an individual briefing, will orally inform the family about the PHA's payment and subsidy standards, procedures for requesting approval of a unit, the unit inspection process, and the leasing process.

SNRHA will allow a one-on-one (1-on-1) briefing only as a reasonable accommodation which must be requested in writing from the applicant/participant and approved by SNRHA's HP management. **This also applies for clients needing LEP for languages other than a language provided by staff at general briefings.**

Income Eligibility and Reexamination

PIH Notice 2012-42SNRHA does not redetermine eligibility for a portable family that was already receiving assistance in the initial PHA's voucher program [24 CFR 982.355(c)(9)]. **If the receiving PHA opts to conduct a new reexamination for a current participant family, the receiving PHA may not delay issuing the family a voucher or otherwise delay approval of a unit [24 CFR 982.355(c)(11)].**

SNRHA Policy

For any family moving into its jurisdiction under portability, SNRHA will conduct a new reexamination of family income and composition. However, SNRHA will not delay issuing the family a voucher for this reason. Nor will SNRHA delay approving a unit for the family until the reexamination process is complete unless the family is an applicant and SNRHA cannot otherwise confirm that the family is income eligible for admission to the program in the area where the unit is located.

In conducting its own reexamination, SNRHA will rely upon any verification provided by the initial PHA to the extent that they (a) accurately reflect the family's current circumstances and (b) were obtained within the last 120 calendar days. Any new information may be verified by documents provided by the family and adjusted, if necessary, when third party verification is received. Criminal screening will be conducted but shall not delay the lease-up process of port-ins.

Voucher Issuance

When a family moves into its jurisdiction under portability, SNRHA is required to issue the family a voucher [24 CFR 982.355(c)(13)]. The family must submit a request for tenancy approval to SNRHA during the term of the receiving PHA's voucher [24 CFR 982.355(c)(15)].

Timing of Voucher Issuance

HUD expects the receiving PHA to issue the voucher within two weeks after receiving the family's paperwork from the initial PHA if the information is in order, the family has contacted the receiving PHA, and the family complies with the receiving PHA's procedures [Notice PIH 2012-42].



SNRHA Policy

When family ports into its jurisdiction, SNRHA will issue the family a voucher based on the paperwork provided by the initial PHA unless the family's paperwork from the initial PHA is incomplete, the family's voucher from the initial PHA has expired or the family does not comply with SNRHA's procedures. SNRHA will update the family's information when verification has been completed.

Voucher Term

The term of SNRHA's voucher may not expire before 30 calendar days from the expiration date of the initial PHA's voucher [24 CFR 982.355(c)(13)].

SNRHA Policy

SNRHA's voucher will expire 30 calendar days from the expiration date of the initial PHA's voucher.

Voucher Extensions [24 CFR 982.355(c)(14), Notice 2012-42]

Once the receiving PHA issues the portable family a voucher, the receiving PHA's policies on extensions of the voucher term apply. The receiving PHA must inform the initial PHA of any extension granted to the term of the voucher. It must also bear in mind the billing deadline provided by the initial PHA. Unless willing and able to absorb the family, SNRHA should ensure that any voucher expiration date would leave sufficient time to process a request for tenancy approval, execute a HAP contract, and deliver the initial billing to the initial PHA.

SNRHA Policy

SNRHA generally will not extend the term of the voucher that it issues to an incoming portable family unless the PHA plans to absorb the family into its own program, in which case it will follow the policies on voucher extension set forth in section 5-II.E.

SNRHA will consider an exception to this policy as a reasonable accommodation to a person with disabilities (see Chapter 2).

Voucher Suspensions [24 CFR 982.303, 24 CFR 982.355(c)(15)]

If the family submits a request for tenancy approval during the term of the receiving PHA's voucher, the PHA must suspend the term of that voucher. The term of the voucher stops from the date that the family submits a request for PHA approval of the tenancy until the date the PHA notifies the family in writing whether the request has been approved or denied [24 CFR 982.4(b)] (see Section 5-II.E).

Notifying the Initial PHA

SNRHA must promptly notify the initial PHA if the family has leased an eligible unit under the program or if the family fails to submit a request for tenancy approval for an eligible unit within the term of the receiving PHA's voucher [24 CFR 982.355(c)(8)]. SNRHA is required to use Part II of form HUD-52665, Family Portability Information, for this purpose [Notice PIH 2012-42].



(For more on this topic and the deadline for notification, see below under “Administering a Portable Family’s Voucher.”)

If an incoming portable family ultimately decides not to lease in the jurisdiction of SNRHA but instead wishes to return to the initial PHA’s jurisdiction or to search in another jurisdiction, SNRHA must refer the family back to the initial PHA. In such a case the voucher of record for the family is once again the voucher originally issued by the initial PHA. Any extension of search time provided by SNRHA’s voucher is only valid for the family’s search in SNRHA’s jurisdiction. [Notice PIH 2012-42]

Administering a Portable Family’s Voucher

Portability Billing [24 CFR 982.355(e)]

To cover assistance for a portable family that was not absorbed, the receiving PHA bills the initial PHA for housing assistance payments and administrative fees. The amount of the housing assistance payment for a portable family in the receiving PHA’s program is determined in the same manner as for other families in the receiving PHA’s program.

The receiving PHA may bill the initial PHA for the lesser of 80 percent of the initial PHA’s ongoing administrative fee or 100 percent of the receiving PHA’s ongoing administrative fee for each program unit under contract on the first day of the month for which the receiving PHA is billing the initial PHA under portability. If the administrative fees are prorated for the HCV program, the proration will apply to the amount of the administrative fee for which the receiving PHA may bill (i.e., the receiving PHA may bill for the lesser of 80 percent of the initial PHA’s prorated ongoing administrative fee or 100 percent of the receiving PHA’s ongoing administrative fee).

If both PHAs agree, the PHAs may negotiate a different amount of reimbursement.

SNRHA Policy

Unless the PHA negotiates a different amount of reimbursement with the initial PHA, the PHA will bill the initial PHA the maximum amount of administrative fees allowed, ensuring any administrative fee proration has been properly applied.

Initial Billing Deadline

If a portable family’s search for a unit is successful and SNRHA intends to administer the family’s voucher, SNRHA must submit its initial billing notice (Part II of form HUD-52665) (a) no later than 10 business days following the date the receiving PHA **executes** a HAP contract on behalf of the family **and** (b) in time that the notice will be **received** no later than 60 calendar days following the expiration date of the family’s voucher issued by the initial PHA [Notice PIH 2012-42]. A copy of the family’s form HUD-50058, Family Report, completed by the receiving PHA must be attached to the initial billing notice. SNRHA may send these documents by mail, fax or e-mail.

SNRHA Policy



SNRHA will send its initial billing notice by fax or e-mail, if necessary, to meet the billing deadline.

If SNRHA fails to send the initial billing within 10 business days following the date the HAP contract is executed, it is required to absorb the family into its own program unless (a) the initial PHA is willing to accept the late submission or (b) HUD requires the initial PHA to honor the late submission (e.g., because SNRHA is over leased) [Notice PIH 2012-42].

Ongoing Notification Responsibilities [Notice PIH 2012-42, HUD-52665]

Annual Reexamination. SNRHA must send the initial PHA a copy of a portable family's updated form HUD-50058 after each annual reexamination for the duration of time SNRHA is billing the initial PHA on behalf of the family, regardless of whether there is a change in the billing amount.

SNRHA Policy

SNRHA will send a copy of the updated HUD-50058 by regular mail at the same time SNRHA and owner are notified of the reexamination results.

Change in Billing Amount. SNRHA is required to notify the initial PHA, using form the HUD Form -52665, of any change in the billing amount for the family as a result of:

- A change in the HAP amount (because of a reexamination, a change in the applicable payment standard, a move to another unit, etc.)
- An abatement or subsequent resumption of the HAP payments
- Termination of the HAP contract
- Payment of a damage/vacancy loss claim for the family
- Termination of the family from the program

The timing of the notice of the change in the billing amount should correspond with the notification to the owner and the family in order to provide the initial PHA with advance notice of the change. Under no circumstances should the notification be later than 10 business days following the effective date of the change in the billing amount.

Late Payments [Notice PIH 2012-42]

If the initial PHA fails to make a monthly payment for a portable family by the fifth business day of the month, SNRHA must promptly notify the initial PHA in writing of the deficiency. The notice must identify the family, the amount of the billing payment, the date the billing payment was due, and the date the billing payment was received (if it arrived late). SNRHA must send a copy of the notification to the Office of Public Housing (OPH) in the HUD area office with jurisdiction over SNRHA. If the initial PHA fails to correct the problem by the second month following the notification, SNRHA may request by memorandum to the director of the OPH with jurisdiction over SNRHA that HUD transfer the unit in question. A copy of the initial notification and any subsequent correspondence between the PHAs on the matter must be attached. The receiving PHA must send a copy of the memorandum to the initial PHA. If the



Chapter 11

REEXAMINATIONS

INTRODUCTION

In accordance with HUD requirements, SNRHA will reexamine the income and household composition of all families at least annually. Families will be provided accurate annual and interim rent adjustments. Recertifications and interim examinations will be processed in a manner that ensures families are given reasonable notice of rent increases. All annual activities will be coordinated in accordance with HUD regulation. It is a HUD requirement that families report all changes in household composition. It also explains the interim reporting requirements for families, and the standards for timely reporting. Interim reexaminations are also needed in certain situations.

This chapter discusses both annual and interim reexaminations, and the recalculation of family share and subsidy that occurs as a result. HUD regulations and SNRHA's policies concerning reexaminations are presented in three parts:

Part I: Annual Reexaminations. This part discusses the process for conducting annual reexaminations.

Part II: Interim Reexaminations. This part details the requirements for families to report changes in family income and composition between annual reexaminations.

Part III: Recalculating Family Share and Subsidy Amount. This part discusses the recalculation of family share and subsidy amounts based on the results of annual and interim reexaminations.

Policies governing reasonable accommodation, family privacy, required family cooperation, and program abuse, as described elsewhere in this plan, apply to both annual and interim reexaminations.

PART I: ANNUAL REEXAMINATIONS [24 CFR 982.516]

11-I.A. OVERVIEW

SNRHA must conduct a reexamination of family income and composition at least annually. This includes gathering and verifying current information about family composition, income, and expenses. Based on this updated information, the family's income and rent must be recalculated. This part discusses the schedule for annual reexaminations, the information to be collected and verified, and annual reexamination effective dates.

With HUD's final rule dated March 8, 2016, entitled "Streamlining Administrative Regulations for Public Housing/Housing Choice Voucher Final Rule," SNRHA may implement tri-annual reexaminations (or once every three [3] years.) SNRHA will continue to conduct annual reexaminations at this time.



An advocate, interpreter, or other assistant may assist the family in the interview process. The family and SNRHA must execute a certification attesting to the role and assistance of any such third party.

11-I.C. CONDUCTING ANNUAL REEXAMINATIONS

As part of the annual reexamination process, families are required to provide updated information to SNRHA regarding the family's income, expenses, and composition [24 CFR 982.551(b)].

SNRHA Policy

Families will be asked to bring all required information (as described in the reexamination notice) to the reexamination appointment. The required information will include a SNRHA-designated reexamination form, an Authorization for the Release of Information/Privacy Act Notice, as well as supporting documentation related to the family's income, expenses, family composition and other required forms.

Any required documents or information that the family is unable to provide at the time of the interview must be provided within 14 calendar days of the interview. If the family is unable to obtain the information or materials within the required time frame, the family may request an extension.

If the family does not provide the required documents or information within the required time frame (plus any extensions), the family will be sent a notice of termination (See Chapter 12).

The information provided by the family generally must be verified in accordance with the policies in Chapter 6. Unless the family reports a change, or the agency has reason to believe a change has occurred in information previously reported by the family, certain types of information that are verified at admission typically do not need to be re-verified on an annual basis. These include:

- Legal identity
- Age
- Social security numbers
- A person's disability status
- Citizenship or immigration status –except for expired status

If adding a new family member due to birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency to the unit causes overcrowding according to the Housing Quality Standards (HQS) (see Chapter 8), SNRHA must issue the family a new voucher, and the family must try to find an acceptable unit as soon as possible. If an acceptable unit is not available for rental by the family, SNRHA must terminate the HAP contract in accordance with its terms [24 CFR 982.403].

SNRHA will not increase the voucher size when adding other adults to the family that are 18 or older or children that are not foster youth.



SNRHA shall not increase the bedroom size for addition of minor children, other than by birth, adoption, marriage, court awarded custody, court awarded guardianship, or an assignment with verification from a social service agency. A social service agency is defined as a Department of Family Services.

11-I.D. DETERMINING ONGOING ELIGIBILITY OF CERTAIN STUDENTS [24 CFR 982.552(b)(5)]

Section 327 of Public Law 109-115 established new restrictions on the ongoing eligibility of certain students (both part- and full-time) who are enrolled in institutions of higher education.

If a student enrolled in an institution of higher education is under the age of 24, is not a veteran, is not married, and does not have a dependent child, the student's eligibility must be reexamined along with the income eligibility of the student's parents on an annual basis. In these cases, both the student and the student's parents must be income eligible for the student to continue to receive HCV assistance. If, however, a student in these circumstances is determined independent from his or her parents in accordance with PHA policy, the income of the student's parents will not be considered in determining the student's ongoing eligibility.

Students who reside with parents in an HCV assisted unit are not subject to this provision. It is limited to students who are receiving assistance on their own, separately from their parents.

SNRHA Policy

During the annual reexamination process, SNRHA will determine the ongoing eligibility of each student who is subject to the eligibility restrictions in 24 CFR 5.612 by reviewing the student's individual income as well as the income of the student's parents. If the student has been determined "independent" from his/her parents based on the policies in Sections 3-II.E, the parents' income will not be reviewed.

If the student is no longer income eligible based on his/her own income or the income of his/her parents, the student's assistance will be terminated.

If the student continues to be income eligible based on his/her own income and the income of his/her parents (if applicable), SNRHA will process a reexamination in accordance with the policies in this chapter.

11-I.E. EFFECTIVE DATES

SNRHA must establish policies concerning the effective date of changes that result from an annual reexamination [24 CFR 982.516].

SNRHA Policy

In general, an *increase* in the family share of the rent that results from an annual reexamination will take effect on the first day of the family's anniversary date, and the family will be notified at least 30 calendar days in advance.

If less than 30 calendar days remain before the scheduled effective date, the increase will take effect on the first of the month following the end of the 30-day notice period by completing an adjustment to make up the difference.



- 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 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)].

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.

Families are required to report any other changes in income or expenses and family composition within 10 calendar days in writing.

If the family's Total Tenant Payments (TTP) is the minimum rent and/or the family has requested a hardship exemption, the family must report any increase in income. SNRHA will adjust the rent at the end of the hardship period.

Families are required to report all changes in income and family composition within 10 calendar days of the change.

Optional Reporting

The family may request an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)]. SNRHA must process the request if the family reports a change that will result in a reduced family income [HCV GB, p. 12-9].

If a family reports a decrease in income from the loss of welfare benefits due to fraud or non-compliance with a welfare agency requirement to participate in an economic self-sufficiency program, the family's share of the rent will not be reduced [24 CFR 5.615]. For more information regarding the requirement to impute welfare income see [Chapter 5](#).

SNRHA Policy



If a family reports a change that would result in an increase in the family share of the rent, but will not go into effect until the annual date, SNRHA will note the information in the tenant file and send a no change letter.

If a family reports a change that would result in a decrease in the family share of rent, SNRHA will conduct an interim reexamination. See Section 11-II.D. for effective dates.

11-II.D. PROCESSING THE INTERIM REEXAMINATION

Method of Reporting

SNRHA Policy

The family shall notify SNRHA of changes only in writing within 10 calendar days of any change in family composition (including marriage) or income. Generally, the family will not be required to attend an interview for an interim reexamination. However, if SNRHA determines that an interview is warranted, the family may be required to attend.

Based on the type of change reported, SNRHA will determine the documentation the family will be required to submit. The family must submit any required information or documents within 14 business days of receiving a request from SNRHA. This time frame may be extended for good cause with SNRHA's approval. SNRHA will accept required documentation by mail, fax, e-mail, or in person.

Effective Dates

SNRHA must establish the time frames in which any changes that result from an interim reexamination will take effect [24 CFR 982.516(d)]. The changes may be applied either retroactively or prospectively, depending on whether there is to be an increase or a decrease in the family share of the rent, and whether the family reported any required information within the required time frames [HCV GB, p. 12-10].

SNRHA Policy

If the family share of the rent is to *increase*:

The increase generally will be effective on the first of the month following 30 days' notice to the family.

If a family fails to report a change within the required time frames, or fails to provide all required information within the required time frames, the increase will be applied retroactively, to the date it would have been effective had the information been provided on a timely basis. The family will be responsible for any overpaid subsidy and may be offered a repayment agreement in accordance with the policies in Chapter 14.

If the family share of the rent is to *decrease*:



SNRHA Policy

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

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

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

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

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

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

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

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

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

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



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

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

Has been evicted from a federally subsidized housing program for a period of five (5) years or owes a debt to a public housing program or other assisted housing property;

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

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

SNRHA has no discretion when denying assistance to an applicant who has failed to establish citizenship or eligible immigration status.

2. Criminal Conduct of an Applicant or Member of the Applicant's Household

SNRHA will consult local and federal law enforcement databases to determine whether an applicant or household member, 18 years of age or older, has a criminal record. For purposes of this section, criminal record includes convictions.

SNRHA may deny assistance to an applicant if the preponderance (i.e. majority) of verifiable evidence (i.e., Scope/NCIC criminal records, police reports, reports from parole/probation officers or landlord references) indicates that an applicant and/or household members have engaged in drug-related or violent criminal activity that otherwise adversely affects the health, safety or welfare of the public.

If on probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence for one year prior to admissions to the HCV Program or port-in date. For purposes of this section, the "completion of sentence" shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or probation, the date of release from prison/jail or the date of completion of court-ordered classes, community service, and/or final payment of court-ordered fines/restitution.

Applicants and/or household members whose records reflect criminal convictions or documented controlled substance or alcohol addiction shall be evaluated in accordance with the standards below:

- a. **Convictions for Possession and/or Use of Controlled Substance** - Applicants and/or household members who have been convicted of possession of a controlled substance that was due to the applicant and/or household members' addiction rather than sale or distribution, may be eligible for admission to the public housing program, if the applicant and/or household member submits verifiable documentation evidencing completion or on-going participation in a certified drug rehabilitation program, and the



conviction did not occur within the year immediately preceding the date of admission of the applicant into the public housing program.

b. Termination of Assistance Due to Alcohol Abuse - SNRHA may deny assistance to an applicant when, through verifiable evidence, SNRHA determines that:

The applicant and/or household member has a pattern of abuse of alcohol; and

The abuse interferes with the health, safety or right to peaceful enjoyment of the community surrounding their current residence.

Mitigating Circumstances. SNRHA may elect not to deny assistance to an applicant due to alcohol abuse, if the applicant produces verifiable evidence that:

He/she or his/her household member has successfully completed an alcohol rehabilitation program; or

He/she or his/her household member is currently enrolled in and is regularly attending an alcohol rehabilitation program.

c. Other Felony Convictions - Applicants and/or members of their household who have felony criminal convictions, for offenses other than those referenced above, shall be barred from admission for the time periods listed below and must demonstrate that they have not incurred any new convictions for a minimum period of one (1) year from the last date completion of their sentence.

3. SEX OFFENDERS

A. PERMANENT BAN

Sex Offenders Subject to Lifetime Registration – The following Applicants and/or any member of the applicants' household (collectively referred to as "Applicants" will be prohibited from participation in any SNRHA housing program (this includes port-ins):

1. Applicants who have been convicted of a crime for which the person is subject to a lifetime sex offender registration requirement in Nevada; and
2. Applicants who have been convicted of a crime for which the person is subject to a lifetime sex offender registration requirement by **ANY** state convicting the person.

Applicants/participants commit fraud by: (1) failing to disclose to SNRHA that the Applicants/participants are subject to a sex offender registration requirement, or (2) misleading SNRHA in any way regarding the Applicants'/Participant's status relating to a sex offender registration requirement.

These requirements apply to participants who are found to be Sex Offenders subject to Life Time Registration.



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

B. TEN YEAR ADMISSION BAR PERIOD

Persons with convictions of one of the following offenses will be barred from admission to and continued occupancy in the public housing program for a period of 10 years.

Murder or attempted murder

Rape (not resulting in offender being a registered as a sex offender)

Child Molestation (not resulting in offender being registered as a sex offender)

Kidnapping, attempted kidnapping

Sexual assault attempted sexual assault

Child 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 Mfg of 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.



Any record of eviction from public or privately-owned housing as a result of criminal activity within the past 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 be denied assistance for five years:

Any family member has been evicted from federally assisted housing within the last five years.

Any PHA has ever terminated assistance under the program for any member of the family for violation of family obligations.

Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the last five years.

A family member has engaged in or threatened violent or abusive behavior toward SNRHA personnel within the last five years.

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

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

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

D. THREE YEAR PROHIBITION

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

Assault and battery

Coercion

Prostitution (third and further offences)

Abuse and neglect of children (2nd offense)

Open and gross lewdness (2nd offense) - if a sex offender, the three year bar does not apply. Sex offenders are barred forever.

Abuse and exploitation of older persons

Harassment and stalking (2nd offense)



Discharging a firearm out of a motor vehicle

Burglary

E. TWO YEAR PROHIBITION

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

Possession of controlled substance

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

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

F. ONE YEAR PROHIBITION

Gross Misdemeanor Convictions

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

Open or gross lewdness – First Offense

Aiming firearm at a human being

Discharging a weapon where a person might be endangered

Changing/altering the serial number of a firearm

Discharging a firearm in or upon a public street

Carrying a concealed weapon

Possession of Burglary Tools

Possession of an Unregistered Firearm - First Offense

Conspiracy to Commit a Crime

Misdemeanor Convictions

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

Public intoxication



Prostitution (first and second offense)
Petty larceny
Battery
Domestic violence
Disorderly conduct
Possession of drugs not to be introduced into interstate commerce
Abuse and neglect of children (first offense, even if no physical injury resulted to child)
Harassment/stalking
Trespassing
Loitering
DUI – First or Second offense
Violating a Protective Order
Resisting a Police Officer
Possession of drug paraphernalia;

Probation and Parole

Even if a person has served time in jail and has now been released on probation or parole, they cannot be admitted into HCV program, unless a year has passed since the completion of their probation or parole. If the only sentence was probation or parole, a year must have elapsed, without incident, since its completion to be considered eligible for housing.

A person who is released from jail with no probation or parole requirement would have to operate on the outside for one year with no further evidence of the prohibited activities as listed in the one year bar in order to be considered for admission.

A person who has been convicted of any crime involving bodily injury would not be considered for admission until a year has passed since full repaying of the social debt, including probation or parole. *This section applies to incoming ports also.*

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

- He/She has successfully completed all court ordered obligations.

Other Felony Criminal Convictions



Applicants, incoming clients under portability (including prior SNRHA clients who ported out and leased with the receiving PHA) and/or members of their household who have felony criminal convictions, for offenses other than those referenced above, shall be barred from admission for the time periods listed and must demonstrate that they have not incurred any new convictions for a minimum period of one (1) year from the last date of their sentence.

For purposes of this section, the “last date of sentence” shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or probation, the date of release from prison/jail or the date of completion of court-ordered community service and/or final payment of court-ordered fines/restitution.

Persons with outstanding warrants are barred from admission until the warrants have been satisfied by the issuing legal jurisdiction. Applicants or port-in client must provide documentation that the warrant has been satisfied within 30 calendar days of notification to prevent denial of assistance.

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

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

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

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

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

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

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

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

Confidentially of Criminal Records



SNRHA will ensure any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

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

SNRHA shall shred these documents within 30 calendar days.

INFORMAL REVIEW mention is in chapter 14.

PART II: GROUNDS FOR TERMINATION OF ASSISTANCE

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

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

SNRHA Policy

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

12-II.B. FAMILY CHOOSES TO TERMINATE ASSISTANCE

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

SNRHA Policy

The request to terminate assistance should be made in writing and signed by the head of household, 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 vacates the unit prior to the end of the month.

12-II.C. MANDATORY TERMINATION OF ASSISTANCE

HUD requires SNRHA to terminate assistance in the following circumstances.

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

SNRHA must terminate assistance whenever a family is evicted from a unit assisted under the HCV program for a serious or repeated violation of the lease. Incidents of actual or threatened



Use of Illegal Drugs and Alcohol Abuse

SNRHA Policy

SNRHA will terminate a family's assistance if any household member is currently engaged in any illegal use of a drug, or has a pattern of illegal drug use that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents. SNRHA does not allow the use or cultivation (growth) of marijuana in any subsidized housing, even for medical reasons and regardless of state laws.

SNRHA will terminate assistance if any household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

Currently engaged in is defined as any use of illegal drugs during the previous 12 months.

SNRHA will consider all credible evidence, including but not limited to, any record of convictions or eviction of household members related to the use of illegal drugs or abuse of alcohol.

Drug-Related and Violent Criminal Activity [24 CFR 5.100]

Drug means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Drug-related criminal activity is 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.

Violent criminal activity means 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.

SNRHA Policy

SNRHA will terminate a family's assistance if any household member has violated the family's obligation not to engage in any drug-related or violent criminal activity during participation in the HCV program.

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

Other Authorized Reasons for Termination of Assistance [24 CFR 982.552(c), Pub.L. 109-162]

HUD permits SNRHA to terminate assistance under a number of other circumstances. It is left to the discretion of SNRHA whether such circumstances in general warrant consideration for the termination of assistance. The Violence Against Women Reauthorization Act of 2005 explicitly prohibits SNRHA's from considering incidents or actual threatened domestic violence, dating violence, or stalking as reasons for terminating the assistance of a victim of such violence.



SNRHA Policy

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

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

The family has failed to comply with any family obligations under the program. See Exhibit 12-1 for a listing of family obligations and related SNRHA policies.

Any family member has been evicted from federally-assisted housing in the last five years.

Any PHA has ever terminated assistance under the program for any member of the family within the last five years.

Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.

The family owes past due rent or other past due amounts, including in connection with HCV or public housing assistance under the 1937 Act.

Breach of repayment agreement, unless the family repays the full amount of the debt no later than 14 calendar days from notification from SNRHA. This does not apply if the family is current with payments under an approved repayment agreement.

The family has breached the terms of a repayment agreement entered into with any PHA, or refuses to enter into a repayment agreement.

The family does not provide information that SNRHA or HUD determines is necessary in determining program eligibility.

The family does not provide complete and true information to SNRHA.

Fails to meet eligibility requirements concerning individuals enrolled at an institution of higher education as noted in 24 CFR 5.612

Has made fraudulent misrepresentation on his/her application for 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 calendar days of the date that the unit has passed the initial HQS inspection.
- Is fleeing a felony
- Has an outstanding felony warrant
- Persons with outstanding warrants are barred from admission until the warrants have been satisfied within 30 calendar days of notification or
- Other criminal activities that are listed within this document as reasons to deny admissions.

Family Absence from the Unit [24 CFR 982.312]

The family may be absent from the unit for brief periods. SNRHA must establish a policy on how long the family may be absent from the assisted unit. However, the family may not be absent from the unit for a period of more than 180 consecutive calendar days for any reason. Absence in this context means that no member of the family is residing in the unit.

SNRHA Policy

If the assisted family is absent from the unit for more than 180 consecutive calendar days (for any reason), the family's assistance will be terminated. Families must notify SNRHA in writing if they will be out of the unit for any reason for more than 30 consecutive calendar days and receive written approval prior to the 30th day. This cannot be approved more than twice within one year. Notice of termination will be sent in accordance with Section 12-II.E.

Other Reasons for Termination

- Failure or refuses to supply any information that SNRHA or HUD determines necessary for the administration of the Section 8 Program, including but not limited to, submissions of required evidence of citizenship or eligible immigration status;
- Failure to supply information requested by SNRHA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition in accordance with HUD requirements.



special inspections conducted by SNRHA's HQS Inspectors or documentation provided by the landlord/manager will be used as supportive documentation for terminating assistance due to serious or repeated violations of the lease, inclusive of non-payment of rent. This action may be taken even when the participant has moved to another unit.

- Failure to report income (including funds provided for paying utilities on the next annual after an interim for zero income has been completed).
- Failure to pay a judgment for damages.
- Repeated criminal activities at the unit are considered a serious lease violation or any convictions that are listed in our five year bar from admissions including fugitive felons.
- Repeated late payments to the lender for participants under the HCV Homeownership Program shall result in the participant's termination. Repeated is defined as "submitting payments more than 30 calendar days late more than 3 times in a calendar year." The family will be referred to post-counseling if late payments are verified. If the family refuses to attend, the family shall be terminated. If the payments are not paid –in full or the participant cannot enter into a repayment agreement with their lender and provide a copy within 45 calendar days of the notice from SNRHA, the assistance shall be terminated the first of the month following the deadline.
- Failure to allow entrance for annual HQS Inspections. Only one Inspection will be rescheduled.

Criminal Conduct by Family Members:

SNRHA shall terminate assistance to a participant family if any member of the family is verified to have engaged in criminal activity involving drugs or violence. Additionally, SNRHA shall terminate fugitive felons and other felons, if identified after reports of possible criminal activities; receiving a report with documentation of fugitive felon status or warrant from the HUD's OIG office and/or additional criminal screenings. This includes persons convicted of felony crimes that have warrants issued for their arrest that are unresolved or persons found to have committed criminal acts that result in felony convictions for at least five years from the date of the conviction.

1. Termination of Assistance Due to Possession of Controlled Substances

A determination to terminate assistance due to a family member's illegal use or possession for personal use of a controlled substance must be based upon conduct that occurred within one year before SNRHA notifies the family of its decision to terminate.

2. Termination of Assistance Due to Alcohol Abuse

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



SNRHA may terminate HAP contracts if SNRHA determines, in accordance with HUD requirements, that funding under the consolidated ACC is insufficient to support continued assistance for families in the program.

SNRHA Policy

SNRHA will determine whether there is sufficient funding to pay for currently assisted families according to the policies in Part VIII of Chapter 16. If SNRHA determines there is a shortage of funding, prior to terminating any HAP contracts, SNRHA will determine if any other actions can be taken to reduce program costs. If after implementing all reasonable cost cutting measures there is not enough funding available to provide continued assistance for current participants, SNRHA will terminate HAP contracts as a last resort.

Prior to terminating any HAP contracts, SNRHA will inform the local HUD field office. SNRHA will terminate the minimum number needed in order to reduce HAP costs to a level within SNRHA's annual budget authority.

If SNRHA must terminate HAP contracts due to insufficient funding, SNRHA will do so in accordance with the following criteria and instructions:

SNRHA will terminate assistance to the most recent non-disabled or non-elderly family that has become a participant in the program, until such time as SNRHA has sufficient funds to assist. Families comprising the required number of special purpose voucher will be the last to be terminated. The family will not be required to reapply for the program when sufficient funds become available, but will be provided the opportunity to be 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 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

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

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

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

SNRHA is permitted, but not required, to consider all relevant circumstances when determining whether a family's assistance should be terminated.

SNRHA Policy

SNRHA will consider the following factors when making its decision to terminate assistance:



Evidence of Criminal Activity

The owner may terminate tenancy and evict by judicial action a family for criminal activity by a covered person if the owner determines they have engaged in the criminal activity, regardless of conviction and without satisfying the standard of proof used for a criminal conviction, except in certain incidents where the criminal activity directly relates to domestic violence, dating violence, sexual assault, or stalking and the tenant or an affiliated individual is the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking. (See Section 12-II.E.).

Other Good Cause

During the initial lease term, the owner may not terminate the tenancy for “other good cause” unless the owner is terminating the tenancy because of something the family did or failed to do. During the initial lease term or during any extension term, other good cause includes the disturbance of neighbors, destruction of property, or living or housekeeping habits that cause damage to the unit or premises.

After the initial lease term, “other good cause” for termination of tenancy by the owner includes:

- Failure by the family to accept the offer of a new lease or revision;
- The owner's desire to use the unit for personal or family use, or for a purpose other than as a residential rental unit; or
- A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, or desire to lease the unit at a higher rent).

After the initial lease term, the owner may give the family notice at any time, in accordance with the terms of the lease.

Note: Other good cause does not include vacating a property that has been foreclosed upon during the lease term prior to the sale of that property. However, the new owner of the property may terminate the tenancy effective the date of transfer of the unit if the owner will occupy the unit as a primary residence and has provided the tenant a notice to vacate at least 90 calendar days before the effective date of such notice (Notice PIN 2010-49). Further information on the protection afforded to tenants in the event of foreclosure can be found in Section 13-II.G.

12-IV.C. EVICTION [24 CFR 982.310(e) and (f) and Form HUD-52641-A, Tenancy Addendum]

The owner must give the tenant a written notice that specifies the grounds for termination of tenancy during the term of the lease. The tenancy does not terminate before the owner has given this notice, and the notice must be given at or before commencement of the eviction action.

The notice of grounds may be included in, or may be combined with, any owner eviction notice to the tenant.

Owner eviction notice means a notice to vacate, or a complaint or other initial pleading used under state or local law to commence an eviction action. The owner may only evict the tenant from the unit by instituting a court action. The owner must give SNRHA a copy of any eviction



HUD regulations stipulate that an assisted tenancy can be approved only under certain conditions.

The owner must be qualified to participate in the program [24 CFR 982.306]. Some owners are precluded from participating in the program, or from renting to a particular family, either because of their past history with this or another federal housing program, or because of certain conflicts of interest. Owner qualifications are discussed later in this chapter.

The selected unit must be of a type that is eligible for the program [24 CFR 982.305(a)]. Certain types of dwelling units cannot be assisted under the HCV program. Other types may be assisted under certain conditions. In addition, the owner must document legal ownership of the specified unit. See Chapter 9 for more detail on unit eligibility policies and process.

The selected unit must meet HUD's Housing Quality Standards (HQS) and/or equivalent state or local standards approved by HUD [24 CFR 982.305(a)]. The PHA will inspect the owner's dwelling unit at various stages of HCV program participation, to ensure that the unit continues to meet HQS requirements. See Chapter 8 for a discussion of the HQS standards, as well as the process for HQS inspections at initial lease-up and throughout the family's tenancy.

SNRHA must determine that the cost of the unit is reasonable [24 CFR 982.305(a)]. The rent must be reasonable in relation to comparable unassisted units in the area and must not be in excess of rents charged by the owner for comparable, unassisted units on the premises. See Chapter 8 for a discussion of requirements and policies on rent reasonableness, rent comparability and the rent reasonableness determination process.

At initial lease-up of a unit, SNRHA must determine that the share of rent to be paid by the family does not exceed 40 percent of the family's monthly adjusted income [24 CFR 982.305(a)]. See Chapter 6 for a discussion of the calculation of family income, family share of rent and HAP.

The dwelling lease must comply with all program requirements [24 CFR 982.308]. Owners are encouraged to use their standard leases when renting to an assisted family. However, the HCV program requires that the Tenancy Addendum, which helps standardize the tenancy requirements for all assisted families, be added word-for-word to that lease. See Chapter 9 for a discussion of the dwelling lease and tenancy addendum, including lease terms and provisions.

SNRHA and the owner enter into a formal contractual relationship by executing the Housing Assistance Payment (HAP) Contract (Form HUD-52641). The HAP contract format is prescribed by HUD. See Chapter 9 for a discussion of the HAP contract execution process. Specific HAP contract provisions and responsibilities are discussed later in this Chapter.

13-I.C. OWNER RESPONSIBILITIES [24 CFR 982.452, Pub.L. 109-162]

The basic owner responsibilities in the HCV program are outlined in the regulations as follows:

- Complying with all of the owner's obligations under the Housing Assistance Payments (HAP) contract and the lease
- Performing all management and rental functions for the assisted unit, including selecting a voucher-holder to lease the unit, and deciding if the family is suitable for tenancy of the unit



- Maintaining the unit in accordance with the Housing Quality Standards (HQS), including performance of ordinary and extraordinary maintenance
- Complying with equal opportunity requirements
- Preparing and furnishing to SNRHA information required under the HAP contract and Administrative Plan
- Collecting from the family any security deposit, the tenant's contribution to rent (that part of rent to owner not covered by the housing assistance payment from SNRHA), and any charges for unit damage by the family.
- Enforcing tenant obligations under the dwelling lease
- Paying for utilities and services (unless paid by the family under the lease)
- Allowing reasonable modifications to a dwelling unit occupied or to be occupied by a disabled person [24 CFR 100.203]
- Ensuring no side-payment agreement are signed
- Comply with the Violence Against Women Reauthorization Act of 2005 (VAWA) when screening and terminating tenants.

13-I.D. OWNER QUALIFICATIONS

SNRHA does not formally approve an owner to participate in the HCV program. However, there are a number of criteria where SNRHA may deny approval of an assisted tenancy based on past owner behavior, conflict of interest, or other owner-related issues. No owner has a right to participate in the HCV program [24 CFR 982.306(e)].

Owners Barred from Participation [24 CFR 982.306(a) and (b)]

SNRHA must not approve the assisted tenancy if SNRHA has been informed that the owner has been debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24. HUD may direct SNRHA not to approve a tenancy request if a court or administrative agency has determined that the owner violated the Fair Housing Act or other federal equal opportunity requirements, or if such an action is pending.

1. Mandatory Owner Disapproval:

a. Owners are under HUD's Debarment, Suspension or Limited Denial of Participation:

SNRHA must disapprove the Housing Choice Voucher Program participation of an owner when, through verifiable evidence, SNRHA determines that the owner is debarred, suspended or subject to a limited denial of participation pursuant to 24 CFR Part 24. SNRHA will use SAM.gov to determine if landlords and/or designated agents are federally debarred as well as its internal listing.

b. A Familial Relationship exists between the owner and Prospective Tenant:

SNRHA must disapprove the Housing Choice Voucher Program participation of an owner when, through verifiable evidence, SNRHA determines that the Owner is seeking



An owner under a HAP contract must notify SNRHA in writing prior to a change in the legal ownership of the unit. The new owner/agent must supply all information as requested by SNRHA.

Prior to approval of assignment to a new owner, the new owner must agree to be bound by and comply with the HAP contract. The agreement between the new owner and SNRHA must be in writing and in a form that SNRHA finds acceptable. The new owner must provide SNRHA with a copy of the executed agreement and recorded deed.

SNRHA Policy

Assignment of the HAP contract will be approved only if the new owner is qualified to become an owner under the HCV program according to the policies in Section 13-I.D. of this chapter.

The new owner must provide all required documents and a recorded deed prior to SNRHA making payments to a new vendor.

The new owner must complete any changes utilizing SNRHA's Landlord Portal by accessing the website at www.snvrha.org. SNRHA will not accept hand-carried, faxed, or mailed documents.

SNRHA required documents include but are not limited to:

- A recorded deed;
- A copy of the owner's IRS Form W-9/W-8, Request for Taxpayer Identification Number and Certification, or the social security number of the new owner;
- Authorization Agreement for Deposit (ACH Credits) and voided check/deposit slip
- Statement of Property Ownership/Authorization
- A valid State-issued Business License, if applicable
- A Property Management Agreement, if applicable
- Additional documents may be required if applicable (i.e. court documents for receivership, trust, probate, mergers, etc.), and
- A signed agreement to comply with the terms of the HAP contract.

If the new owner does not agree to an assignment of the HAP contract, or fails to provide the necessary documents, SNRHA will terminate the HAP contract with the old owner. If the new owner wants to offer the family a new lease, and the family elects to stay with continued assistance, SNRHA will process the leasing in accordance with the policies in Chapter 9.

Failure of the new owner to provide all documents as proof of ownership shall result in SNRHA issuing the family a voucher to move. No HAP payments shall be released to the new owner for the period of time in which he/she failed to provide documents.

13-II.G. FORECLOSURE (HUD 52641 and Notice PIH 2010-49)

Families receiving HCV assistance are entitled to certain protections set forth under the Protecting tenants at Foreclosure Act (PTFA). Specifically, the HAP contract now contains language stating that in the case of any foreclosure, the immediate successor in interest in the property pursuant to the foreclosure will assume such interest subject to the lease between the



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 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(c)(2)(ii)]

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 110 percent of the applicable FMR for the unit size [HCV GB 7-9]. SNRHA may request HUD approval for an



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

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

- Discretionary administrative determinations by the PHA
- General policy issues or class grievances
- Establishment of the SNRHA schedule of utility allowances for families in the program
- A SNRHA determination not to approve an extension or suspension of a voucher term
- A SNRHA determination not to approve a unit or tenancy
- A SNRHA determination that a unit selected by the applicant is not in compliance with the HQS
- A SNRHA determination that the unit is not in accordance with HQS because of family size
- A determination by SNRHA to exercise or not to exercise any right or remedy against an owner under a HAP contract

SNRHA Policy

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

Informal Hearing Procedures

***Notice to the Family* [24 CFR 982.555(c)]**



further hearing. Such request must be made in writing and postmarked or hand-delivered to the hearing officer and to the other party within the 10 calendar day period. The request must demonstrate cause, supported by specific references to the hearing officer's report, why the request should be granted.

A rehearing or a further hearing may be requested for the purpose of rectifying any obvious mistake of law made during the hearing or any obvious injustice not known at the time of the hearing.

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

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

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

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

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

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

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

SNRHA Policy

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



release of information signed by the participant. The family must request discovery of SNRHA documents no later than 12:00 p.m. on the business day prior to the hearing.

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

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

Representation and Interpretive Services

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

The family is entitled to arrange for an interpreter to attend the hearing, at the expense of the family, or SNRHA, as may be agreed upon by the two parties.

Recording of the Hearing

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

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

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

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

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

Hearing Decision



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

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

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

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

Retention of Documents [24 CFR 5.514(h)]

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

- The application for assistance
- The form completed by the family for income reexamination
- Photocopies of any original documents, including original USCIS documents
- The signed verification consent form
- The USCIS verification results
- The request for a USCIS appeal
- The final USCIS determination
- The request for an informal hearing
- The final informal hearing decision



If the owner fails to repay the debt within the required time frame and is entitled to future HAP payments, SNRHA will reduce the future HAP payments by the amount owed until the debt is paid in full.

If the owner is not entitled to future HAP payments SNRHA will offer to enter into a repayment agreement in accordance with the policies below.

If the owner refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, SNRHA will ban the owner from future participation in the program and pursue other modes of collection.

Family Debts to SNRHA

SNRHA Policy

Any amount due to SNRHA by an HCV participant must be repaid by the family. If the family is unable to repay the debt within 30 calendar days, SNRHA will offer to enter into a repayment agreement in accordance with the policies below.

If the family refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, SNRHA will terminate the assistance upon notification to the family and pursue other modes of collection.

Repayment Agreement [24 CFR 792.103]

The term *repayment agreement* refers to a formal document signed by a tenant or owner and provided to SNRHA in which a tenant or owner acknowledges a debt in a specific amount and agrees to repay the amount due at specific time periods.

Change of Head of Household (HoH)

In the event the HoH changes, and in order to retain the voucher and subsidy, the debt will be incurred by the new HoH.

The new HOH will resign a repayment agreement with the incurred current balance.

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 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 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 SNRHA obtains names and addresses of environmental intervention 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 performs such a procedure. If a match occurs, SNRHA must carry out the notification, verification, and hazard reduction requirements discussed in Chapter 8, and the reporting requirement discussed above.

At least quarterly, SNRHA must also report an updated list of the addresses of units receiving assistance under the HCV program to the same public health department(s), unless the public health department(s) states that it does not wish to receive such a report.

SNRHA Policy

SNRHA shall submit a listing of units with children age 6 and under for cross referencing.

PART VIII: DETERMINATION OF INSUFFICIENT FUNDING

14-VIII.A. OVERVIEW

The HCV regulations allow SNRHA to deny families permission to move (which includes portability) and to terminate Housing Assistance Payments (HAP) contracts if funding under the consolidated ACC is insufficient to support continued assistance [24 CFR 982.354(e)(1) and 982.454]. If a PHA denies a family a portability move based on insufficient funding, SNRHA is required to notify the local HUD office within 10 business days [24 CFR 982.354]. Insufficient funding may also impact SNRHA's ability to issue vouchers to families on the waiting list. This part discusses the methodology SNRHA will use to determine whether or not SNRHA has sufficient funding to issue vouchers, approve moves, and to continue subsidizing all families currently under a HAP contract.

14-VIII.B. METHODOLOGY

SNRHA Policy

SNRHA will determine whether there is adequate funding to issue vouchers, approve moves to higher cost units and areas, and continue subsidizing all current participants by comparing SNRHA's annual budget authority to the annual total HAP needs on a monthly basis. The total HAP needs for the calendar year will be projected by establishing the actual HAP costs year to date. To that figure, SNRHA will add anticipated HAP expenditures for the remainder of the calendar year. Projected HAP expenditures will be calculated by multiplying the projected number of units leased per remaining months by the most current month's average HAP. The projected number of units leased per month will take into account the average monthly turnover of participant families. If the total annual HAP needs equal or exceed the annual budget authority, or if



SNRHA may periodically advertise that it is accepting proposals, in the following newspapers and trade journals:

Las Vegas Review Journal/Sun

El Mundo

Las Vegas Asian Journal

In addition to, or in place of advertising, 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. 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]

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 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 SNRHA's jurisdiction (unless SNRHA is itself the unit of general local



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 supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.

SNRHA must monitor the excepted family's continued receipt of supportive services and take appropriate action regarding those families that fail without good cause to complete their supportive services requirement. SNRHA's administrative plan must state the form and frequency of such monitoring.

SNRHA Policy

SNRHA will provide PBV assistance for excepted units.

Supportive services include services such as employment and training, counseling, case management, financial, and social services, or other services as deemed appropriate for the population served, provided by SNRHA or other public or private agencies. At least one member of each family must participate in at least one session of a provided service.

Promoting Partially-Assisted Projects [24 CFR 983.56(c)]

SNRHA may establish local requirements designed to promote PBV assistance in partially assisted buildings. A *partially assisted project* is a building in which there are fewer units covered by a HAP contract than residential units [24 CFR 983.3].

SNRHA may establish a per-building cap on the number of units that will receive PBV assistance or other project-based assistance in a multifamily building containing excepted units or in a single-family project. SNRHA may also determine not to provide PBV assistance for excepted units, or SNRHA may establish a per-project cap of less than 25 percent.

SNRHA Policy:

SNRHA will provide assistance for excepted units. Beyond that, SNRHA will not impose any further cap on the number of PBV units assisted per project.

Supportive services include services such as employment and training, counseling, case management, financial, and social services, or other services as deemed appropriate for the population served, provided by SNRHA or other public or private agencies. At least one member of each family must participate in at least one session of a provided service.

17-II.G. SITE SELECTION STANDARDS



Compliance with PBV Goals, Civil Rights Requirements, and HQS Site Standards [24 CFR 983.57(b)]

SNRHA may not select a proposal for existing, newly constructed, or rehabilitated PBV housing on a site or enter into an agreement to enter into a HAP contract or HAP contract for units on the site, unless SNRHA has determined that PBV assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The standard for deconcentrating poverty and expanding housing and economic opportunities must be consistent with SNRHA's Plan under 24 CFR 903 and SNRHA's administrative plan.

In addition, prior to selecting a proposal, SNRHA must determine that the site is suitable from the standpoint of facilitating and furthering full compliance with the applicable Civil Rights Laws, regulations, and Executive Orders, and that the site meets the HQS site and neighborhood standards at 24 CFR 982.401(l).

SNRHA Policy

It is SNRHA's goal to select sites for PBV housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In complying with this goal SNRHA will limit approval of sites for PBV housing in census tracts that have poverty concentrations of 20 percent or less.

However, SNRHA will grant exceptions to the 20 percent standard where SNRHA determines the PBV assistance will complement other local redevelopment activities designed to deconcentrate poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 20 percent, such as sites in:

A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;

A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;

A census tract in which the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;

A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;

A census tract where there has been an overall decline in the poverty rate within the past five years; or

A census tract where there are meaningful opportunities for educational and economic advancement.

Under no circumstances will SNRHA approve PBV assistance in a census tract with a concentration factor greater than 75 percent of the community-wide poverty rate or forty percent, whichever is lower.

Existing and Rehabilitated Housing Site and Neighborhood Standards [24 CFR 983.57(d)]



SNRHA must conduct follow-up inspections needed to determine if the owner (or, if applicable, the family) has corrected an HQS violation, and must conduct inspections to determine the basis for exercise of contractual and other remedies for owner or family violation of HQS.

In conducting SNRHA supervisory quality control HQS inspections, SNRHA should include a representative sample of both tenant-based and project-based units.

Inspecting SNRHA-owned Units [24 CFR 983.103(f)]

In the case of SNRHA-owned units, the inspections must be performed by an independent agency designated by SNRHA and approved by HUD. The independent entity must furnish a copy of each inspection report to SNRHA and to the HUD field office where the project is located. SNRHA must take all necessary actions in response to inspection reports from the independent agency, including exercise of contractual remedies for violation of the HAP contract by the SNRHA-owner.

PART IV: REHABILITATED AND NEWLY CONSTRUCTED UNITS

17-IV.A. OVERVIEW [24 CFR 983.151]

There are specific requirements that apply to PBV assistance for newly constructed or rehabilitated housing that do not apply to PBV assistance in existing housing. This part describes the requirements unique to this type of assistance.

Housing selected for this type of assistance may not at a later date be selected for PBV assistance as existing housing.

17-IV.B. AGREEMENT TO ENTER INTO HAP CONTRACT

In order to offer PBV assistance in rehabilitated or newly constructed units, SNRHA must enter into an agreement to enter into HAP contract (Agreement) with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(b)].

The PHA may not enter into an Agreement if **commencement of** construction or rehabilitation has **commenced** after proposal submission [24 CFR 983.152(c)]. Construction begins when excavation or site preparation (including clearing of the land) begins for the housing. Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.

In the Agreement the owner agrees to develop the PBV contract units to comply with HQS, and SNRHA agrees that upon timely completion of such development in accordance with the terms of the Agreement, SNRHA will enter into a HAP contract with the owner for the contract units [24 CFR 983.152(b)].

Content of the Agreement [24 CFR 983.152(c)]

At a minimum, the Agreement must describe the following features of the housing to be developed and assisted under the PBV program:

- Site and the location of the contract units;
- Number of contract units by area (size) and number of bedrooms and bathrooms;



- Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent;
- Utilities available to the contract units, including a specification of utility services to be paid by the owner and utility services to be paid by the tenant;
- An indication of whether or not the design and construction requirements of the Fair Housing Act and section 504 of the Rehabilitation Act of 1973 apply to units under the Agreement. If applicable, any required work item resulting from these requirements must be included in the description of work to be performed under the Agreement;
- Estimated initial rents to owner for the contract units;
- Description of the work to be performed under the Agreement. For rehabilitated units, the description must include the rehabilitation work write up and, where determined necessary by SNRHA, specifications and plans. For new construction units, the description must include the working drawings and specifications.
- Any additional requirements for quality, architecture, or design over and above HQS.

Execution of the Agreement [24 CFR 983.153]

The Agreement must be executed promptly after SNRHA notice of proposal selection to the selected owner. However, SNRHA may not enter into the Agreement with the owner until the subsidy layering review is completed. Likewise, SNRHA may not enter into the Agreement until the environmental review is completed and SNRHA has received environmental approval. The PHA may not enter into the Agreement if construction or rehabilitation has started after proposal submission.

SNRHA Policy

SNRHA will enter into the Agreement with the owner within 10 business days of receiving both environmental approval and notice that subsidy layering requirements have been met, and before construction or rehabilitation work is started.

17-IV.C. CONDUCT OF DEVELOPMENT WORK

Labor Standards [24 CFR 983.154(b)]

If an Agreement covers the development of nine or more contract units (whether or not completed in stages), the owner and the owner's contractors and subcontractors must pay Davis-Bacon wages to laborers and mechanics employed in the development of housing. The HUD-prescribed form of the Agreement will include the labor standards clauses required by HUD, such as those involving Davis-Bacon wage rates.

The owner, contractors, and subcontractors must also comply with the Contract Work Hours and Safety Standards Act, Department of Labor regulations in 29 CFR part 5, and other applicable federal labor relations laws and regulations. SNRHA must monitor compliance with labor standards.

Equal Opportunity [24 CFR 983.154(c)]



SNRHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. SNRHA currently has waiting lists for the following PBV projects:

Juan Garcia

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)

17-VI.D. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from SNRHA's waiting list. SNRHA may establish selection criteria or preferences for occupancy of particular PBV units. SNRHA may place families referred by the PBV owner on its PBV waiting list.

Income Targeting [24 CFR 983.251(c)(6)]

At least 75 percent of the families admitted to SNRHA's tenant-based and project-based voucher programs during SNRHA's fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.

Units with Accessibility Features [24 CFR 983.251(c)(7)]

When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, SNRHA must first refer families who require such features to the owner.

Preferences [24 CFR 983.251(d)]

SNRHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. SNRHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B. above.

Although SNRHA is prohibited from granting preferences to persons with a specific disability, SNRHA may give preference to disabled families who need services offered at a particular project or site if the preference is limited to families (including individuals):

- With disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;
- Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and
- For whom such services cannot be provided in a non-segregated setting.

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled



In order for a vacancy payment request to be considered, it must be made within 10 business days of the end of the period for which the owner is requesting the vacancy payment. The request must include the required owner certifications and SNRHA may require the owner to provide documentation to support the request. If the owner does not provide the information requested by SNRHA within 10 business days of SNRHA's request, no vacancy payments will be made.

17-IX.C. TENANT RENT TO OWNER [24 CFR 983.353]

The tenant rent is the portion of the rent to owner paid by the family. The amount of tenant rent is determined by SNRHA in accordance with HUD requirements. Any changes in the amount of tenant rent will be effective on the date stated in SNRHA notice to the family and owner.

The family is responsible for paying the tenant rent (total tenant payment minus the utility allowance). The amount of the tenant rent determined by SNRHA is the maximum amount the owner may charge the family for rental of a contract unit. The tenant rent covers all housing services, maintenance, equipment, and utilities to be provided by the owner. The owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by SNRHA. The owner must immediately return any excess payment to the tenant.

Tenant and SNRHA Responsibilities

The family is not responsible for the portion of rent to owner that is covered by the housing assistance payment and the owner may not terminate the tenancy of an assisted family for DF nonpayment by SNRHA.

Likewise, SNRHA is responsible only for making the housing assistance payment to the owner in accordance with the HAP contract. SNRHA is not responsible for paying the tenant's portion of rent, or any other claim by the owner, including damage to the unit. SNRHA may not use housing assistance payments or other program funds (including administrative fee reserves) to pay any part of the tenant rent or other claim by the owner.

Utility Reimbursements [24 CFR 982.514(b)]

If the amount of the utility allowance exceeds the total tenant payment, 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.

SNRHA may pay the utility reimbursement directly to the family or to the utility supplier on behalf of the family. If SNRHA chooses to pay the utility supplier directly, SNRHA must notify the family of the amount paid to the utility supplier.

SNRHA Policy

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 the 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 utility supplier.

At this time, SNRHA will continue issuing monthly checks for utility reimbursement.

17-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:

SNRHA will administer a HUD, RAD (Rental Assistance Demonstration) program. .

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, admission, 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.



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.

Tenant 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 an appropriate 60-day written notice is provided to management. Tenant and tenant's household must be in good standing and meet eligibility requirements for the PHA's HCV (Section 8) program prior to being issued a voucher.

If the families are currently enrolled in PH Family Self-Sufficiency (FSS) after the RAD conversion, SNRHA shall enroll them in its HCV FSS program. Resident under RAD not enrolled in PH FSS at the time of conversion will not be eligible to participate in the program. Residents shall have the right to establish and operate a resident organization and be eligible for participation funding.

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

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

Termination Notification:

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

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

Grievance Process:

Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act. For issues related to tenancy and termination of assistance,



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 140 mandatory slots as of February 2016.



ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:

SNRHA owns 2,882 Public Housing units and administers 11,013 Housing Choice Vouchers which together provide housing assistance to over 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 and submitted 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/submitted 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 (DSS) 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 SNHRA'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 (DSS), 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 DSS 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 DSS 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 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 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.



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**Southern Nevada Regional Housing Authority
Operations Department Requested Additions / Changes**

Chapter	Page	Add / Change / Remove	Summary of Change or Addition
ALL	ALL	Change	Entire Document will be updated with correct Revision Dates, CFR References, and Page Numbers
4	4-5	Add	Head, Spouse or co-head who is employed at least 20 hours per week at the equivalent of minimum wage,
4	4-10	Change	The waiting list will be purged at least bi tri -annually ...
4	4-12	Change	SNRHA staff will attempt to notify applicants by telephone as a courtesy; and all offers will be made in writing by first class mail.
4	4-12	Change	If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for "good cause". The applicant will not be removed from be returned to the waiting list.
6	6 - 5	Change	The family member will be eligible to receive EID for 24 consecutive calendar months to be effective the date of the earned income increase. beginning on the date on which the increase is earned income begins and continuing for a cumulative 12-month period. For calculation purposes, the disallowance shall begin the first of the month after the employment begins. After the family receives 12 cumulative consecutive calendar months of the full exclusion, annual income will include a phase-in of half the allowable earned income exclusion from annual income for the remaining 12 consecutive calendar months.
6	6-6	Change	During the cumulative initial 12-month
6	6-6	Change	During the second and final final cumulative 12-month period after the expiration of the initial cumulative -12-month
6	6-6	Change	Maximum Two Four-Year Disallowance The earned income disallowance is limited to a lifetime 48 24 calendar month period..... phase- in exclusion during the 48 -24 month period If the period of increased income does not last for 12 consecutive months, the disallowance period may be resumed at any time within the 48-month period, and continued until the disallowance has been applied for a total of 12 months of each-
6	6-7	Change	disallowance (the initial 12 month full exclusion and the second 12-month phase-in exclusion. If the family member discontinues the employment that initially qualified the family for the EID, the 24 calendar month period continues. No earned income disallowance will be applied after the 48-month period following the initial date the exclusion was applied. The EID benefit is limited to a lifetime of 24 months for the qualifying family member. At the end of the 24 months, the EID ends regardless of how many months were "used". Families that currently benefit from the IED, or who became eligible prior to the effective date of changes to the ACOP are eligible to receive the EID benefits for the 24 months over a 48 month period, as was in effect prior to the effective date of this provision.
6	6-8	Remove	Dates(s) earned income ended and resumed during the initial cumulative 12-month period of exclusion-
6	6-8	Change	Date the family has received a total of 12 consecutive months of the initial exclusion of 100%

**Southern Nevada Regional Housing Authority
Operations Department Requested Additions / Changes**

Chapter	Page	Add / Change / Remove	Summary of Change or Addition
6	6-8	Remove	Date(s) earned income ended and resumed during the second cumulative 12-month period (phase in) of exclusion (if any)
6	6-8	Change	Date the family has received a total of 12 consecutive months of the phase in exclusion of 50% .
6	6-8	Change	Ending date of the maximum 48 months (four year) 24 month (2 Year) disallowance period.
6	6-8	Remove	(48 months from the date of the initial earned income disallowance)
7	7-24	Add	Credit Card Statements will not be accepted as proof of payment of expenses
8	8-1	Change	submit the requisite requested 3rd party
8	8-2	Change	1 transfer for every 50 20 new move-ins
8	8-2	Change	Designated Senior Developments: 1 transfer for 50 2 new move-ins
8	8-3	Add	Good Standing criteria does not apply in the case of emergency transfers. Residents will be required to become compliant with all lease provisions upon completion of the Emergency Transfer to the new unit.
8	8-8	Change	Residents will be required to pay any amounts owed to the past property within 30 days of the move out statement. All applicable charges will be transferred to the resident's new account.
8	8-8	Addition	The SNRHA will offer certain incentives to higher income families (Household income at or above 60% of AMI)willing to move into lower income projects...
8	8-9	Change	In the event the resident fails to transfer and submit keys within the timeframes as stated in this policy, the losing manager both managers will serve the tenant with a 30 Day Notice for failure to vacate the unit they are transferring from will notify the resident of responsibility for the flat rent on the unit, in which they are transferring from, until such time keys have been submitted.
8	8-9	Add	with disabilities, in accordance with SNRHA Reasonable Accommodation Policy and Procedures.
8	8-10	Change	For Otto Merida - Honolulu Street Family Apartments
9	9-5	Change	Residents must advise the SNRHA when they will be absent from the unit for more than 30 14 consecutive days
9	9-6	Add	If a resident or applicant is unable to get utilities connected because of a previous balance owed to the utility company, the resident/applicant will not be permitted to move into a unit with resident paid utilities. This may mean that a current resident cannot transfer or that an applicant cannot be admitted. See Page 6-16
9	9-7	Change	Tenant gave the required 30 15 calendar days advance written notice
9	9-8	Change	If any of the above items are found within a household the resident will be immediately billed per labor established according to the Maintenance Charge List and added into the tenant's security deposit funds. thirty dollars (\$30) per room or affected area.

**Southern Nevada Regional Housing Authority
Operations Department Requested Additions / Changes**

Chapter	Page	Add / Change / Remove	Summary of Change or Addition
9	9-11	Change / Addition	The premises listed below have been designated as smoke-free living environments: • Lubertha Johnson Perry Plaza Senior Development With 45 days written notice and a signed lease addendum for all current residents, future properties may be designated smoke free at the discretion of SNRHA. Residents, staff and guests are prohibited
10	10-1	Change	The SNRHA Pet Policy Deposits, Fees, and Restrictions does not apply to Assistance Animals...
11	11-1	Addition	Families who choose to pay flat rent or families who receive a verifiable fixed income are required to complete a reexamination of income, deductions and allowances at least once every three years. Flat rent or fixed income
11	11-2	Addition	choose flat rent and families who receive fixed income are to be recertified every three years.
11	11-2	Addition	...recertification will be conducted at most 120 days prior to be effective on August 1, the following year.)
11	11-2	Addition	and at the end of second 12 month disallowance period the phase in period.
11	11-4	Addition	recertification, they will receive a 30 day notice of lease termination for non-compliance of the recertification process. 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.
11	11-6	Remove	receive Social Security, Social Security Disability, pensions or Supplemental Security Income (SSI) are not required to report their annual increase when it occurs. The SNRHA will not increase the family's total tenant payment until their next regularly scheduled annual except when an interim recertification is necessary as a result of any other changes listed in the "Reporting Requirements" section of this chapter.
14	14-2	Addition	HUD has determined that the Supplemental Nutrition Assistance Program (SNAP) qualifies as a welfare program of the state. Therefore if a tenant is a member of family receiving assistance under SNAP, and has been found by the administering State to be in compliance with the program requirements, that tenant is exempt from the CSSR.(PIH-2015-12 HA)
14	14-2	Change	Participating in an educational or vocational training program designed to lead to employment. As long as their educational activities total at least 96 hours per year. A student would not need to be enrolled full time to be in compliance with the CSSR. 30 hours per week



Families who reach the top of the waiting list will be contacted by the SNRHA to verify their preference and, if verified, the SNRHA will complete a full application for occupancy. Applicants must complete the application for occupancy and continue through the application processing and may not retain their place on the waiting list if they refuse to complete their processing when contacted by the SNRHA.

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 the SNRHA adopts any local reference.

The 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 year **60 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 State. **6 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**



Community Designation Methodology

Aggregate Average Method

The 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 the 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 P 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 mailing will ask for current information and confirmation of continued interest.

If an applicant fails to respond within 14 calendar days, s/he 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.

The 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 the SNRHA receipt of their application that they are responsible for notifying the SNRHA within 10 calendar days, if they have a change of address.

N. OFFER OF ACCESSIBLE UNITS

The 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, the SNRHA will offer such units:



P. CHANGES PRIOR TO UNIT OFFER

Applicants with a Change in Family Size or Status

Applicants must report changes in income, family composition, and address within ten (10) calendar days of the change prior to eligibility and after final eligibility. If the family did not report the change within the required time frame, the family will be withdrawn and determined ineligible and offered an opportunity for informal hearing.

Properly reported changes in family composition, status, or income between the time of the interview and the offer of a unit will be processed. The SNRHA shall not lease a unit to a family whose occupancy will overcrowd or underutilize the unit or if the family is no longer eligible for the program.

The family will take the appropriate place in the selection pool or waiting list according to the preference points on the date they first applied **if the appropriate waiting list was open at the time of initial application.**

Changes that occur during the period between determination of final eligibility and an offer of a suitable unit may affect the family's eligibility or Total Tenant Payment. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal hearing when applicable (See Grievance Procedure.)

Income changes properly reported after the unit is offered will be processed following lease-up procedures.

O. APPLICANT STATUS AFTER FINAL UNIT OFFER

When an applicant rejects the final unit offer the SNRHA will remove the applicant's name from the waiting list. Removal from the waiting list means the applicant must reapply. Exceptions may be made in accordance with 504 regulations, for persons whose refusal involved the need for a reasonable accommodation.

R. TIME-LIMIT FOR ACCEPTANCE OF UNIT

Applicants will have three (3) business days to respond to an offer of an available unit. Applicants must accept a unit offered within one (1) business day of the date the unit is shown and execute a lease within two (2) additional business days of the offer acceptance. Extensions can be approved for good cause.

SNRHA staff will attempt to notify applicants by telephone **as a courtesy**; all offers will be made in writing by first class mail.

Applicants Unable to Take Occupancy

If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for "*good cause*," the applicant will **be returned to** the waiting list.

Examples of "good cause" reasons for the refusal to take occupancy of a housing unit include, but are not limited to:



- c. That has disability assistance expenses that are less than 3% of annual income, an allowance for combined disability assistance expenses and medical expenses that are equal to the total of these expenses less 3% of annual income.
5. Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which Annual Income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for childcare. In the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income. (24 CFR 5.603(d)).
6. The SNRHA does not provide for any optional deductions or allowances in the public housing program.

C. DISALLOWANCE OF EARNED INCOME FROM RENT DETERMINATIONS
24 CFR 962.255, 24 CFR 5.617, 24 CFR 960.255

The annual income for qualified families may not be increased as a result of increases in earned income of a family member. **The family member will be eligible to receive EID for 24 consecutive calendar months to be effective the date of the earned income increase.** For calculation purposes, the disallowance shall begin the first of the month after the employment begins. After the family receives 12 **consecutive** months of the full exclusion, annual income will include a phase-in of half the allowable earned income exclusion from annual income **for the remaining 12 consecutive calendar months.**

A family eligible for the earned income exclusion is a family that occupies a dwelling unit in a public housing community; and

Whose annual income increases as a result of employment of an adult member of the family who was previously unemployed for one or more years;

Whose earned annual income increases during the participation of a family member in any family self-sufficiency or other job training program; or

Whose annual income increases, as a result of new employment or increased earnings of an adult family member during or within six months after receiving assistance, benefits or services under any State program for TANF provided that the total amount over a six-month period is at least \$500. The qualifying TANF assistance may consist of any amount of monthly income maintenance, and/or at least \$500 in such TANF benefits and services as one-time payments, wage subsidies and transportation assistance.



The HUD definition of "previously unemployed" includes a person who has earned in the previous 12 months no more than the equivalent earnings for working 10 hours per week for 50 weeks at the minimum wage. Minimum wage is the prevailing minimum wage in the State or locality if it is higher than the federal minimum wage.

The HUD definition of economic self-sufficiency program is any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families. Such programs may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

Qualifying increases are any earned income increases of a family member during participation in an economic self-sufficiency or job training program and may include increases that occur after participation provided the training provides assistance, placement, training or mentoring after the training that leads to employment.

The amount that is subject to the disallowance is the amount of incremental increase in income of a family member. The incremental increase in income is calculated by comparing the amount of the family member's income before the beginning of qualifying employment (baseline) to the amount of such income after the employment.

Initial Twelve-Month Exclusion

During the **initial** 12-month period beginning on the date a member of a qualified family is first employed or the family first experiences an increase in annual income attributable to employment, the SNRHA will exclude from annual income of a qualified family member any increase in income of the family member as a result of employment over the prior income of that family member (baseline).

Second Twelve-Month Exclusion and Phase-in

During the second **and final** 12-month period after the expiration of the initial 12-month period referred to above, the SNRHA must exclude from Annual Income of a qualified family member, 50 percent of any increase in income of a family member who is a person with disabilities as a result of employment over the income of that family member prior to the beginning of such employment.

Maximum Two Year Disallowance

The earned income disallowance is limited to a lifetime **24** month period for each family member. For each family member, the disallowance only applies for a maximum of 12 months of full exclusion of incremental increase, and a maximum of 12 months of phase-in exclusion during the **24** month period starting from the date of the initial exclusion.



If the family member discontinues the employment that initially qualified the family for the EID, the 24 calendar month period continues.

The EID benefit is limited to a lifetime of 24 months for the qualifying family member. At the end of the 24 months, the EID ends regardless of how many months were “used”.

Families that currently benefit from the EID, or who became eligible prior to the effective date of changes to the ACOP are eligible to receive the EID benefits for the 24 months over a 48-month period, as was in effect prior to the effective date of this provision.

Applicability to Child Care Expense Deductions

The amount deducted for childcare necessary to permit employment shall not exceed the amount of employment income that is included in annual income. Therefore, for families entitled to the earned income disallowance, the amounts of the earned income that is included in the Annual Income after the application of the earned income disallowance will be used in determining the cap for childcare deduction in the case of the deduction that is allowed due to employment.

Applicability to Disability Expense Deductions

The amount deducted for disability expense deduction that is necessary to permit employment shall not exceed the amount of employment income that is included in Annual Income. Therefore, for families entitled to the earned income disallowance, the amounts of the earned income that is included in the Annual Income after the application of the earned income disallowance will be used in determining the cap for the disability expense deduction.

Applicability to Families that Receive both Child Care Expense and Disability Deductions

The amount deducted for both childcare and disability expense deductions necessary to permit employment shall not exceed the amount of employment income that is included in Annual Income. Therefore, for families entitled to the earned income disallowance, the amounts of the earned income that is included in the Annual Income after the application of the earned income disallowance will be used in determining the cap for childcare deduction and disability expenses combined in the case of the deduction that is allowed due to employment.

Tracking the Earned Income Exclusion

The earned income exclusion will be reported on the HUD 50058 form. Documentation will be included in the family’s file to show the reason for the reduced increase in rent.

***Such documentation will include:**

- **Date the increase in earned income was reported by the family**
- **Name of the family member whose earned income increased**



- Reason (new employment, participation in job training program, within 6 months after receiving TANF) for the increase in earned income
- Amount of the increase in earned income (amount to be excluded)
- Date the increase in income is first excluded from annual income
- Date the family member has received a total of 12 consecutive months of the initial exclusion of 100%
- Date the 12-month phase-in period began
- Date the family member has received a total of 12 consecutive months of the phase-in exclusion of 50%
- Ending date of the maximum 24 month (two year) disallowance period

The SNRHA will maintain a tracking system to ensure correct application of the earned income disallowance.

It is a SNRHA policy decision to conduct an interim reexamination for income increases for the purpose of calculating the earned income disallowance.

Inapplicability to Admission

The earned income disallowance is only applied to determine the Annual Income of families who are participants in the public housing program, and therefore does not apply for purposes of admission to the program (including the determination of income eligibility or any income targeting that may be applicable).

E. INDIVIDUAL SAVINGS ACCOUNTS

The SNRHA chooses not to establish a system of individual savings accounts for families who qualify for the disallowance of earned income.

F. TRAINING PROGRAMS FUNDED BY HUD

All training income from a HUD sponsored or funded training program, whether incremental or not, is excluded from the resident's annual income while the resident is in training. Income from a Resident Services training program, which is funded by HUD, is excluded.

Upon employment with the SNRHA, the full amount of employment income received by the person is counted.

G. AVERAGING INCOME

When annual income cannot be anticipated for a full 12 months, the SNRHA will average known sources of income that vary to compute an annual income.

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

Income from the previous year may be analyzed to determine the amount to anticipate when third-party or check-stub verification is not available.



For all certifications and re-certifications, the SNRHA will obtain the Family's certification as to whether any member has disposed of assets for less than fair market value during the two years preceding the effective date of the certification or recertification.

If the family certifies that they have disposed of assets for less than fair market value, verification is required that shows: (a) all assets disposed of for less than FMV, (b) the date they were disposed of, (c) the amount the family received, and (d) the market value of the assets at the time of disposition. Third party verification will be obtained wherever possible. Family certification will be accepted if no other verification is possible.

VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME [24 CFR 982.516]

Medical Expenses

SNRHA Policy

Eligible families who claim medical expenses will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below (**Credit Card Statements will not be accepted as proof of payment of expenses**):

Written verification by an eye doctor, optician, otolaryngologist, hearing aide provider, or other medical practitioner or provider of medical equipment of (a) the anticipated medical costs to be incurred by the family and regular payments due on medical bills; and (b) extent to which those expenses will be reimbursed by insurance or a government agency.

Written verification from a medical lab, provider of oxygen, blood products, or other specialized medical supplies of (a) the anticipated medical costs to be incurred by the family and regular payments will be reimbursed by insurance or a government agency.

Written verification from the provider of medical equipment such as hospital bed, scooter, wheelchair, commode, artificial limbs, etc. of (a) the anticipated medical costs to be incurred by the family and regular payments due on medical bills; and (b) extent to which those expenses will be reimbursed by insurance or a government agency.

Written confirmation from the Social Security Administration of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.

For attendant care paid to an individual:

A reliable, knowledgeable professional's certification that the assistance of an attendant is necessary as a medical expense and a projection of the

Chapter 8

TRANSFER POLICY

INTRODUCTION

It is the policy of the SNRHA to permit resident transfers, within and/or between SNRHA public housing communities for the following limited reasons:

- To abate dangerous and/or substandard living conditions;
- To abate emergency life-threatening living conditions caused by third-party criminal activity;
- To accommodate verified physical conditions caused by long-term illness and/or disability;
- To accommodate resident families that are determined to be over- or under-housed by virtue of their family size; and
- To promote homeownership, transfer of families to scattered sites
- To accommodate relocation due to modernization work, community safety

Each transfer request will be evaluated on a case-by-case basis, taking into consideration:

- The documentation that substantiates the reason for the request;
- Whether or not the resident is in good standing with the SNRHA
- The availability of suitable alternative units.

SNRHA will not grant a transfer request solely to accommodate neighbors who "cannot get along."

Activities of residents that adversely affect the right of others to the peaceful enjoyment of their community will be treated as lease violations and may be considered cause for lease termination.

A. ELIGIBILITY FOR TRANSFER

In order to be determined eligible to receive a transfer, residents must submit the **requested** 3rd party documentation to SNRHA, to substantiate their request, and must be in good standing with the SNRHA.

The type of documentation that must be submitted will vary, depending on the nature of the request.

Good Standing

A resident will be considered in good standing if he or she and/or household members have not had:

- A history of delinquent rent payments, or
- A history of community disturbance and/or unit destruction.
- Maintain acceptable housekeeping standards
- Fulfilling community service requirements

Transfer List

Resident families who are determined eligible to receive a transfer will be placed on a transfer waiting list in accordance with the date of transfer approval and reason for their transfer request. SNRHA will implement transfers in the priority order listed in the following table.

Inappropriately housed resident families who are determined eligible to receive a transfer will be placed on the transfer waiting list at the time of annual certification.

Priority of Transfers

Approved transfers shall be accomplished in the following priority order:

Type of Transfer	When executed	Transfer will be within the housing development:	Ratio	Initiated by
Emergency	Within 24 hours of documentation, verification & approval	Unless emergency transfer cannot be accomplished in this manner.	Not applicable	SNRHA or written family request
Medical and accessibility	Within 30 days of documentation, verification & approval	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 for every 20 new move-ins	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 for every 20 new move-ins	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 for every 20 new move-ins	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 for every 20 new move-ins	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
Designated Senior Developments	Transfers from Studio to One bedroom unit when family name reaches the top after certification of eligibility	Unless type of unit does not exist within that development's inventory.	1 transfer for 2 new move-ins.	SNRHA, not less than one year from the date of initial occupancy
Newly Modernized Units	Next available unit when family name reaches the top after certification of eligibility	Not applicable	Not applicable	SNRHA on effective date of annual recert
<u>Administrative Reasons determined by the PHA (e.g. to permit modernization work, community safety)</u>	Within 30 days of Notification	Unless type of unit does not exist within that development's inventory.	Not Applicable	SNRHA

B. EMERGENCY TRANSFERS

Emergency transfers will be implemented by the SNRHA to remove a resident family from life-threatening and/or hazardous living conditions caused by third-party criminal activity and/or unit damage. **Good standing criteria does not apply in the case of emergency transfers.**

- previous unit. The resident must deposit with the SNRHA a security deposit on the new unit consistent with the security deposit policy in effect at the time of the transfer.
4. Refer to Security Deposit Chapter for additional details.
 5. Move-out charges will be posted to the new unit. The office of the receiving development is responsible for collecting any maintenance charges due SNRHA.

E. GENERAL CONDITIONS GOVERNING TRANSFERS

Discrimination Prohibited

Transfer requests shall be processed, evaluated, initiated and/or determined without regard to race, color, religion, gender, creed or national origin. Transfer requests based on household composition and/or illness disability must consider family size and disability.

Cleaning and/or Repair Charges

All transfers are subject to charges for cleaning or repair work performed by the maintenance staff on the vacated unit. All charges will be assessed after an inspection is completed by the resident and the housing manager. **Residents will be required to pay any amounts owed to the past property within 30 days of the move out statement.**

Rent Adjustments for Transferred Residents

No rent adjustment will be made, except for utility allowance, until the next scheduled certification.

Reexamination Date

The date of the transfer changes the reexamination date according to the block system of the gaining development, unless the annual reexamination period would exceed twelve months since the family's last annual reexamination.

The losing development will send the family's file to the gaining development once they have been notified that the family has accepted the unit, before the family is leased up. The gaining development will not attempt to lease up a family without possession of the family's file.

SNRHA Incentives for Higher Income Families Transferring Into Lower Income Developments

The SNRHA will offer certain incentives to higher income families (**Household Income at or above 60% of AMI**) willing to move into lower income projects. If a higher income family agrees to move to a SNRHA-specified lower income development, the SNRHA will agree to approve to transfer the resident family to the next available scattered site home or the development of the family's choice. The move will be approved according to the Occupancy Guidelines only if the family has consistently been in lease compliance for two years following admission.

SNRHA will target homeownership opportunities to higher income families moving into lower income projects.

Processing In and Out of Developments

Gaining Developments

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.

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. SNRHA will provide the Manager with a list of residents wishing to transfer to the Project and the Manager will determine and certify the eligibility of the resident, and the resident will be notified of the determination. Transfer requests will be processed on a first come, first serve basis.

Income Tiering

In addition to the above selection criteria, SNRHA will institute an income-tiring system in allocating units within the Project. The units will be divided into three income tiers, which will be distributed equally across the development and by unit types. The income tiers will be as follows:

- **Low Tier:** Less than 20% of the HUD Area Median Income (AMI) for a Family of Four (or \$11,819 in 2005) 20 units;
- **Middle Tier:** Greater than 20% AMI and Less than 30% AMI for a Family of Four (or \$17,730 in 2005) 20 units; and
- **High Tier:** Greater than 30% AMI and Less than 60% AMI maximum tax credit income Level (or \$35,460 in 2005 for a Family of Four) 20 units.

Transfer requests from current SNRHA residents who meet the initial resident selection criteria noted above will be placed in one of the three income tiers, or disqualified by the Manager if the applicants' income is above the 60% AMI tax credit limit or do not meet the LIHTC eligibility.

After the initial inquiry is made of existing public housing residents, public housing residents may apply for transfer to the Project at the time of their annual certification by completing an application for the Honolulu Street Apartments.

Public Housing Waiting List

In the event there are no current public housing residents within the appropriate income tiers as indicated above who wish to transfer to the Project, Project vacancies will be filled from



Visitors

1. The resident may not allow visitors to stay overnight more than fourteen (14) consecutive days nor more than 30 calendar days in a twelve month period without prior written approval of management.
2. Visitors who remain beyond this period shall be considered unauthorized, and their presence constitutes a breach of the lease.
3. If an individual other than a leaseholder is representing to an outside agency that they are residing in the lessee's unit, the person will be considered an unauthorized member of the household.
4. Roomers and lodgers are not permitted to occupy a dwelling unit, nor are they permitted to move in with any family occupying a dwelling unit. Advertisements for roomers or lodgers shall be considered a violation of the lease by virtue of intent to sub lease portions of the assisted unit.
5. Residents are not permitted to allow a former tenant of the SNRHA who has been evicted to occupy their unit for any period of time.
6. Medical hardship or other extenuating circumstances shall be considered by SNRHA in making determinations under this area. Temporary caretaker request must be provided by the resident and verified by a medical provider. The status must be updated every thirty (30) days. The SNRHA will review the request and verified reasons for the caretaker during an extended medical hardship. Approval of the caretaker to occupy the unit for a period beyond 2 weeks will require prior approval by the Property Manager.

Absences from the Unit

Residents must advise the SNRHA when they will be absent from the unit for more than **30** consecutive days and provide a means for the SNRHA to contact the resident in the event of an emergency. Failure to advise the SNRHA in writing of extended absences is grounds for termination of the lease.

E. LEASING UNITS WITH ACCESSIBLE OR ADAPTABLE FEATURES

[24 CFR 8.27(a) (1) (2) and (b)]

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

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



Second, to a current occupant of other public housing developments under the SNRHA's control who has a disability that requires the special features of the vacant unit?

Thirdly, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

Accessible units will be offered to and accepted by non-disabled applicants or residents only with the understanding that such applicants/resident must agree to relocate to a non-accessible unit at a later date if a person with a disability requiring the unit applies for housing and is determined eligible or there is an existing resident who require the features of the accessible unit.

The SNRHA will require a non-disabled applicant or resident to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the applicant or resident. This requirement will be a provision of the lease agreement.

F. UTILITY SERVICES

Tenants responsible for direct payment of utilities must abide by any and all regulations of the specific utility company, including regulations pertaining to advance payments of deposits.

If a resident is resident or applicant is unable to establish utility services due to a previous balance owed to the utility company, the resident/applicant will not be permitted to move into a unit with resident paid utilities. This may mean that a current resident cannot transfer or that an applicant cannot be admitted. See page 6-16.

Failure to maintain utility services during tenancy is a lease violation and grounds for eviction. Non-payment of excess utility charge payments to the SNRHA is a violation of the lease and is grounds for eviction.

SNRHA may send utility reimbursement directly to the utility supplier without the consent of the family that is paying an income based rent. SNRHA will notify the family of the amount of any such direct payment to the utility supplier.

The lease will designate the appliances provided by SNRHA (i.e.: stove and refrigerator). The tenant is responsible for proper hook-up, safety and maintenance of any appliances they may provide (i.e.: dryers).

G. SECURITY AND PET DEPOSITS

Security Deposit

Tenant security deposits are required to minimize collection losses and encourage



residents to leave their apartments clean and in good condition when they vacate.

Security Deposit Amounts

New tenants must pay a security deposit to the SNRHA at the time of leasing the unit.

The Security Deposits for Public Housing will be based on bedroom size as follows:

- Efficiency Unit: \$200.00
- One Bedroom Unit: \$200.00
- Two Bedroom Unit \$250.00
- Three Bedroom Unit \$300.00
- Four Bedroom Unit \$350.00
- Five Bedroom Unit \$400.00

Scattered Site units will be required to pay an additional \$100 deposit for lawn or yard maintenance for which they are responsible for under terms of their lease.

Transfer of Security Deposit

If a resident transfers, the original security deposit may be refunded to the resident. The resident must then pay the required deposit for the new unit. The resident will be responsible for payment of any additional security deposits as outlined in this policy. The tenant will also be further billed for any maintenance or other charges beyond the security deposit.

The SNRHA may permit installment payments of security when a new tenant demonstrates a financial hardship to the satisfaction of the SNRHA. The Authority may allow for one-quarter of the required deposit at the time of admission and the remainder to be paid with additional equal payments for a three month period. The full deposit must be paid within 120 days of initial occupancy.

The Security Deposit will be returned, less any applicable charges, to the tenant after move-out, if the following conditions are met:

- There is no unpaid rent and/or charges for which the resident is liable under the lease or as a result of breaching the lease.
- The dwelling unit and all equipment are left clean, and all trash and debris have been removed by the family.
- There is no breakage or damage beyond that expected from normal wear and use.
- Tenant gave the required **30** calendar days advance written notice of intent to vacate and all keys issued have been returned to the management office when the family vacates the dwelling unit.

The Security Deposit may not be used to pay charges during the tenant's occupancy.



The SNRHA will hold the security deposit for the period the tenant occupies the unit. The SNRHA will refund the Security Deposit less any amounts owed, within 30 calendar days after move out and tenant's notification of new address. If no address is provided, the refund will be mailed to the last known address.

The SNRHA will provide the tenant or designee identified above with a written list of any charges against the security deposits. If the tenant disagrees with the amount charged to the security deposits, the SNRHA will provide a meeting to discuss the charges.

The resident must leave the dwelling unit in a clean and undamaged (beyond normal wear and tear) condition and must furnish a forwarding address to the SNRHA. All keys to the unit must be returned to the Management upon vacating the unit.

The SNRHA will not use the security deposit for payment of rent or other charges while the tenant is living in the unit.

The tenant will be billed for any maintenance or other charges. If the tenant family will be transferred from one public housing dwelling unit to another the SNRHA will conduct the required move-out inspection and determine what charges, if any, should be assessed to tenant's account. SNRHA will establish the security deposit for the new unit based upon the current security deposit policy and the family will be required to pay the balance/new deposit amount in effect at that time.

H. ADDITIONAL SECURITY DEPOSIT COLLECTION PROCEDURES

Security Deposits are governed by the terms of the lease, 24CFR's and Nevada's Statutes. The SNRHA reserves the right to bill a resident's account additional charges if any of the situations below exist or take place within a resident's apartment. This money will be added to the resident's current security deposit. Such deposits may be collected for the following:

- 1) Unauthorized wallpapering.
- 2) Painting walls any color other than the original color upon move-in.
- 3) If the resident fails a housing inspection due to unsanitary housekeeping or excessive damage to the unit that is beyond normal wear and tear.
- 4) Evidence of pet damages (carpet stains, clawing, biting unit components, defecation interior or exterior, fleas, landscaping, lawn or property, fences or other visual damage).

If any of the above items are found within a household the resident will be immediately billed **per labor rates established according to the Maintenance Charge List and added into the tenant's security deposit funds.** The SNRHA has enacted this change to protect the interest of our housing stock and to reduce the billable charges due by the resident once they have moved out of SNRHA housing.



Definition of Smoke/Smoking:

The term “smoke” and “smoking” means inhaling, exhaling, breathing or carrying any lighted cigar, cigarette or other tobacco product on similar lighted product in any manner or in any form.

Smoke-Free Apartments:

The premises listed below have been designated as smoke-free living environments:

- **Lubertha Johnson Estates Senior Development**

With 45 days written notice and a signed lease addendum for all current residents, future properties may be designated smoke free at the discretion of SNRHA.

Residents, **staff** and guests are prohibited from smoking on these properties owned and managed by SNRHA, including the apartment rented by the resident, the building in which the dwelling unit is located, and all common areas inside and outside the building up to 15 feet from each building and 50 feet from the buildings entry.

The Southern Nevada Regional Housing Authority Not a Guarantor of Smoke-Free Environment

The adoption of a smoke free living environment and the efforts to designate a property as smoke-free does not make SNRHA a guarantor of resident’s health or of the smoke free condition of the resident’s apartment and common areas. However, SNRHA shall take reasonable steps to enforce the smoke-free terms of its leases and to make the property smoke-free. SNRHA will post smoke free properties with “No Smoking” signs inside and outside the buildings and may, at its sole option, consider designating smoking areas at any or all of the properties.

Smoking on the Property as a Lease Violation

If a resident smells tobacco smoke anywhere in the building, they should report this to the office as soon as possible. Management will seek the source of the smoke and take appropriate action. A resident will be in violation of his/her lease if the resident or any guest is determined to be smoking on SNRHA property. Three (3) violations of SNRHA’s Smoke Free Policy may result in eviction. All applicants/residents acknowledge receipt of this Policy and Smoke-Free Lease Addendum in writing at the time of application and/or next rent recertification.

O. INSPECTIONS OF PUBLIC HOUSING UNITS

Initial Inspections

The SNRHA and the family will inspect the premises prior to occupancy of the unit in order to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by the SNRHA and the tenant, will be kept in the unit file and tenant file.



Chapter 10

PET POLICY

[24 CFR 5.309]

INTRODUCTION

This chapter explains the SNRHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of the SNRHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the SNRHA.

The purpose of this policy is to establish the SNRHA's policy and procedures for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Residents will comply with the dwelling lease, which requires that no animals or pets of any kind be permitted on the premises without prior written approval of the SNRHA.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

The SNRHA Pet **Deposits, Fees, and Restrictions** do not apply to Assistance Animals. An Assistance Animal is an animal that is needed as a reasonable accommodation for persons with disabilities.

In accordance with Section 526 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), SNRHA hereby sets forth rules and regulations concerning pet ownership in its public housing units. Only "common household pets" as defined herein will be permitted in SNRHA owned properties.

A common household pet, for the purposes of SNRHA's conventional housing program: A domesticated animal, such as a dog, cat, bird, or fish that is traditionally kept in the home for pleasure rather than for commercial or breeding purposes. Common household pet does not include reptiles. This definition shall not include animals that are used to assist persons with disabilities.

Residents may own up to two pets as defined in this policy. If one of the pets is a dog or cat, the second pet must be contained in a cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet.

Chapter 11

RECERTIFICATIONS

[24 CFR 5.613, 24 CFR 5.61524 CFR Part 960 Subpart C,
5.657, 880.603, 884.218, 886.124, 886.324, 891.410, 891.610,
891.750, 960.257, 982.516]

INTRODUCTION

HUD requires that PHA's offer all families the choice of paying income-based rent or flat rent at least annually. Families who choose to pay flat rent **or families who receive a verifiable fixed income** are required to complete a reexamination of income, deductions and allowances at least once every three years. Flat rent **or fixed income** families must still report family composition and community service requirements on an annual basis.

To determine the amount of income-based rent, it is necessary for SNRHA to perform a reexamination of the family's income annually. At the annual reexamination, families who choose to pay income-based rent must report their current household composition, income, deductions and allowances. Between regular annual reexaminations, HUD requires that families report all changes in household composition, but SNRHA decides what other changes must be reported and the procedures for reporting them.

This chapter defines SNRHA's policy for conducting annual reexaminations. It also explains the interim reporting requirements for families, and the standards for timely reporting.

A. ELIGIBILITY FOR CONTINUED OCCUPANCY

Residents who meet the following criteria will be eligible for continued occupancy:

Qualify as a family as defined in this policy;

Are in full compliance with the resident obligations and responsibilities described in the dwelling lease;

Have provided Social Security numbers on all family members or have certifications on file indicating they have no Social Security number.

Whose family members have submitted required citizenship/eligible immigration status/non-contending documents. Who meet HUD standards on citizenship or immigration status or are paying a pro-rated rent.

Who are in compliance with the SNRHA's community service requirements.

Whose adult family members have passed an annual criminal screening.

Remaining Family Members and Prior Debt

1. Remaining family members age 18 years or older will be held responsible for arrearages incurred by the former head or spouse. SNRHA will not hold remaining family members (other than the head or spouse) responsible for any portion of the arrearage incurred before the remaining member attained age 18.

Exceptions may be made for extenuating circumstances or hardship.

2. Remaining family members under age 18 shall not be held responsible for the rent arrearages incurred by the former head of household.

B. ANNUAL RECERTIFICATIONS

The terms "annual recertification" and "annual reexamination" are synonymous.

In order to be recertified, families are required to provide current and accurate information on income, assets, allowances and deductions, and family composition. The annual recertification of family income and composition will be conducted the staff.

Families who choose flat rent **and families who receive fixed income** are to be recertified every three years. SNRHA staff will mail annual information packages to families and may schedule an interview if additional information is needed.

Annual recertifications are scheduled; by the anniversary of their admission date.

Admission Anniversary System:

For families who move in on the first of the month, the annual recertifications will be completed within 12 months of the anniversary of the move-in date. (Example: If family moves in August 1, the annual recertification will be conducted **at most 120 days prior** to be effective on August 1, the following year.)

For families who move in during the month, the annual recertifications will be completed no later than the first of the month in which the family moved in, the following year.

(Example: If family moves in August 15, the effective date of the next annual recertification is August 1.)

When families move to another dwelling unit, the annual recertification date will not change.

Special Reexaminations: When it is not possible to estimate family income accurately, a temporary determination will be made with respect to income and a special reexamination will be scheduled every 90 days until a reasonably accurate estimate of income can be made.

Special reexaminations shall be conducted when there is a change in the head of household that requires a remaining family member to take on the responsibilities of a leaseholder.

Special Reexamination Following Income Disallowance: When a family qualifies for an earned income disallowance, a special reexamination will occur at the end of the initial 12 month disallowance period and at the end of the **second 12 month disallowance period**.

Zero/Extremely Low Income Families: Unless the family has income that is excluded from rent computation, families who report zero income or extremely low income will have the income be re-verified through EIV every 90 days for income changes and are further required to complete a written no/low income certification every 180 days and undergo an interim recertification every 180 days. (See Other Interim Reporting Issues below).

- All adult household members, age 18 and older.

If the head of household is unable to attend the interview, the appointment will be rescheduled one time at the family's request.

Failure to Respond to Notification to Recertify

The written notification will explain which family members are required to attend the recertification interview. The family may call to request another appointment date up to 2 calendar days prior to the interview.

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with the SNRHA, the SNRHA will reschedule a second appointment.

If the family fails to appear for the second appointment, and has not rescheduled or made prior arrangements, the SNRHA will not schedule a third appointment. If a household fails to complete annual recertification, **they will receive a 30 day notice of lease termination for non-compliance with the recertification process.**

If the family schedules an appointment and completes annual recertification requirements within thirty days of the effective date of the household's annual recertification, the annual recertification will be completed and the household's rent will be based on the income.

Exceptions to these policies may be made by the Asset Manager if the family is able to document an emergency situation that prevented them from canceling or attending the appointment.

Documents Required From the Family

In the notification letter to the family, the SNRHA will include instructions for the family to bring the following:

- Application for Continued Occupancy form Personal Declaration Form completed by head of household

- Documentation of income for all family members

- Documentation of assets

- Documentation to substantiate any deductions or allowances

- Documentation of family composition

- Picture identification for adults 18 years of age or older

- Other required documents on new family members, such as SSN or citizenship requirements

- Documentation of community service requirements

- Self-Declaration form when adult members 18 and over are declaring no income or very low income. (Except those 62 years and older/or disabled or enrolled in educational or approved training programs.)

obtain SNRHA approval prior to all other additions to the household.

When there is a change in head of household or a new adult household member is added, the head of household will complete an application for continued occupancy – personal declaration or update form and recertify-revify, using the same procedures the SNRHA staff would use for an annual recertification, except for effective dates of changes. In such case, the Interim Recertification Policy would be used.

The annual recertification date will not change as a result of this action.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified prior to the approval by the SNRHA of the family member being added to the lease.

Increases in Income to be Reported and Rent Adjustments

Families paying flat rent are not required to report any increases in income or assets between the recertification periods.

Families paying an income-based rent must report all increases in income/assets of all household members to the SNRHA in writing within 10 calendar days of the occurrence.

Families are required to report the following increases in income:

- Increases in income because a person with income joins the household;
- Increases in household income which comes as a result of a new income source.
- Increases in household income that was not anticipated at the annual recertification period.

Families who receive Social Security, Social Security Disability, pensions or Supplemental Security Income (SSI) are required to report their annual increase when it occurs.

SNRHA will process rent adjustments for all increases in income, which are reported between regularly scheduled recertifications.

Rent increases (except those due to misrepresentation) require 30 days' notice.

Decreases in Income and Rent Adjustments

Residents may report a decrease in income and other changes, such as an increase in allowances or deductions which would reduce the amount of the total tenant payment.

The SNRHA will process the rent adjustment unless the SNRHA confirms that the decrease in income will last less than 30 calendar days.

Decreases in tenant rent will be effective the first day of the month following the month in which the change is reported in writing to the SNRHA. If verification cannot be obtained prior to the end of the month in which the change is reported, the decrease will be made retroactive to the first day of the month following the month in which the change is reported.

D. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS

The SNRHA will not reduce the public housing rent for families whose welfare

located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program. **HUD has determined that the Supplemental Nutrition Assistance Program (SNAP) qualifies as a welfare program of the state. Therefore if a tenant is a member of a family receiving assistance under SNAP, and has been found by the administering State to be in compliance with the program requirements, that tenant is exempt from the CSSR. (PIH-2015-12 HA)**

The SNRHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The SNRHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by one of the following:

Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan;

Participating in an educational or vocational training program designed to lead to employment, **as long as their educational activities total at least 96 hours per year. A student would not need to be enrolled full time to be in compliance with the CSSR.**

Activities administered through Help of Southern Nevada (HELP).

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the SNRHA shall, 90 days before the expiration of each lease term **or effective date of recertification**, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

If SNRHA has reasonable cause to believe that the certification provided by the family is false or fraudulent, SNRHA has the right to require third-party verification.

B1f

Homeownership

- (i) SNRHA currently administer a homeownership program under an approved section 5(h) homeownership program [42 U.S.C. 1437c (h)]. SNRHA properties under this program are as follows:

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 310 (NV39002026/NV39002031/NV39002032)
2. Federal Program authority: 5(h)
3. Application status: Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved,: <u>(10/01/2001)</u>
5. Number of units affected: 93 (43+24+29)
6. Coverage of action: Total development

Public Housing Homeownership Activity Description (Complete one for each development)
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 016 (NV39013016)
2. Federal Program authority: Section 32
3. Application status: Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved: <u>(08/16/2007)</u>
5. Number of units affected: 56
6. Coverage of action: Partial development

- (ii). **Section 8 Tenant Based Assistance**
 The SNRHA does administer a Section 8 Homeownership program pursuant to Section 8(y) of the S.H.A. of 1937, as implemented by 24 CFR part 982.

B1g

Community Service and Self Sufficiency Programs.

A. PHA Coordination with the Welfare (TANF) Agency

- (i) Cooperative agreements:
The SNRHA may be entering into a cooperative agreement with the TANF Agency, to share information and/or target supportive services.
- (ii) The SNRHA have coordinated the following efforts with the TANF agency:
 - a. Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants

(i). Self-Sufficiency Policies

The 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 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)
IDEA Homeownership Program	120	FSS Program	Development/open recruitment	BOTH
WISH Homeownership Program	3	FSS Program	Development/open recruitment	BOTH
Transportation	180	As requested	Individual developments	PH
Youth Career Skills Training	160	Recruitment	Service Coordinator	BOTH
Dress for Success– to provide clothes for participants scheduled for job interviews	180	As requested	FSS Coordinators	BOTH
Continuing Education	55	As requested	FSS Program	BOTH

			referral	
Debt Management	150	As requested	FSS Program referral	BOTH
Utility/Rental Assistance	200	As requested	FSS Program referral	Local Residents
Pro Bono Legal Services	15	As requested	Senior Law/Nevada Legal Services/Clark County Pro Bono/State Bar of NV Lawyers	BOTH
Health Services				

(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 2016
Public Housing	346	236
Section 8	190	127

SNRHA has outlined in the most recent FSS Action Plan steps to achieve at least the minimum program size.

C. Welfare Benefit Reductions

- (i) SNRHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

Safety and Crime Prevention

A. Need for measures to ensure the safety of public housing residents

- (i) The SNRHA has the need for measures to ensure the safety of public housing residents for the following reasons:
 - a. High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - b. People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- (ii) The PHA used the following information to determine the need for actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
 - Resident reports
 - Police reports
 - Daily Activity Reports provided by contracted on site security
- (iii) The following developments are most affected:
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson ‘B’ and Biegger Estates.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

- (i). The SNRHA has undertaken or plans to undertake the following crime prevention activities:
 - Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
 - Crime Prevention Through Environmental Design
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Coordination efforts with other multi-family complexes to share information regarding evicted tenants
 - Safe Village Initiative at Sherman Garden Annex
 - Certification of staff in the Crime Free Communities protocol
- (ii). The following developments are most affected:
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson ‘B’ and Biegger Estates

C. Coordination between PHA and the police

- (i). The SNRHA have the following coordination efforts between and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police provide crime data to housing authority staff for analysis and action
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
- (ii). The following developments are most affected: (list below)
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson ‘B’ and Biegger Estates.

Pet Policy

The SNRHA has implemented a policy regarding the ownership of pets in the public housing developments. The policy outlines deposits, acceptable size and weight and number of pets per household. The policy also provides for those residents who have animals as a result of a Reasonable Accommodations based on handicap or disability.

Asset Management

SNRHA is engaging in activities that will contribute to the long-term asset management of its public housing stock, including planning for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs. Examples of these activities include:

- Development-based accounting
- Generally maintenance activities are decentralized

B 1h

Substantial Deviation - Significant Amendment/Modification

SUBSTANTIAL DEVIATION” AND SIGNIFICANT AMENDMENT OR MODIFICATION

The Code of Federal Regulations (CFR) at 24 CFR Part 903, Section 7, Public Housing Agency Plan; Final Rule issued on October 21, 1999 is very specific with respect to the information a PHA must provide in its Annual Plan. Part 903 Section 7 I (2) states that a PHA must identify the basic criteria the PHA will use for determining:

- a. A substantial deviation from its Five-Year Plan; and
- b. A significant amendment or modification to its Five-Year Plan and Annual Plan.

Notice PIH 99-51 states that PHAs must define the terms “Substantial Deviation” and “Significant Amendment or Modification” by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board Review.

The Southern Nevada Regional Housing Authority considers the following actions to be Significant Amendments or Modifications:

1. Significant changes to rent or admissions policies or organization of the waiting list with the exception of Federally declared disasters.
2. Additions of non-emergency work items (items not included in the current Annual Statement, Five-Year Action Plan, or Physical Needs Assessment) or change in use of replacement reserve funds under the Capital Fund;
3. Any change with regard to demolition or disposition, designation, Homeownership program or conversion activities.

Furthermore, the Southern Nevada Regional Housing Authority considers the following actions to be excluded from Significant Amendment or Modifications:

1. The decision to convert to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) Assistance.
 - a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds
 - b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
 - c. Changes to the financing structure for each approved RAD conversion.

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency’s financial situation will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in Federal Law or HUD regulatory requirements; such changes will not be considered significant amendments.

B2a

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)
- Rose Gardens **AMP 403** (NV 703) (Received a CNI Planning Grant in 2015)

B2b

Mixed Finance Modernization or Development

Please refer to the following Demolition and/or Disposition Section for proposed SNRHA's Mixed Finance or Development Plans.

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. 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. The SNRHA is considering all Public Housing Properties for Demolition or Disposition through Mixed Finance or Conversion under the Rental Assistance Demonstration Program. Landsman Gardens – NV018013003 has been disposed as part of the Rental Assistance Demonstration (RAD) Program process. Vera Johnson B – NV018002411 to be disposed as part of the Mixed Finance process and after construction completion will convert under RAD Program process. Biegger Estates – NV018013406 and Rose Gardens – NV018007403 to be disposed as part of the RAD Program Conversion. Vera Johnson Manor “A” - NV018002406 to be disposed as part of the Mixed Finance process.

SNRHA has submitted or will be submitting Demolition/Disposition application for the following public housing properties:

Demolition/Disposition Activity Description
1a. Development name: Vera Johnson B
1b. Development (project) number: AMP 410 (NV39P002022b)
2. Activity type: Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Planned application
4. Date application planned for submission: 2014
5. Number of units affected: 112
6. Coverage of action: Total AMP
7. Timeline for activity: Projected start date: 2015 - Projected end date: 2016

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 Demonstration (RAD) Program or Mixed Finance process
3. Application status: Planned application
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: 2017

Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: Biegger Estates
1b. Development (project) number: AMP 406 (NV39P013008)
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: 2015
5. Number of units affected: 119
6. Coverage of action: Partial AMP
7. Timeline for activity: Projected start date: 2016 Projected end date: 2017

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: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 125
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: Marion Bennett Plaza
1b. Development (project) number: AMP 401 (NV39P018316)
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: 65
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: 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: TBA
4. Date application planned for submission: TBA
5. Number of units affected: 112
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: James Down Towers
1b. Development (project) number: AMP 402 (NV39P002012)
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: 200
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
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: 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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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 406 (NV39P002022a)
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: 76
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: 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: TBA
4. Date application planned for submission: TBA
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: TBA
4. Date application planned for submission: TBA
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 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

B2c

Designation of Housing for Elderly and Disabled Families

The SNRHA submitted to HUD on November 15, 2013 an Amendment to the Designated Housing Plan by proposing to designate 16 units as elderly and 49 units as mixed (elderly and disabled families only) at Bennett Plaza, representing a 5.3% change in the number of designated units. Details of the revised Plan are noted below:

Elderly Population Designation

Development Name	Development Number	Bedroom Type			Total Units Designated	Total Units in Development
		0-BR	1-BR	2-BR		
Perry Plaza	NV018013021		89	23	112	112
Espinoza Terrace	NV018013002	60	36	4	100	100
Harry Levy Gardens	NV002000306	46	102	2	150	150
Rose Gardens	NV018007001	60	60		120	120
James Down Towers	NV018002307		198	2	200	200
Arthur Sartini Plaza	NV018002303		218	2	220	220
Bennett Plaza	NV018002316		16		16	65
Total		166	719	33	918	967

Mixed Population Designation

Development Name	Development Number	Bedroom Type			Total Units Designated	Total Units in Development
		0-BR	1-BR	2-BR		
Bennett Plaza	NV018002316		44	5	49	65
Total			44	5	49	65

This amendment to the plan was reviewed By HUD in accordance with the requirements of Section 7 of the United States Housing Act of 1937. Based on the information available to HUD the plan was approved on January 8, 2014. This plan will be in effect for 5 years from the date of the original approval of May 20, 2011, with an expiration of May 17, 2016. Prior to the expiration, on May 11, 2016, SNRHA submitted a request to extend the designation for an additional 2-year increment.

The Authority may proceed with the designation of Arthur Sartini Annex (a portion of AMP402, consisting of 39 units) as well as Schaffer Heights (a portion of AMP404, consisting of 75 units) as elderly only.

B2d

Conversion of Public Housing to Tenant Based Assistance

There have been no changes to the Conversion Plan. 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.

Conversion of Public Housing (RAD)

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.

The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. The SNRHA currently is **not** under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision therefore; there is no negative impact by the conversion activities. Additionally SNRHA certifies that all RAD conversions complies and will continue to comply with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been and will continue to be followed.

Below, please find a table listing out each of the provisions affecting residents’ rights and participation, waiting list and grievance procedures. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below.

Project Based Voucher (PBV) Requirements (Section 1.6 of PIH Notice 2012-32, REV-2 and the Joint Housing PIH Notice H-2014-09/ PIH-2014-17)	Project Based Rental Assistance (PBRA) Requirements (Section 1.7 of PIH Notice 2012-32, REV-2 and the Joint Housing PIH Notice H-2014-09/PIH-2014-17)
Tenant Protections (Under Joint Housing PIH Notice H-2014-09/ PIH-2014-17.)	
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

Conversion of Public Housing (RAD)

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” (AMP 410)
503 North Lamb Blvd. Las Vegas, NV 89110
APN# 140-31-501-017 (9.46 acres)

The SNRHA submitted on 12/2013 a RAD application for Vera Johnson Manor B (AMP 314) anticipating a Conditional Housing Assistance Payment (CHAP) agreement issuance by January 2014. As of March 2015 the CHAP agreement has not been issued for the Project; even though Congress lifted the unit cap of 60,000 to 185,000 units under the RAD Program. The SNRHA submitted in FY 2014 a HOME application and a 9% Tax Credit Application for the Rehabilitation of all 112 units at this site. On April 2014 the City of Las Vegas awarded \$1 million in HOME Funds to Vera Johnson Manor B and in July 2014 the Nevada Housing Division issued a 2014 Reservation Letter for \$1 million annually in 9% Low Income Housing Tax Credits (LIHTC) for Vera Johnson Manor B. 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 early April 2015. As part of this process SNRHA completed a Section 18 disposition resulting in a reduction of eight (8) public housing units to be set-aside for HOME restricted units for a new total of 104 public housing units. The SNRHA plans to submit the RAD conversion after receiving the CHAP and immediately after the construction and lease-up is complete at Vera Johnson B.

On April 3, 2015-the SHNRA received approval from HUD for the conversion of assistance of 112 public housing units at Development No. NV018002022b, Vera Johnson Manor B (AMP 410). The SNRHA will be submitting a revision to the RAD team to reflect the new total of 104 Public Housing Units for conversion of assistance to Project Based Voucher (PBV) under RAD.

SNRHA will work with HUD to forward needed items to meet any required RAD milestones. However, SNRHA currently does not anticipate converting Vera Johnson Manor B to RAD until construction completion to simplify the conversion.

Vera Johnson Manor “B” entails the acquisition / rehabilitation of an existing 112-unit [104 Public Housing plus 8 HOME restricted units] 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 goals of the rehabilitation include:

- To bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;

Conversion of Public Housing (RAD)

- To meet and/or exceed energy conservation requirements as detailed in Section 14 of the 2014 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;
- To increase site security and “defensible space” through landscaping, improved site lighting and security cameras;
- 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; and,
- To address remaining site accessibility deficiencies as identified in the physical needs assessment and annual property accessibility audits.

Vera Johnson Manor B opened in 1984 as the 18th family housing development of the former Las Vegas Housing Authority. The site is named in honor of Vera Johnson, former Supervisor Occupancy Specialist at the San Francisco Area of the Department of Housing and Urban Development (HUD).

The development consists of 15 one and two-story wood and block-frame buildings on a 9.46-acre site. The unit mix, in 15 residential buildings, is as follows:

No. of Units	Public Housing	HOME Restricted	Type	SF
96	91	5	2 Bedroom/1 Bathroom	1,073 SF
16	13	3	3 Bedroom/1 Bathroom	1,213 SF
112	104	8		122,416 SF

There are no changes to the number of units or the bedroom distribution of the units proposed as part of the conversion.

The units are arranged in buildings of 5 to 9 units along a series of parking lots entered by way of North Lamb Boulevard. The property contains 138 parking spaces plus 6 parking spaces for disabled persons.

As part of the redevelopment, SNRHA plans to add a community center and work with the Clark County School District and Communities in Schools Nevada to expand its successful Project REACH program to the Learning Center on the Vera Johnson Manor B site. (See below.)

Development Team

Developer: Nevada HAND
 Co-Developer: Southern Nevada Regional Housing Authority and its non-profit affiliate, Affordable Housing Programs, Inc.
 Consultant: EJP Consulting Group, LLC and Praxis Consulting Group, LLC General
 Contractor: HAND Construction
 Property Manager: HAND Property Management
 Architect: SH Architecture

Conversion of Public Housing (RAD)

Vera Johnson Manor B will be owned by a new sole purpose entity, Vera Johnson Family, LLC, a Nevada limited liability company. The 0.01% Managing Member of the LLC will be Vera Johnson Family Manager, LLC, also a Nevada limited liability company. Affordable Housing Programs, Inc. (AHP, Inc.), the non-profit instrumentality of SNRHA, will be the sole manager of the Manager LLC. SNRHA and AHP, Inc. will act as co-developer to the ownership LLC.

Project Financing

The project financing for Vera Johnson Manor B includes 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and HOME Funds from City of Las Vegas.

Under an innovative new program called Rental Assistance Demonstration (RAD), the HUD is allowing housing authorities to convert public housing into subsidized housing with a project-based rental assistance contract. The rental assistance contract—15 years with an option to renew for another 15 years under the Project-Based Voucher approach—will allow SNRHA to borrow funds to cover a portion of the redevelopment effort. The RAD contract rent will be the lesser of 110% of Fair Market Rent less Utility Allowance or \$710 per unit per month.

SNRHA submitted its application for RAD financing to HUD in mid-December 2013.

Estimated Project Schedule

RAD Application	December 2013 (actual)
NHD 9% LIHTC Application	May 2014 (actual)
Financial Closing	April 2015
Construction Start	April 2015 (actual)
Construction Completion	May 2016
Full Occupancy	May 2016

Project Description

Landsman Gardens (AMP 317)
750 Major Street, Henderson, NV 89015
APN# 179-17-503-001 and 003 (11.11 acres)

RAD Conversion Update: Under the Rental Assistance Demonstration the SNRHA converted in 2014 Landsman Gardens a 100-unit family public housing development in the Valley View neighborhood of Henderson, Nevada 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 units are anticipated to be 100% lease-up March 2015.

Financing for Landsman Gardens includes 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, Federal Home Loan Bank of San Francisco Affordable Housing Program (AHP) funds, sponsored by City National Bank and grant funds from Wells Fargo Housing Foundation.

The property renovations included comprehensive modernization of all the units, site upgrades and included upgrading the site and the on-site Administrative Building and Learning Center where the SNRHA and local service organizations will provide a variety of programs to residents

Conversion of Public Housing (RAD)

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 that includes a complement of scarce two-, three-, four-, and five-bedroom units, serving large families. Through the RAD program, the development will be preserved in the long term for a new generation of families in need of decent, safe and affordable housing.

Project Description

Biegger Estates (AMP 406)
5701 Missouri St. #35, Las Vegas, NV. 89122
APN#:161-28-603-001 (11acres)

RAD Conversion Update: The SNRHA in March 2015 submitted a RAD application for Biegger Estates (AMP 406) the Conditional Housing Assistance Payment (CHAP) agreement was received July 2015) for conversion of assistance to Project Based Voucher (PBV) under RAD. The SNRHA submitted on May 2015 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, constructed in 1985 and opened in 1986, as the 8th family housing development of the former Clark County Housing Authority. 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 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.

Estimated Project Schedule

RAD Application: March 2015
NHD 9% LIHTC Application: May 2015
Construction Start: May 2016
Construction Completion: June 2017
Full Occupancy : August 2017

Project Description

Rose Gardens (AMP 403)
1632 Yale Street, North Las Vegas, NV.89030
APN #: 139-22-810-041 (3.85acres)

RAD Conversion Update: The SNRHA submitted in March 2015 a RAD application for Rose Gardens (AMP403) receiving a Conditional Housing Assistance Payment (CHAP) agreement July 2015 for conversion of assistance to Project Based Voucher (PBV) under RAD. The

Conversion of Public Housing (RAD)

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

Rose Gardens constructed in 1972 acquired and opened in 1975, as the 2th senior housing development of the former City of North Las Vegas Housing Authority. Currently Rose Gardens has an Elderly Population Designation. Property consists of 2 three-story low rise elevator style structure on a 3.85-acre site. The buildings are slab on grade with a wood siding exterior. The unit mix is as follows:

No. of PH Units	Bdrm Distribution	SF
60	0 Bedroom/1 Bathroom	370 SF
60	1 Bedroom/1 Bathroom	503 SF
120		52,380 SF

At this time we are not anticipating to change the number of units however; we are anticipating to change the bedroom distribution of the units as follows: 70%-85%-1Bdrm units [approx. 600sqft] and 15%-30% 2Bdrm [approx. 775sqft] units, 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: Yes</u> <u>Proposed Location:</u> 1731 Yale Street. NLV, NV. 89030 APN: 139-22-801-002 <u>No. of Units Transferring:</u> 120
<u>Total Units:</u> 120	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> Senior	<u>Capital Fund allocation of Development:</u> \$112,549.27
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion:	Change in Number of Units per Bedroom Type and Why?
Studio/Efficiency	60	0	
One Bedroom	60	102	Unit Reconfiguration
Two Bedroom	0	18	Unit Reconfiguration
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
Total:	120	120	

Conversion of Public Housing (RAD)

(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 demolished in July 2010 as approved by HUD and SAC]. This property is also a part of the existing Rose Gardens AMP. The existing units are extremely small 370SF-530SF and very difficult to lease. The proposed units will be more spacious ranging from 600SF-775SF with more amenities. Units will be more attractive and more marketable. It is proposed to relocate the tenants once the construction of the new building is complete at the new location and then demolish the existing Rose Gardens structures. Therefore; the SNRHA is not anticipating any changes in the policies that govern eligibility, admission, selection and occupancy of units at the project after it has been converted.
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Estimated Project Schedule

RAD Application: March 2015
Bond 4% LIHTC Application: May 2016
Construction Start: December 2016
Construction Completion: March 2018
Full Occupancy : December 2018

Next Group of RAD Applications: RAD portfolio application approved at the 08/21/15 SNRHA Board of Commissioners meeting and submitted to HUD on 11/05/15. Properties included are as follows:

First Group: 1)Otto Merida (AMP405), 2)Lubertha Johnson (AMP401), 3)Bennett Plaza (AMP401), 4)Espinoza Terrace (404), 5)Hullum Homes (AMP407), 6)Jones Gardens (AMP407), 7)Sartini Plaza (AMP402) & 8)Sartini Annex (AMP402), 9)Archie Grant (South Parcel) (AMP401) and 10)Ernie Cragin Terrace (AMP406) totaling 844 public housing units.

Second Group: 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 (408) totaling 564 public housing units.

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

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

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

B2e

Occupancy by Over-Income Families

At this time SNRHA does not admit families who are over income at time of initial lease up. SNRHA is reviewing the impact of Over-Income Families (if any) on its Public Housing Program and will formulate a Policy (if needed) in compliance with Notice PIH 2011-7 and 24 CFR960.503 and 24CFR 903-7(b) to address this issue.

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.

Non-Smoking Policies

N. SMOKE FREE HOUSING

In order to provide a healthier environment for our residents, the Board of Commissioners has adopted a Smoke Free Housing Policy. The purpose of this policy is to provide a healthier environment for our residents and eliminate the harmful effects of secondhand smoke, fire danger and damage to apartments due to smoke. Secondhand smoke is particularly dangerous to children and people with respiratory disease. It is the third leading cause of preventable death in the United States. In 2006, the US Surgeon General stated that there is no safe level of second hand smoke.

Definition of Smoke/Smoking:

The term “smoke” and “smoking” means inhaling, exhaling, breathing or carrying any lighted cigar, cigarette or other tobacco product on similar lighted product in any manner or in any form.

Smoke-Free Apartments:

The premises listed below have been designated as smoke-free living environments:

- Lubertha Johnson Senior Development

With 45 days written notice and a signed lease addendum for all current residents, future properties may be designated smoke free at the discretion of SNRHA.

Residents, staff and guests are prohibited from smoking on these properties owned and managed by SNRHA, including the apartment rented by the resident, the building in which the dwelling unit is located, and all common areas inside and outside the building up to 15 feet from each building and 50 feet from the buildings entry.

The Southern Nevada Regional Housing Authority Not a Guarantor of Smoke-Free Environment

The adoption of a smoke free living environment and the efforts to designate a property as smoke-free does not make SNRHA a guarantor of resident’s health or of the smoke free condition of the resident’s apartment and common areas. However, SNRHA shall take reasonable steps to enforce the smoke-free terms of its leases and to make the property smoke-free. SNRHA will post smoke free properties with “No Smoking” signs inside and outside the buildings and may, at its sole option, consider designating smoking areas at any or all of the properties.

Smoking on the Property as a Lease Violation

If a resident smells tobacco smoke anywhere in the building, they should report this to the office as soon as possible. Management will seek the source of the smoke and take appropriate action. A resident will be in violation of his/her lease if the resident or any guest is determined to be smoking on SNRHA property. Three (3) violations of SNRHA’s Smoke Free Policy may result in eviction. All applicants/residents acknowledge receipt of this Policy and Smoke-Free Lease Addendum in writing at the time of application and/or next rent recertification.

Project-Based Vouchers

SNRHA shall use project-based vouchers as required to leverage funds to expand affordable housing. SNRHA shall not utilize more than 50 vouchers as they become available for this purpose.

- 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

B2f

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 2015 – CFP 2020					
AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
VERA JOHNSON B - Rental Assistance Demonstration (RAD) Demonstration application submitted December, 2013. Anticipated approval by or before November 2014. On schedule to submit a 9% Low Income Housing Tax Credit proposal by May 2, 2014. Deadline. SNRHA is partnering with a developer for this project. Estimated Construction NTP Date: May 2015. Anticipated Completion: July 2016					
314	299077	505 N. LAMB BLVD # 1	Comprehensive Modernization	07/31/16	1
314	299078	505 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299079	505 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299080	505 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299081	505 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299082	505 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299083	507 N. LAMB BLVD # 1	Comprehensive Modernization	07/31/16	1
314	299084	507 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299085	507 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299086	507 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299087	507 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299088	507 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299089	507 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299090	507 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299091	507 N. LAMB BLVD # 9	Comprehensive Modernization	06/30/16	1
314	299092	509 N. LAMB BLVD # 1	Comprehensive Modernization		1
314	299093	509 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299094	509 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299095	509 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299096	509 N. LAMB BLVD # 5	Comprehensive Modernization	06/30/16	1
314	299097	511 N. LAMB BLVD # 1	Comprehensive Modernization		1
314	299098	511 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299099	511 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299100	511 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299101	511 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299102	511 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299103	511 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299104	511 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299105	511 N. LAMB BLVD # 9	Comprehensive Modernization	1	
314	299106	513 N. LAMB BLVD # 1	Comprehensive Modernization	05/31/16	1
314	299107	513 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299108	513 N. LAMB BLVD # 3	Comprehensive Modernization		1

Units with Approved Vacancies for Modernization

314	299109	513 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299110	513 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299111	513 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299112	513 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299113	513 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299114	515 N. LAMB BLVD # 1	Comprehensive Modernization	05/31/16	1
314	299115	515 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299116	515 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299117	515 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299118	515 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299119	515 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299120	515 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299121	515 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299122	515 N. LAMB BLVD # 9	Comprehensive Modernization		1
314	299123	517 N. LAMB BLVD # 1	Comprehensive Modernization		04/30/16
314	299124	517 N. LAMB BLVD # 2	Comprehensive Modernization	1	
314	299125	517 N. LAMB BLVD # 3	Comprehensive Modernization	1	
314	299126	517 N. LAMB BLVD # 4	Comprehensive Modernization	1	
314	299127	517 N. LAMB BLVD # 5	Comprehensive Modernization	1	
314	299128	517 N. LAMB BLVD # 6	Comprehensive Modernization	1	
314	299129	519 N. LAMB BLVD # 1	Comprehensive Modernization	04/30/16	1
314	299130	519 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299131	519 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299132	519 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299133	519 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299134	521 N. LAMB BLVD # 1	Comprehensive Modernization	03/31/16	1
314	299135	521 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299136	521 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299137	521 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299138	521 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299139	521 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299140	521 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299141	521 N. LAMB BLVD # 8	Comprehensive Modernization	1	
314	299142	521 N. LAMB BLVD # 9	Comprehensive Modernization	1	
314	299143	523 N. LAMB BLVD # 1	Comprehensive Modernization	03/31/16	1
314	299144	523 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299145	523 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299146	523 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299147	523 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299148	523 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299149	523 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299150	523 N. LAMB BLVD # 8	Comprehensive Modernization	1	
314	299151	525 N. LAMB BLVD # 1	Comprehensive Modernization	02/29/16	1
314	299152	525 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299153	525 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299154	525 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299155	525 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299156	525 N. LAMB BLVD # 6	Comprehensive Modernization		1

Units with Approved Vacancies for Modernization

314	299157	527 N. LAMB BLVD # 1	Comprehensive Modernization	02/29/16	1
314	299158	527 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299159	527 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299160	527 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299161	527 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299162	527 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299163	529 N. LAMB BLVD # 1	Comprehensive Modernization	01/31/16	1
314	299164	529 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299165	529 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299166	529 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299167	529 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299168	529 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299169	529 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299170	529 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299171	531 N. LAMB BLVD # 1	Comprehensive Modernization	01/31/16	1
314	299172	531 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299173	531 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299174	531 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299175	531 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299176	531 N. LAMB BLVD # 6	Comprehensive Modernization	01/31/16	1
314	299177	531 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299178	531 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299179	531 N. LAMB BLVD # 9	Comprehensive Modernization		1
314	299180	533 N. LAMB BLVD # 1	Comprehensive Modernization	12/31/15	1
314	299181	533 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299182	533 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299183	533 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299184	533 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299185	533 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299186	533 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299187	533 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299188	533 N. LAMB BLVD # 9	Comprehensive Modernization		1
					112

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	05/25/17	1
313	222002	1200 E HARRIS # 2	Comprehensive Modernization		1
313	222003	1210 E HARRIS # 1	Comprehensive Modernization		1
313	222004	1210 E HARRIS # 2	Comprehensive Modernization		1
313	222005	1220 E HARRIS # 1	Comprehensive Modernization		1
313	222006	1220 E HARRIS # 2	Comprehensive Modernization		1
313	222007	1300 E HARRIS # 1	Comprehensive Modernization		1
313	222008	1300 E HARRIS # 2	Comprehensive Modernization		1

Units with Approved Vacancies for Modernization

313	222009	1300 E HARRIS # 3	Comprehensive Modernization	1
313	222010	1300 E HARRIS # 4	Comprehensive Modernization	1
313	222011	1300 E HARRIS # 5	Comprehensive Modernization	1
313	222012	1300 E HARRIS # 6	Comprehensive Modernization	1
313	222013	1300 E HARRIS # 7	Comprehensive Modernization	1
313	222014	1300 E HARRIS # 8	Comprehensive Modernization	1
313	222015	1300 E HARRIS # 9	Comprehensive Modernization	1
313	222016	1300 E HARRIS # 10	Comprehensive Modernization	1
313	222017	1310 E HARRIS # 1	Comprehensive Modernization	1
313	222018	1310 E HARRIS # 2	Comprehensive Modernization	1
313	222019	1310 E HARRIS # 3	Comprehensive Modernization	1
313	222020	1310 E HARRIS # 4	Comprehensive Modernization	1
313	222021	1310 E HARRIS # 5	Comprehensive Modernization	1
313	222022	1310 E HARRIS # 6	Comprehensive Modernization	1
313	222023	1310 E HARRIS # 7	Comprehensive Modernization	1
313	222024	1310 E HARRIS # 8	Comprehensive Modernization	1
313	222025	1310 E HARRIS # 9	Comprehensive Modernization	1
313	222026	1310 E HARRIS # 10	Comprehensive Modernization	1
313	222027	1400 E HARRIS # 1	Comprehensive Modernization	1
313	222028	1400 E HARRIS # 2	Comprehensive Modernization	1
313	222029	1400 E HARRIS # 3	Comprehensive Modernization	1
313	222030	1400 E HARRIS # 4	Comprehensive Modernization	1
313	222031	1400 E HARRIS # 5	Comprehensive Modernization	1
313	222032	1400 E HARRIS # 6	Comprehensive Modernization	1
313	222033	1400 E HARRIS # 7	Comprehensive Modernization	1
313	222034	1400 E HARRIS # 8	Comprehensive Modernization	1
313	222035	1400 E HARRIS # 9	Comprehensive Modernization	1
313	222036	1400 E HARRIS # 10	Comprehensive Modernization	1
313	222037	1420 E HARRIS # 1	Comprehensive Modernization	1
313	222038	1420 E HARRIS # 2	Comprehensive Modernization	1
313	222039	1420 E HARRIS # 3	Comprehensive Modernization	1
313	222040	1420 E HARRIS # 4	Comprehensive Modernization	1
313	222041	1420 E HARRIS # 5	Comprehensive Modernization	1
313	222042	1420 E HARRIS # 6	Comprehensive Modernization	1
313	222043	1420 E HARRIS # 7	Comprehensive Modernization	1
313	222044	1420 E HARRIS # 8	Comprehensive Modernization	1
313	222045	1420 E HARRIS # 9	Comprehensive Modernization	1
313	222046	1420 E HARRIS # 10	Comprehensive Modernization	1
313	222047	1500 E HARRIS # 1	Comprehensive Modernization	1
313	222048	1500 E HARRIS # 2	Comprehensive Modernization	1
313	222049	1500 E HARRIS # 3	Comprehensive Modernization	1

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Units with Approved Vacancies for Modernization

313	222050	1500 E HARRIS # 4	Comprehensive Modernization		1
313	222051	1500 E HARRIS # 5	Comprehensive Modernization		1
313	222052	1500 E HARRIS # 6	Comprehensive Modernization		1
313	222053	1500 E HARRIS # 7	Comprehensive Modernization		1
313	222054	1500 E HARRIS # 8	Comprehensive Modernization		1
313	222055	1500 E HARRIS # 9	Comprehensive Modernization		1
313	222056	1500 E HARRIS # 10	Comprehensive Modernization		1
313	222057	1600 E HARRIS # 1	Comprehensive Modernization	01/11/18	1
313	222058	1600 E HARRIS # 2	Comprehensive Modernization		1
313	222059	1600 E HARRIS # 3	Comprehensive Modernization		1
313	222060	1600 E HARRIS # 4	Comprehensive Modernization		1
313	222061	1600 E HARRIS # 5	Comprehensive Modernization		1
313	222062	1600 E HARRIS # 6	Comprehensive Modernization		1
313	222063	1600 E HARRIS # 7	Comprehensive Modernization		1
313	222064	1600 E HARRIS # 8	Comprehensive Modernization		1
313	222065	1600 E HARRIS # 9	Comprehensive Modernization	01/11/18	1
313	222066	1600 E HARRIS # 10	Comprehensive Modernization		1
313	222067	1610 E HARRIS # 1	Comprehensive Modernization		1
313	222068	1610 E HARRIS # 2	Comprehensive Modernization		1
313	222069	1610 E HARRIS # 3	Comprehensive Modernization		1
313	222070	1610 E HARRIS # 4	Comprehensive Modernization		1
313	222071	1610 E HARRIS # 5	Comprehensive Modernization		1
313	222072	1610 E HARRIS # 6	Comprehensive Modernization		1
313	222073	1610 E HARRIS # 7	Comprehensive Modernization		1
313	222074	1610 E HARRIS # 8	Comprehensive Modernization		1
313	222075	1610 E HARRIS # 9	Comprehensive Modernization	1	
313	222076	1610 E HARRIS # 10	Comprehensive Modernization	1	
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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.					
319	00200F	200 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00212F	212 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00220F	220 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00234F	234 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00235C	235 CONCHO DR	Modernization/Energy Upg.	2030	1
319	00247F	247 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00248W	248 WINONA CT	Modernization/Energy Upg.	2030	1
319	00251W	251 WINONA DR	Modernization/Energy Upg.	2030	1
319	00369M	369 MANZANITA STREET	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

319	00408D	408 DAFFODIL DR	Modernization/Energy Upg.	2030	1
319	00424D	424 DAFFODIL DR	Modernization/Energy Upg.	2030	1
319	00428B	428 BOTTLE BRUSH WAY	Modernization/Energy Upg.	2030	1
319	00447B	447 BELL AVE	Modernization/Energy Upg.	2030	1
319	00450C	450 CRESTWAY RD	Modernization/Energy Upg.	2030	1
319	00452C	452 CRESTWAY RD	Modernization/Energy Upg.	2030	1
319	00467B	467 BELL AVE	Modernization/Energy Upg.	2030	1
319	00501B	501 BASTANCHURY AVE	Modernization/Energy Upg.	2030	1
319	00508D	508 DUTCHMAN AVE	Modernization/Energy Upg.	2030	1
319	00518H	518 HOLICK AVE	Modernization/Energy Upg.	2030	1
319	00525B	525 BARRET	Modernization/Energy Upg.	2030	1
319	00529Z	529 ZUBER AVE	Modernization/Energy Upg.	2030	1
319	00531H	531 HOLICK AVE	Modernization/Energy Upg.	2030	1
319	00533H	533 HOLICK AVE	Modernization/Energy Upg.	2030	1
319	00536V	536 VAN DORNUM	Modernization/Energy Upg.	2030	1
319	00548R	548 ROLLY STREET	Modernization/Energy Upg.	2030	1
319	00549E	549 ENGEL AVE	Modernization/Energy Upg.	2030	1
319	00937M	937 MAJOR	Modernization/Energy Upg.	2030	1
319	01003D	1003 DRIFTWOOD CT	Modernization/Energy Upg.	2030	1
319	01003W	1003 WOODSIDE CT	Modernization/Energy Upg.	2030	1
319	01006B	1006 BROOKSIDE CT	Modernization/Energy Upg.	2030	1
319	01015T	1015 TIMBERLINE CT	Modernization/Energy Upg.	2030	1
319	01449P	1449 PRICE STREET	Modernization/Energy Upg.	2030	1
319	01453P	1453 PRICE STREET	Modernization/Energy Upg.	2030	1
319	01601C	1601 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
319	01713C	1713 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
319	01728C	1728 CARITA	Modernization/Energy Upg.	2030	1
319	01833M	1833 MARGARITA	Modernization/Energy Upg.	2030	1
319	01931R	1931 RED SAND CT	Modernization/Energy Upg.	2030	1
319	01940D	1940 DUNNAM STREET	Modernization/Energy Upg.	2030	1
319	01941D	1941 DUNNAM STREET	Modernization/Energy Upg.	2030	1
					40
318	00049P	49 PARRISH	Modernization/Energy Upg.	2030	1
318	00066P	66 PARRISH	Modernization/Energy Upg.	2030	1
318	00138P	138 PARRISH	Modernization/Energy Upg.	2030	1
318	00436L	436 LINN LANE	Modernization/Energy Upg.	2030	1
318	00489B	489 BATTLE MOUNTAIN	Modernization/Energy Upg.	2030	1
318	00732B	732 BETTY LANE	Modernization/Energy Upg.	2030	1
318	01173C	1173 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01253E	1253 EBBETTS PASS	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

318	01288C	1288 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01320P	1320 PLEASANT BROOK	Modernization/Energy Upg.	2030	1
318	01325N	1325 NAY COURT	Modernization/Energy Upg.	2030	1
318	01373B	1373 BRADHURST	Modernization/Energy Upg.	2030	1
318	01388C	1388 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01488C	1488 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01502M	1502 MAPLE LEAF	Modernization/Energy Upg.	2030	1
318	01527C	1527 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01608S	1608 STARRIDGE WAY	Modernization/Energy Upg.	2030	1
318	01678S	1678 STARRIDGE	Modernization/Energy Upg.	2030	1
318	01687C	1687 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01688L	1688 LABRADOR DRIVE	Modernization/Energy Upg.	2030	1
318	01831S	1831 SKYWOOD	Modernization/Energy Upg.	2030	1
318	01838V	1838 VENALYNNE	Modernization/Energy Upg.	2030	1
318	01868W	1868 WINTERWOOD	Modernization/Energy Upg.	2030	1
318	01877C	1877 CORVETTE	Modernization/Energy Upg.	2030	1
318	01881C	1881 CORVETTE	Modernization/Energy Upg.	2030	1
318	01901T	1901 TURLEROCK ST	Modernization/Energy Upg.	2030	1
318	01910C	1910 CITROEN	Modernization/Energy Upg.	2030	1
318	01933S	1933 SPINDRIFT CT	Modernization/Energy Upg.	2030	1
318	01956P	1956 PASADENA	Modernization/Energy Upg.	2030	1
318	02091B	2091 BOWSTRING DRIVE	Modernization/Energy Upg.	2030	1
318	02253S	2253 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
318	02262S	2262 SABROSO	Modernization/Energy Upg.	2030	1
318	02289S	2289 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
318	02296S	2296 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
318	02334S	2334 SABROSO	Modernization/Energy Upg.	2030	1
318	02339S	2339 SABROSO	Modernization/Energy Upg.	2030	1
318	02363S	2363 SABROSO	Modernization/Energy Upg.	2030	1
318	02429P	2429 PINE CREEK	Modernization/Energy Upg.	2030	1
318	02459P	2459 PINE CREEK	Modernization/Energy Upg.	2030	1
318	02551O	2551 OAK GLEN WAY	Modernization/Energy Upg.	2030	1
318	02580O	2580 OAK GLEN WAY	Modernization/Energy Upg.	2030	1
318	02751S	2751 SANDY LANE	Modernization/Energy Upg.	2030	1
318	02823P	2823 PISCES	Modernization/Energy Upg.	2030	1
318	02860B	2860 BEACONFALLS	Modernization/Energy Upg.	2030	1
318	03250R	3250 RIO GRANDE	Modernization/Energy Upg.	2030	1
318	03620W	3620 WALNUT	Modernization/Energy Upg.	2030	1
318	03624S	3624 SAN FRANCISCO	Modernization/Energy Upg.	2030	1
318	03624W	3624 WHISPERING NTV	Modernization/Energy Upg.	2030	1
318	03651B	3651 BRIARCLIFF	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

318	03664L	3664 LONE OAK	Modernization/Energy Upg.	2030	1
318	03680N	3680 NEW HORIZON	Modernization/Energy Upg.	2030	1
318	03744B	3744 BRIARCLIFF	Modernization/Energy Upg.	2030	1
318	03754B	3754 BRIARCLIFF	Modernization/Energy Upg.	2030	1
318	03761G	3761 GEIST	Modernization/Energy Upg.	2030	1
318	03780K	3780 KELLOGG	Modernization/Energy Upg.	2030	1
318	03828K	3828 KELLOGG	Modernization/Energy Upg.	2030	1
318	03874J	3874 JONTUE	Modernization/Energy Upg.	2030	1
318	03876K	3876 KELLOGG	Modernization/Energy Upg.	2030	1
318	03877K	3877 KELLOGG	Modernization/Energy Upg.	2030	1
318	03884L	3884 LINCOLN	Modernization/Energy Upg.	2030	1
318	03896T	3896 TATIANA	Modernization/Energy Upg.	2030	1
318	03908T	3908 TATIANA	Modernization/Energy Upg.	2030	1
318	03909J	3909 JONTUE	Modernization/Energy Upg.	2030	1
318	03915J	3915 JONTUE	Modernization/Energy Upg.	2030	1
318	03926S	3926 STEINBECK	Modernization/Energy Upg.	2030	1
318	03934J	3934 JONTUE	Modernization/Energy Upg.	2030	1
318	03950W	3950 WOODSIDE	Modernization/Energy Upg.	2030	1
318	03951L	3951 LINCOLN	Modernization/Energy Upg.	2030	1
318	03964W	3964 WHITEHORSE	Modernization/Energy Upg.	2030	1
318	03974B	3974 BADILLO	Modernization/Energy Upg.	2030	1
318	03987G	3987 GULLIVER	Modernization/Energy Upg.	2030	1
318	03992L	3992 LINCOLN	Modernization/Energy Upg.	2030	1
318	04041B	4041 BRIGHT STAR	Modernization/Energy Upg.	2030	1
318	04089S	4089 STUDIO	Modernization/Energy Upg.	2030	1
318	04149S	4149 STUDIO	Modernization/Energy Upg.	2030	1
318	04187B	4187 BORATKO	Modernization/Energy Upg.	2030	1
318	04190S	4190 STUDIO	Modernization/Energy Upg.	2030	1
318	04201C	4201 CALIMESA	Modernization/Energy Upg.	2030	1
318	04230S	4230 STUDIO	Modernization/Energy Upg.	2030	1
318	04237B	4237 BORATKO	Modernization/Energy Upg.	2030	1
318	04249W	4249 WENDY LANE	Modernization/Energy Upg.	2030	1
318	04251C	4251 CALIMESA	Modernization/Energy Upg.	2030	1
318	04254T	4254 TOLKIEN	Modernization/Energy Upg.	2030	1
318	04270S	4270 STUDIO	Modernization/Energy Upg.	2030	1
318	04282P	4282 PARAMOUNT	Modernization/Energy Upg.	2030	1
318	04292P	4292 PARAMOUNT	Modernization/Energy Upg.	2030	1
318	04336F	4336 FABERGE	Modernization/Energy Upg.	2030	1
318	04343F	4343 FABERGE	Modernization/Energy Upg.	2030	1
318	04347B	4347 BORATKO	Modernization/Energy Upg.	2030	1
318	04372S	4372 SHALIMAR	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

318	04399W	4399 WENDY	Modernization/Energy Upg.	2030	1
318	04409F	4409 FABERGE	Modernization/Energy Upg.	2030	1
318	04427F	4427 FAIRMONT CIRCLE	Modernization/Energy Upg.	2030	1
318	04439M	4439 MICHIGAN	Modernization/Energy Upg.	2030	1
318	04469F	4469 FABERGE	Modernization/Energy Upg.	2030	1
318	04469M	4469 MICHIGAN	Modernization/Energy Upg.	2030	1
318	04496P	4496 PUREZA	Modernization/Energy Upg.	2030	1
318	04658A	4658 ALEXANDER	Modernization/Energy Upg.	2030	1
318	04673B	4673 BUMBLEBEE CIR	Modernization/Energy Upg.	2030	1
318	04747I	4747 IMPERIAL	Modernization/Energy Upg.	2030	1
318	05225S	5225 SANDSTONE	Modernization/Energy Upg.	2030	1
318	05241G	5241 GAINSMILL ST	Modernization/Energy Upg.	2030	1
318	05260B	5260 BLOSSOM	Modernization/Energy Upg.	2030	1
318	05307W	5307 WELLESLEY	Modernization/Energy Upg.	2030	1
318	05308P	5308 PLAINVIEW	Modernization/Energy Upg.	2030	1
318	05330P	5330 PLAINFIELD	Modernization/Energy Upg.	2030	1
318	05347S	5347 SIGNET CT	Modernization/Energy Upg.	2030	1
318	05360S	5360 SIGNET CT.	Modernization/Energy Upg.	2030	1
318	05365S	5365 SIGNET COURT	Modernization/Energy Upg.	2030	1
318	05421E	5421 EASTBROOK	Modernization/Energy Upg.	2030	1
318	05423P	5423 POMEROY CIRCLE	Modernization/Energy Upg.	2030	1
318	05459R	5459 REQUA	Modernization/Energy Upg.	2030	1
318	05469E	5469 EASTBROOK	Modernization/Energy Upg.	2030	1
318	05503W	5503 WHITE CAP	Modernization/Energy Upg.	2030	1
318	05526B	5526 BLUE SEA	Modernization/Energy Upg.	2030	1
318	05545W	5545 WHITE CAP	Modernization/Energy Upg.	2030	1
318	05606B	5606 BIG SEA	Modernization/Energy Upg.	2030	1
318	05607B	5607 BIG SEA	Modernization/Energy Upg.	2030	1
318	05611B	5611 BIG SEA	Modernization/Energy Upg.	2030	1
318	05632G	5632 GAZEBO WAY	Modernization/Energy Upg.	2030	1
318	05661O	5661 ODESSA	Modernization/Energy Upg.	2030	1
318	05671W	5671 WHITE CAP	Modernization/Energy Upg.	2030	1
318	05714B	5714 BALLINGER	Modernization/Energy Upg.	2030	1
318	05721O	5721 ODESSA	Modernization/Energy Upg.	2030	1
318	05723F	5723 FORSYTHE DRIVE	Modernization/Energy Upg.	2030	1
318	05750B	5750 BLUE SEA	Modernization/Energy Upg.	2030	1
318	05756B	5756 BLUE SEA	Modernization/Energy Upg.	2030	1
318	05819E	5819 EMERALD CANYON	Modernization/Energy Upg.	2030	1
318	06360P	6360 PINE HILL ST	Modernization/Energy Upg.	2030	1
318	06368P	6368 PINEHILL	Modernization/Energy Upg.	2030	1
318	06380P	6380 PINEHILL	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

318	06382D	6382 DALLASWOOD LN	Modernization/Energy Upg.	2030	1
318	06752T	6752 TIFFOLLO	Modernization/Energy Upg.	2030	1
318	06777A	6777 ARROYO	Modernization/Energy Upg.	2030	1
318	06781L	6781 LA RONDA	Modernization/Energy Upg.	2030	1
318	06871J	6871 JUDSON AVE.	Modernization/Energy Upg.	2030	1
318	06880A	6880 ARROYO	Modernization/Energy Upg.	2030	1
318	07325V	7325 VIREO DR	Modernization/Energy Upg.	2030	1
					138
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
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

Units with Approved Vacancies for Modernization

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
					17
311	246001	2309 BRISTOL VIEW	Modernization/Energy Upg.	2030	1
311	246002	1020 BIRD SPRINGS	Modernization/Energy Upg.	2030	1
311	246003	7133 LARKVALE	Modernization/Energy Upg.	2030	1
311	246004	3213 TERRA BELLA	Modernization/Energy Upg.	2030	1
311	246005	1232 SILVER PROSPECT	Modernization/Energy Upg.	2030	1
311	246006	505 LIGHT BEAM	Modernization/Energy Upg.	2030	1
311	246007	736 LINCOLN	Modernization/Energy Upg.	2030	1
311	246008	7289 GOLDEN STAR	Modernization/Energy Upg.	2030	1
311	246009	3809 VALLEY FORGE	Modernization/Energy Upg.	2030	1
311	246010	9313 CHILLY POND	Modernization/Energy Upg.	2030	1
311	246011	409 TOBLER	Modernization/Energy Upg.	2030	1
311	246012	4116 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246013	4832 MONTEBELLO	Modernization/Energy Upg.	2030	1
311	246014	4128 COMPASS ROSE	Modernization/Energy Upg.	2030	1
311	246015	2328 BRISTOL BRUSH	Modernization/Energy Upg.	2030	1
311	246016	1445 LILAC BREEZE	Modernization/Energy Upg.	2030	1
311	246017	6512 RAIN FOREST	Modernization/Energy Upg.	2030	1
311	246018	9144 GREEN FROST DRIVE	Modernization/Energy Upg.	2030	1
311	246019	5517 TINCUP DRIVE	Modernization/Energy Upg.	2030	1
311	246020	2245 FLORISSANT DRIVE	Modernization/Energy Upg.	2030	1
311	246021	5321 LAMBROOK DRIVE	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

311	246022	6724 CHEHALIS CIRCLE	Modernization/Energy Upg.	2030	1
311	246023	4216 ESTABAN CT	Modernization/Energy Upg.	2030	1
311	246024	7624 VELVET CANYON	Modernization/Energy Upg.	2030	1
311	246025	1913 HARVEST DRIVE	Modernization/Energy Upg.	2030	1
311	246026	6545 LEMITAR DRIVE	Modernization/Energy Upg.	2030	1
311	246027	3217 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
311	246028	8244 WILLETA AVE	Modernization/Energy Upg.	2030	1
311	246029	9124 BUCKSPRINGS DRIVE	Modernization/Energy Upg.	2030	1
311	246030	501 LIGHT BEAM	Modernization/Energy Upg.	2030	1
311	246031	2304 BRISTOL BRUSH WAY	Modernization/Energy Upg.	2030	1
311	246032	2808 WHISTLING VINE	Modernization/Energy Upg.	2030	1
311	246033	7937 COPPER CANYON ROAD	Modernization/Energy Upg.	2030	1
311	246034	7433 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
311	246035	8352 COVE LANDING	Modernization/Energy Upg.	2030	1
311	246036	8100 SICKLE LANE	Modernization/Energy Upg.	2030	1
311	246037	917 ROCKAWAY	Modernization/Energy Upg.	2030	1
311	246038	9149 SPARKLEWOOD COURT	Modernization/Energy Upg.	2030	1
311	246039	1233 SILVER PROSPECT	Modernization/Energy Upg.	2030	1
311	246040	529 CROFT WAY	Modernization/Energy Upg.	2030	1
311	246041	4145 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
311	246042	732 TAFT COURT	Modernization/Energy Upg.	2030	1
311	246043	3209 TERRA BELLA	Modernization/Energy Upg.	2030	1
311	246044	9178 JEWEL CRYSTAL COURT	Modernization/Energy Upg.	2030	1
311	246045	6320 COPPER FIELD	Modernization/Energy Upg.	2030	1
311	246046	109 LUCY THOMPSON	Modernization/Energy Upg.	2030	1
311	246047	709 MARIE FENLON DRIVE	Modernization/Energy Upg.	2030	1
311	246048	3229 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
311	246049	4241 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
311	246050	6309 GREYHAWK AVENUE	Modernization/Energy Upg.	2030	1
311	246051	5517 LIVERPOOL	Modernization/Energy Upg.	2030	1
311	246052	7412 LATTIMORE	Modernization/Energy Upg.	2030	1
311	246053	4037 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246054	6225 BURNT HILLS DRIVE	Modernization/Energy Upg.	2030	1
311	246055	4116 BROWNDDEER	Modernization/Energy Upg.	2030	1
311	246056	4120 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246057	6517 CAPRICORN	Modernization/Energy Upg.	2030	1
311	246058	2328 REDDON CIRCLE	Modernization/Energy Upg.	2030	1
311	246059	1721 VILLA VISTA WAY	Modernization/Energy Upg.	2030	1
311	246060	9305 Dancing Daffodil	Modernization/Energy Upg.	2030	1
311	246061	4540 ARROWROOT AVE	Modernization/Energy Upg.	2030	1
311	246062	1313 LUCIA DRIVE	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

311	246063	4009 BROADRIVER	Modernization/Energy Upg.	2030	1
311	246064	6329 CARMEN BLVD	Modernization/Energy Upg.	2030	1
311	246065	2213 WILHELMINA	Modernization/Energy Upg.	2030	1
311	246066	8249 WILLETA AVE	Modernization/Energy Upg.	2030	1
311	246067	8004 MOUNT ROYAL COURT	Modernization/Energy Upg.	2030	1
311	246068	4233 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
311	246069	1437 BLUSHING BRIDE ST	Modernization/Energy Upg.	2030	1
311	246070	4056 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246071	416 SARAJANE LANE	Modernization/Energy Upg.	2030	1
311	246072	628 THRUSH DRIVE	Modernization/Energy Upg.	2030	1
311	246073	9161 SPARKLEWOOD	Modernization/Energy Upg.	2030	1
311	246074	7504 CRYSTAL ISLE WAY	Modernization/Energy Upg.	2030	1
311	246075	7209 LONESOME CIRCLE	Modernization/Energy Upg.	2030	1
311	246076	3512 GOLDEN PEDAL	Modernization/Energy Upg.	2030	1
311	246077	6596 SOCORRO DRIVE	Modernization/Energy Upg.	2030	1
311	246078	1828 NAVAJO LAKE WAY	Modernization/Energy Upg.	2030	1
311	246079	2713 COFFEE POT COURT	Modernization/Energy Upg.	2030	1
311	246080	6708 PAINTED CANYON COURT	Modernization/Energy Upg.	2030	1
311	246081	1833 VILLA VISTA WAY	Modernization/Energy Upg.	2030	1
311	246082	5428 KETTERING PLACE	Modernization/Energy Upg.	2030	1
311	246083	2820 WHISTLING VINES	Modernization/Energy Upg.	2030	1
311	246084	6368 CANYON DAWN	Modernization/Energy Upg.	2030	1
311	246085	449 WARMSIDE DRIVE	Modernization/Energy Upg.	2030	1
311	246086	4016 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
311	246087	2809 WINDSTORM AVE	Modernization/Energy Upg.	2030	1
311	246088	8332 SAN GRAIL CT	Modernization/Energy Upg.	2030	1
311	246089	7417 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
311	246090	6700 SHEFFIELD	Modernization/Energy Upg.	2030	1
311	246091	3901 PROCLAMATION PLACE	Modernization/Energy Upg.	2030	1
311	246092	3328 HYANNIS CIR	Modernization/Energy Upg.	2030	1
311	246093	1305 LITTLE DIPPER ST	Modernization/Energy Upg.	2030	1
311	246094	6336 GREYHAWK AVE	Modernization/Energy Upg.	2030	1
311	246095	6604 LEMITAR	Modernization/Energy Upg.	2030	1
311	246097	1300 SunPoint Drive	Modernization/Energy Upg.	2030	1
311	246098	7748 BROTHERS BAY CT	Modernization/Energy Upg.	2030	1
311	246099	1880 ANN GRETA DR	Modernization/Energy Upg.	2030	1
311	246100	6912 DELOREAN CIRCLE	Modernization/Energy Upg.	2030	1
311	246101	6376 VIOLET BLOSSOM DRIVE	Modernization/Energy Upg.	2030	1
311	246102	4404 NARIT DRIVE	Modernization/Energy Upg.	2030	1
311	246103	6825 SHEFFIELD DR	Modernization/Energy Upg.	2030	1
311	246104	7717 PARAKEET AVE	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

311	246105	6253 SPANISH MOSS	Modernization/Energy Upg.	2030	1
311	246106	208 COCONUT GROVE	Modernization/Energy Upg.	2030	1
311	246107	8440 STAPLETON AVE	Modernization/Energy Upg.	2030	1
311	246108	7820 TOMICH AVE	Modernization/Energy Upg.	2030	1
311	246109	3429 Trilogy Dr	Modernization/Energy Upg.	2030	1
311	246110	1344 WHEATLAND WY	Modernization/Energy Upg.	2030	1
311	246111	7000 CORNFLOWER DR	Modernization/Energy Upg.	2030	1
311	246112	1125 CORAL ISLE	Modernization/Energy Upg.	2030	1
311	246113	1961 COSTELLO	Modernization/Energy Upg.	2030	1
311	246114	8200 Carmen	Modernization/Energy Upg.	2030	1
311	246115	7708 VELVET CANYON AVE	Modernization/Energy Upg.	2030	1
311	246116	9304 JUMPIN JUNIPER AVE	Modernization/Energy Upg.	2030	1
311	246117	9352 RED ROSE AVE	Modernization/Energy Upg.	2030	1
311	246118	907 VANTAGE POINT ROAD	Modernization/Energy Upg.	2030	1
311	246119	6732 THEUS CIRCLE	Modernization/Energy Upg.	2030	1
311	246120	6936 MANISTEE COURT	Modernization/Energy Upg.	2030	1
311	246121	1708 Golden Sky Drive	Modernization/Energy Upg.	2030	1
311	246122	3405 MISTY EVENING STREET	Modernization/Energy Upg.	2030	1
311	246123	6609 OUIDA WAY	Modernization/Energy Upg.	2030	1
311	246124	5505 LIVERPOOL	Modernization/Energy Upg.	2030	1
311	246125	4132 GLENFIELD CIRCLE	Modernization/Energy Upg.	2030	1
311	246126	6532 Wild River	Modernization/Energy Upg.	2030	1
311	246127	6217 Caprino Avenue	Modernization/Energy Upg.	2030	1
311	246128	6644 Messenger	Modernization/Energy Upg.	2030	1
311	246129	7137 Village Shore	Modernization/Energy Upg.	2030	1
311	246130	7124 Desert Clover	Modernization/Energy Upg.	2030	1
311	246131	9513 Sweet Sage Avenue	Modernization/Energy Upg.	2030	1
311	246132	4433 MOSSY ROCK COURT	Modernization/Energy Upg.	2030	1
311	246133	1408 DRESDEN DOLL	Modernization/Energy Upg.	2030	1
311	246134	6741 BREMERTON CR	Modernization/Energy Upg.	2030	1
311	246135	4116 Talavera Court	Modernization/Energy Upg.	2030	1
311	246136	4124 TALAVERA COURT	Modernization/Energy Upg.	2030	1
311	246137	5521 CLEARY COURT	Modernization/Energy Upg.	2030	1
311	246138	2020 JADE HILLS COURT	Modernization/Energy Upg.	2030	1
311	246139	6220 LA MADRE WAY	Modernization/Energy Upg.	2030	1
311	246140	1201 RAINBOW MEADOWS DRIV	Modernization/Energy Upg.	2030	1
311	246141	5320 RANCHER AVENUE	Modernization/Energy Upg.	2030	1
311	246142	9512 Fox Forest Ave	Modernization/Energy Upg.	2030	1
311	246143	532 RIVER BED STREET	Modernization/Energy Upg.	2030	1
311	246144	5101 YELLOW DAWN	Modernization/Energy Upg.	2030	1
311	246145	6568 SWEETZER WAY	Modernization/Energy Upg.	2030	1

Units with Approved Vacancies for Modernization

311	246146	7005 BALLROOM COURT	Modernization/Energy Upg.	2030	1
311	246147	5708 ROYAL CASTLE LANE	Modernization/Energy Upg.	2030	1
311	246148	7257 CREST PEAK AVENUE	Modernization/Energy Upg.	2030	1
311	246149	5701 GRAND ENTRIES DRIVE	Modernization/Energy Upg.	2030	1
311	246150	8524 LAST POINT AVENUE	Modernization/Energy Upg.	2030	1
311	246151	6600 WOODSWORTH AVENUE	Modernization/Energy Upg.	2030	1
311	246152	8133 HYDRA LANE	Modernization/Energy Upg.	2030	1
311	246153	6653 PROSPECT CLAIM COURT	Modernization/Energy Upg.	2030	1
311	246154	4521 Soda Ash Ave	Modernization/Energy Upg.	2030	1
311	246155	4572 MORNING JEWEL AVENUE	Modernization/Energy Upg.	2030	1
311	246156	1236 LUCKY GOLD COURT	Modernization/Energy Upg.	2030	1
					155
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
					7
					386

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
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					
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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
406	0BE21B	5701 MISSOURI # 21-B	Comprehensive Modernization	2017	1
406	0BE21C	5701 MISSOURI # 21-C	Comprehensive Modernization	2017	1
406	0BE22A	5701 MISSOURI # 22-A	Comprehensive Modernization	2017	1
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
406	0BE23A	5701 MISSOURI # 23-A	Comprehensive Modernization	2017	1
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
406	0BE24B	5701 MISSOURI # 24-B	Comprehensive Modernization	2017	1
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

Units with Approved Vacancies for Modernization

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
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
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					
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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
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

Units with Approved Vacancies for Modernization

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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**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 10/1/2016, 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 20¹⁷ - 20²¹

Annual PHA Plan for Fiscal Years 20¹⁷ - 20²¹

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 <p style="text-align: center;">Tim O'Callaghan</p>	Title <p style="text-align: center;">Board Chairman</p>
Signature 	Date <p style="text-align: center;">7/13/16</p>

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 Tim O'Callaghan	Title Board Chairman
Signature 	Date 7/13/16

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**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY**

**BASIC FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED SEPTEMBER 30, 2015

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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YEAR ENDED SEPTEMBER 30, 2015**

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the enterprise fund and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority (the Authority), as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' 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 *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 from 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 auditors' 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 auditors consider 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 basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the enterprise fund and the aggregate discretely presented component units of the Authority as of September 30, 2015, and the respective changes in its financial position and, when applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of a Matter

During fiscal year ended September 30, 2015, the Authority adopted GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and the related GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an Amendment of GASB Statement No. 68*. As a result of the implementation of these standards, the Authority reported a restatement for the change in accounting principle (see Note 2). Our auditors' opinion was not modified with respect to the restatement.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 10, Schedule of Authority's Proportionate Share of Net Pension Liability on page 37, and Schedule of Authority's Contribution on page 38 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 inquiries 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 procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards, financial data schedules, project financial data schedules and statement and certification of program costs are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements.

The financial data schedules, project financial data schedules, statement and certification of program costs and schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.

Board of Commissioners
Southern Nevada Regional Housing Authority

In our opinion, the financial data schedules, project financial data schedules, statement and certification of program costs and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements 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, 2016 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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.



CliftonLarsonAllen LLP

Baltimore, Maryland
June 27, 2016

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

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, 2015.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2015, total assets were \$190,821,177, deferred outflow of resources was \$964,466, liabilities were \$40,320,452, and deferred inflow of resources was \$5,236,196; thus total net position was \$146,228,995. Total revenues and expenses were \$144,134,223 and \$152,717,683, respectively.

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.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

To begin our analysis, a summary of the Authority's Statement of Net Position is presented in Table I.

**Statement of Net Position
TABLE I**

	September 30, 2015	September 30, 2014
Current and Other Assets	\$ 23,403,513	\$ 22,707,454
Capital Assets	150,244,644	158,915,607
Noncurrent Assets	17,173,020	17,171,983
Total Assets	<u>\$ 190,821,177</u>	<u>\$ 198,795,044</u>
Deferred Outflow of Resources	964,466	-
Current Liabilities	\$ 4,481,650	\$ 4,774,688
Noncurrent Liabilities	35,838,802	10,036,370
Total Liabilities	<u>40,320,452</u>	<u>14,811,058</u>
Deferred Inflow of Resources	5,236,196	-
Invested in Capital Assets, Net of Related Debt	147,798,155	156,439,397
Restricted Net Assets	6,753,824	6,878,128
Unrestricted Net Assets	(8,322,984)	20,666,461
Total Net Position	<u>146,228,995</u>	<u>183,983,986</u>
Total Liabilities & Net Position	<u>\$ 191,785,643</u>	<u>\$ 198,795,044</u>

Total Assets decreased by \$7,973,867 from FY 2014. Other Noncurrent Assets increased by \$1,037.

Current and Other Assets increased by \$696,059 from \$22,707,454 to \$23,403,513 for the year. The increase was attributed primarily to development costs advanced in relation to the Vera B mixed finance project via the Capital Fund Program.

The Authority's **Capital Assets** decreased by \$8,670,963 during FY 2015 due to the disposition of assets and current year depreciation exceeding the additions to capital outlay. See footnote 6 for further details.

While the Statement of Net Position shows the change in financial position, the Statement of Revenues, Expenses, and Changes in Net Position is designed to show the results of operations of the financial position for the year.

Current Liabilities decrease \$293,038 (6.1%) as invoices in FY 2015 were paid more timely than in prior years. See footnote 9 for further details regarding long term debt.

Deferred Outflow of Resources, Deferred Inflow of Resources, and Noncurrent Liabilities increased due to the implementation of GASB 68.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

Table II provides a statement of these results.

**Statement of Revenues, Expenses and Changes in Net Position
TABLE II**

	September 30, 2015	September 30, 2014
Tenant Revenue	\$ 11,369,321	\$ 11,013,410
Governmental Grants	130,462,324	134,600,678
Mortgage Interest Income	125,101	125,101
Investment Income	22,534	270
Other Revenue	2,154,943	7,562,956
Total Revenue	<u>144,134,223</u>	<u>153,302,415</u>
Administration	17,407,270	16,850,559
Tenant Services	3,191,893	2,957,739
Utilities	3,506,311	3,479,564
Maintenance	10,768,964	10,547,651
Protective Services	605,434	542,654
General Expense	2,984,953	2,332,177
Housing Assistance Payments	102,627,517	102,846,805
Depreciation	10,334,459	10,245,364
Interest Expense	265,958	419,678
Extraordinary Maintenance	1,024,924	1,116,011
Total Expenses	<u>152,717,683</u>	<u>151,338,202</u>
Change In Net Position	(8,583,460)	1,964,213
Beginning Net Position, as restated	<u>154,812,455</u>	<u>182,019,773</u>
Ending Net Position	<u>\$ 146,228,995</u>	<u>\$ 183,983,986</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

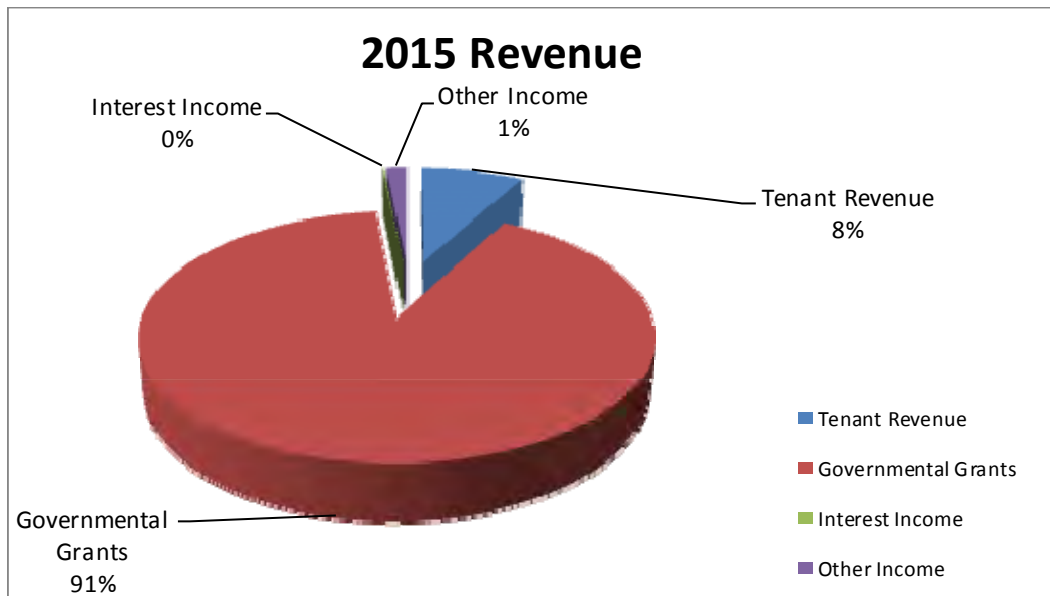
Table III provides a Statement of Revenues, Expenses and Changes in Net Position by program.

**Statement of Revenues, Expenses and Changes in Net Position – By Program
TABLE III**

	LRPH & CFP	HCVP	Business Activity	Other Programs	Elimination	Total
Tenant Revenue	\$ 5,477,017	\$ -	\$ 5,892,304	\$ -	\$ -	\$ 11,369,321
Governmental Grants	17,083,332	109,152,214	-	4,226,778	-	130,462,324
Interest Income	16,167	9,359	80,999	41,110	-	147,635
Other Income	364,612	331,918	835,325	8,220,996	(7,597,908)	2,154,943
Total Revenue	22,941,128	109,493,491	6,808,628	12,488,884	(7,597,908)	144,134,223
Administration	7,792,294	7,909,219	2,057,121	7,246,544	(7,597,908)	17,407,270
Tenant Service	423,964	205,293	62,151	2,500,485	-	3,191,893
Utilities	2,657,842	21,860	723,529	103,080	-	3,506,311
Maintenance	8,137,636	54,932	2,330,217	246,179	-	10,768,964
General Expense	3,266,843	316,396	1,112,351	185,679	-	4,881,269
HAP	-	101,281,311	-	1,346,206	-	102,627,517
Depreciation	8,649,941	67,272	1,468,540	148,706	-	10,334,459
Total Expense	30,928,520	109,856,283	7,753,909	11,776,879	(7,597,908)	152,717,683
Change in Net Position	\$ (7,987,392)	\$ (362,792)	\$ (945,281)	\$ 712,005	\$ -	\$ (8,583,460)

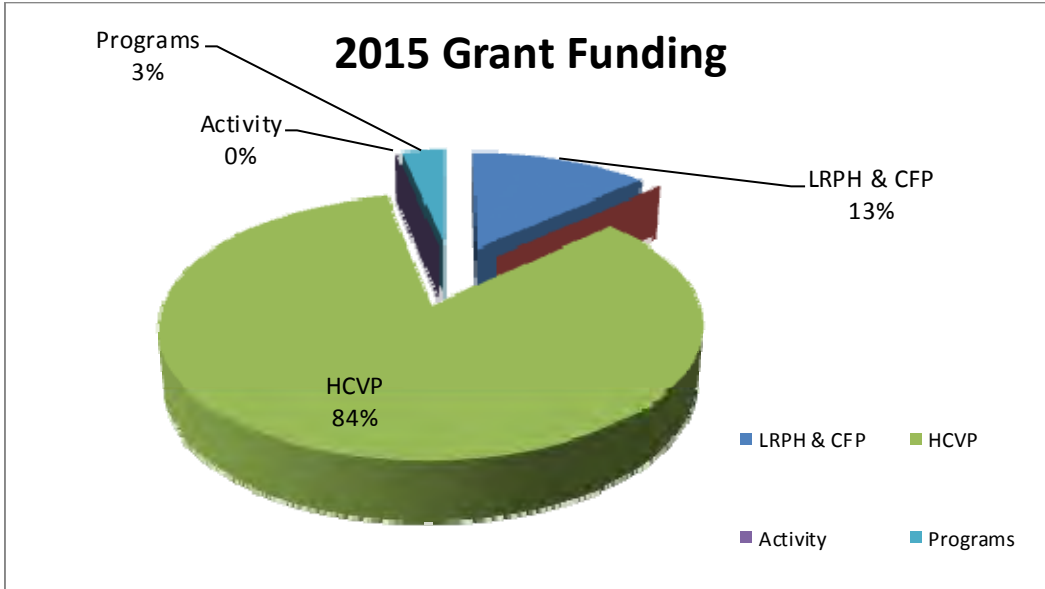
REVENUES

In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 91% 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 1%.



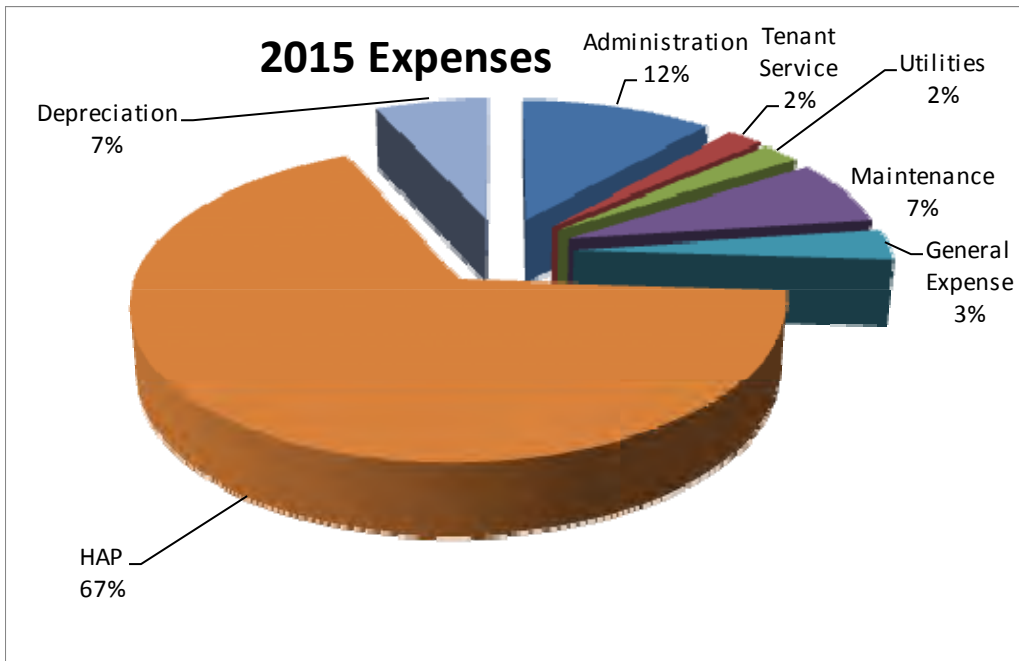
**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

GRANT REVENUE



EXPENSES

The highlights of the expenses for the current period are as follows:



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

CAPITAL ASSETS

At September 30, 2015 the Authority had invested \$150,244,644 in various capital assets as listed in the following schedule.

**Combined Statement of Capital Assets
TABLE IV**

	September 30, 2015	September 30, 2014
Land	\$ 20,733,653	\$ 20,750,503
Construction in Process	-	679,432
Building and Improvements	288,592,434	286,595,577
Furniture and Equipment	4,898,186	4,832,959
	<u>314,224,273</u>	<u>312,858,471</u>
Accumulated Depreciation	(163,979,629)	(153,942,864)
Total Capital Assets	<u>\$ 150,244,644</u>	<u>\$ 158,915,607</u>

LONG-TERM DEBT ACTIVITY

The Notes to Financial Statements, Note 9, gives the details of the long-term debt activity. During the year the Authority acquired no new debt obligations. The total notes payable outstanding at September 30, 2015 was \$7,194,178.

A summary of the Authority's debt as of September 30, 2015 was as follows:

	2015	2014
Current Portion	\$ 301,494	\$ 286,167
Long-term Portion	6,892,684	7,194,163
Total	<u>\$ 7,194,178</u>	<u>\$ 7,480,330</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 2015 prorated funding level was 85.36% compared to the prior year of 88.79%, which is an increase of 3.86%. The 2016 prorated operating subsidy funding level is anticipated to be approximately 89%. The funding proration for the Housing Assistance Payment (HAP) 2015 was 101.25%; whereas the Administrative Fee proration was 81%. The HCV's funding for 2016 is at 99.58% for HAP, but the Administrative Fee proration remains at 81%. 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.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

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
STATEMENT OF NET POSITION
SEPTEMBER 30, 2015

	Enterprise Fund	Discretely Presented Component Unit
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 2,353,145	\$ 41,559
Restricted Cash	8,648,494	110,233
Investments	6,872,451	-
Accounts Receivable, Net	1,330,827	1,000,193
Accounts Receivable - HUD	191,202	-
Prepaid Expenses	2,891,058	-
Inventories, Net	1,116,336	-
Total Current Assets	<u>23,403,513</u>	<u>1,151,985</u>
NONCURRENT ASSETS		
Notes Receivable, Net of Allowance of \$1,526,383	13,831,647	-
Capital Assets, Net	150,244,644	20,264,341
Notes Receivable, Other	3,340,000	-
Investment in Joint Venture	1,373	-
Total Noncurrent Assets	<u>167,417,664</u>	<u>20,264,341</u>
Total Assets	<u>190,821,177</u>	<u>21,416,326</u>
DEFERRED OUTFLOW OF RESOURCES		
Employer Pension Contributions Subsequent to Measurement Date	964,466	-
CURRENT LIABILITIES		
Accounts Payable	\$ 2,638,398	\$ 17,413
Accrued Liabilities	1,056,865	1,335
Accrued Compensated Absences, Current Portion	359,165	-
Unearned Revenue	125,728	41,440
Current Portion of Long-term Debt	301,494	-
Total Current Liabilities	<u>4,481,650</u>	<u>60,188</u>
NONCURRENT LIABILITIES		
Long-term Debt, Less Current Portion	6,892,684	19,415,991
Accrued Compensated Absences, Noncurrent Portion	1,436,387	-
Net Pension Liability	26,608,483	-
Other Noncurrent Liabilities	901,248	-
Total Noncurrent Liabilities	<u>35,838,802</u>	<u>19,415,991</u>
Total Liabilities	<u>40,320,452</u>	<u>19,476,179</u>
DEFERRED INFLOW OF RESOURCES		
Unamortized Pension Net Difference	5,236,196	-
NET POSITION		
Net Investment in Capital Assets	147,798,155	848,350
Restricted Net Position	6,753,824	-
Unrestricted Net Position	(8,322,984)	1,091,797
Total Net Position	<u>\$ 146,228,995</u>	<u>\$ 1,940,147</u>

See accompanying Notes to Financial Statements.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
YEAR ENDED SEPTEMBER 30, 2015**

	<u>Enterprise Fund</u>	<u>Discretely Presented Component Unit</u>
OPERATING REVENUES		
Tenant Revenue	\$ 11,369,321	\$ 939,146
HUD Subsidies	126,914,171	-
Mortgage Interest Income	125,101	-
Other Revenue	2,193,843	1,663
Other Governmental Grants	2,767,834	614,976
Total Operating Revenues	<u>143,370,270</u>	<u>1,555,785</u>
OPERATING EXPENSES		
Administration	17,407,270	107,038
Tenant Services	3,191,893	-
Utilities	3,506,311	75,894
Maintenance	10,768,964	41,627
Protective Services	605,434	13,490
General Expenses	2,984,953	112,595
Housing Assistance Payments	102,627,517	-
Total Operating Expenses	<u>141,092,342</u>	<u>350,644</u>
Operating Income Before Depreciation	2,277,928	1,205,141
Depreciation	<u>10,334,459</u>	<u>-</u>
Total Operating Loss	<u>(8,056,531)</u>	<u>1,205,141</u>
NON-OPERATING REVENUES (EXPENSES)		
Loss on Disposal of Assets	(38,900)	-
Investment Income	22,534	4
Interest Expense	(265,958)	(95,848)
Extraordinary Maintenance	(1,024,924)	(17,500)
Total Non-operating Revenues (Expenses)	<u>(1,307,248)</u>	<u>(113,344)</u>
Loss Before Capital Contributions	(9,363,779)	1,091,797
Capital Contributions	<u>780,319</u>	<u>-</u>
CHANGE IN NET POSITION	(8,583,460)	1,091,797
Total Net Position - Beginning of Year, as Restated	<u>154,812,455</u>	<u>848,350</u>
TOTAL NET POSITION - END OF YEAR	<u>\$ 146,228,995</u>	<u>\$ 1,940,147</u>

See accompanying Notes to Financial Statements.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED SEPTEMBER 30, 2015**

	<u>Enterprise Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Rental Receipts	\$ 11,137,378
HUD Subsidies	127,511,389
Charges for Services	125,101
Other Governmental Grants	2,767,834
Other Revenue	2,193,843
Administration and General	(16,676,442)
Housing Operations and Tenant Services	(21,057,555)
Housing Assistance Payments	(102,627,517)
Net Cash Provided by Operating Activities	<u>3,374,031</u>
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES	
Acquisition of Fixed Assets	(1,754,702)
Extraordinary Maintenance	(1,024,924)
Proceeds from Sale of Assets	52,306
Payment of Notes Payable	(286,152)
Capital Contribution from HUD	780,319
Net Cash Used by Capital Financing Activities	<u>(2,233,153)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Net Purchases of Investments	(286,118)
Interest Income	22,534
Interest Expense	(265,958)
Net Cash Used by Investing Activities	<u>(529,542)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	611,336
Cash and Cash Equivalents - Beginning of Year	<u>10,390,303</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 11,001,639</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Operating Loss	\$ (8,056,531)
Adjustments to Reconcile Cash and Cash Equivalents Provided by Operating Activities:	
Depreciation	10,334,459
Provisions for Bad Debt	524,391
Effects of Changes in Operating Assets and Liabilities:	
Accounts Receivable	(222,589)
Accounts Receivable - HUD	597,218
Prepaid Expenses	(753,372)
Inventories	55,746
Investment in Joint Venture	(1,036)
Net Deferred Outflow / Inflow of Resources - Pension	1,708,682
Accounts Payable	(807,545)
Accrued Liabilities	672,158
Accrued Compensated Absences	(818,396)
Unearned Revenue	(9,354)
Other Liabilities	150,200
Net Cash Provided by Operating Activities	<u>\$ 3,374,031</u>

See accompanying Notes to Financial Statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Southern Nevada Regional Housing Authority (the Authority or SNRHA) 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.

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.

Reporting Entity

The accompanying combined financial statements include the accounts of all Authority

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Real Estate Limited Partnerships

Landsman Family, LLC (the Company) – was formed on December 10, 2012 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.

Basis of Presentation

The Authority's accounts are maintained in accordance with the principles of enterprise fund accounting to ensure the observance of limitations and restrictions on the resources available, including those imposed by HUD. The funds of the Authority are all considered proprietary fund types and consolidate into one enterprise fund. The Authority is required to follow all statements of the Governmental Accounting Standards Board (GASB). GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, was issued to incorporate GASB and AICPA guidance into GASB authoritative literature. The more significant of the government's accounting policies are described below.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 stand alone financial statements for the component units are not prepared.

Basis of Accounting and Measurement Focus

The Authority uses the accrual basis of accounting for the proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flow takes place. All assets and liabilities associated with the operation of these funds are included on the Statement of Net Position.

Budgets and Budgetary Accounting

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

Accounts Receivable

Tenant and other accounts receivable are carried at the amount considered collectible by management. The Authority periodically reviews accounts receivable and determines whether an allowance for doubtful accounts is necessary. Other accounts receivable consists of amounts due from HUD and State and Local governments for grant income.

Inventories

Inventory is valued at the lower of cost or market on a first-in, first-out basis. Inventory consists of expendable maintenance supplies held for consumption. Inventory at September 30, 2015 is shown net of an allowance for obsolete inventories of \$25,512.

Prepaid Expenses

Payments made to vendors for services that will benefit periods beyond September 30, 2015 are recorded as prepaid expenses.

Capital Assets

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.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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.

Income Taxes

The Authority is exempt from Federal and State income taxes and Nevada franchise taxes.

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.

Grant Restrictions

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.

Revenue Recognition

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charged to customers for rents, HUD

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition (Continued)

grants received for operations, other operating fund grants and operating miscellaneous income. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Capital grant funds are added to the Net Position below the non-operating revenue and expense.

Net Position Classifications

Generally accepted accounting principles require the classification of net position into three components as described below:

Net Investment in Capital Assets: This component of Net Position consists of all capital assets, reduced by depreciation and the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of net position consists of restricted assets when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: This component consists of net position that does not meet the definition of "Net Position Invested in Capital Assets," or "Restricted Net Position."

New Accounting Pronouncements

In fiscal year 2015, the Commission implemented GASB Statement Nos. 68, 70 and 71 as follows:

Statement No. 68, *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No.27* - The objective of this Statement is to improve accounting and financial reporting by state and local government employers for the pension in which they are involved. See notes 2 and 12 for further details about the restatement required to establish the entity's net pension liability.

GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees* required a government that extends a nonexchange financial guarantee to recognize a liability when qualitative factors and historical data, if any, indicate that it is more-likely-than-not that the government will be required to make a payment on the guarantee. The implementation of this standard did not have an effect on the Authority's 2015 financial statements.

Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date—an Amendment of GASB Statement No. 68* – The objective of this statement is to address the application of transition provisions of Statement No. 68 related to contributions made to a defined benefit pension plan after the measurement date of the entity's beginning net pension liability. See notes 2 and 12 for further details about the restatement required to establish the entity's net pension liability.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 2 CHANGES IN ACCOUNTING PRINCIPLES

In accordance with GASB Nos. 68 and 71, which was adopted effective October 1, 2014, the Authority restated the October 1, 2014 net position as follows:

Net position October 1, 2014, as previously stated	\$ 183,983,986
Cumulative effect of application of GASB 68, net pension liability	(32,500,640)
Cumulative effect of application of GASB 71, deferred outflow of resources for Board contributions made to the plan during the fiscal year ending September 30, 2015	3,329,109
Net Position October 1, 2014, as Restated	\$ 154,812,455

NOTE 3 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 cash equivalents as of September 30, 2015 was \$11,001,639, and the bank balance was \$12,152,143.

Cash

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. The remaining \$10,501,724 is properly collateralized by the financial institution in accordance with the regulations of the Nevada Collateral Pool.

Investment Policy

The Nevada Government Code allows the Authority to invest in the following, provided ratings of the issuers are acceptable to the Authority and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the Nevada Government Code. The Authority has no documented investment policy of its own.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 3 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum in Portfolio	Maximum Investment One Issuer
Repurchase Agreements	N/A	N/A	N/A	N/A
U.S. Treasury Bond, Notes & Bills	N/A	N/A	N/A	N/A
U.S. Agency & U.S. Government Bankers Acceptances	N/A	N/A	N/A	N/A
Negotiable Certificates of Deposit	270 days	N/A	40.00%	30.00%
Time Certificates of Deposit	N/A	AA	30.00%	N/A
Medium Term Corporate Notes	N/A	N/A	30.00%	N/A
Money Market Mutual Funds	5 years	N/A	30.00%	N/A
Reverse Repurchase Agreements	N/A	AAA	20.00%	N/A
	N/A	N/A	N/A	N/A

At September 30, 2015, the Authority had the following investments:

Investment Type	Fair Value	Maturity (yrs)	
		Less than 1	1 to 5
U.S. Treasury Notes	\$ 504,765	\$ 504,765	\$ -
Other U.S. Agency securities	6,367,686	1,652,789	4,714,897
Total	\$ 6,872,451	\$ 2,157,554	\$ 4,714,897

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. As of September 30, 2015 the Authority's investments were rated AAA by Moody's and AA+ by Standard & Poor's.

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, 2015, 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.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 3 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

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, 2015, investments in Federal Home Loan Mortgage Corporation notes represented approximately 50 percent of total investments.

Restricted Cash

Restricted cash consisted of the following at September 30, 2015:

HCVP Housing Assistance Payments	\$ 1,390,398
HCVP Family Self-Sufficiency Escrows	687,858
Tenant Security Deposits	1,206,693
Public Housing - Turnkey Sales	5,141,361
Restricted Cash - Miscellaneous	222,184
Total	<u>\$ 8,648,494</u>

NOTE 4 ACCOUNTS RECEIVABLE

Accounts receivable at September 30, 2015 consisted of the following:

Tenants (Net of Allowance of \$71,525)	\$ 91,024
Accounts Receivable - PHA Project (Net of Allowance of \$216,500)	-
Accounts Receivable - HUD	191,202
Accounts Receivable - Other Government	867,143
Fraud Recovery (Net of Allowance of \$1,457,109)	206,281
Accrued Interest Receivable	40,389
Accounts Receivable - Miscellaneous (Net of Allowance of \$592,048)	125,990
Total Accounts Receivable	<u>\$ 1,522,029</u>

NOTE 5 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.

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.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 5 NOTES RECEIVABLE (CONTINUED)

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. As of September 30, 2015, the cumulative note receivable principal balances totaled \$13,831,647, with total accrued interest of \$1,526,383, for which all was reduced by an allowance equal to the accrued interest.

All notes receivable originated with the former Housing Authority of the City of Las Vegas and were transferred to the Authority upon consolidation. There were no new amounts loaned during the fiscal period. As of September 30, 2015, notes receivable consisted of the following:

Business Activities

Note receivable - 1st leasehold loan, dated March 1, 2006 <i>(Interest rate - 4.68%; Due 3/1/2061)</i>	\$ 212,359
Note receivable - 2nd leasehold loan, dated March 1, 2006 <i>(Interest rate - 4.68%; Due 3/1/2061)</i>	1,511,441
Note receivable - 3rd leasehold loan, dated March 1, 2006 <i>(Interest rate - 1.00%; Due 3/1/2061)</i>	3,750,000
Note receivable - 4th leasehold loan (Sect 8 Reserves), loaned July 30, 2008 <i>(Interest rate - 1.00%; Due 8/1/2062)</i>	332,759
Note receivable - 5th leasehold loan (Scat Site Funds), loaned July 9, 2008 <i>(Interest rate - 4.83%; Due 1/1/2061)</i>	288,770
Note receivable - Federal Home Loan, loaned September 10, 2007 <i>(Interest rate - 1.00%; Due 9/10/2062)</i>	360,000
Note receivable - Seller's Note 1, loaned December 5, 2013 <i>(Interest rate - 3.32%, Due 4/1/2055)</i>	2,976,000
Note receivable - Seller's Note 2, loaned December 5, 2013 <i>(Interest rate - 3.32%, Due 4/1/2055)</i>	4,400,318
Accrued interest on notes receivable - long-term from inception	1,526,383
Less: allowance for accrued interest on notes receivable - long-term from inception	<u>(1,526,383)</u>
Total notes receivable	<u><u>\$ 13,831,647</u></u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 6 CAPITAL ASSETS

The following is a summary of the Authority's changes in capital assets for the year ended September 30, 2015:

	Balance September 30, 2014	Additions	Deletions	CIP Capitalization	Balance September 30, 2015
Land	\$ 20,750,503	\$ 22,050	\$ (38,900)	\$ -	\$ 20,733,653
Construction in Process	679,432	-	-	(679,432)	-
Total Assets not Depreciated	<u>21,429,935</u>	<u>22,050</u>	<u>(38,900)</u>	<u>(679,432)</u>	<u>20,733,653</u>
Buildings and Improvements	286,595,577	1,667,425	(350,000)	679,432	288,592,434
Furniture and Equipment	4,832,959	65,227	-	-	4,898,186
Total Property and Equipment	<u>291,428,536</u>	<u>1,732,652</u>	<u>(350,000)</u>	<u>679,432</u>	<u>293,490,620</u>
Less: Accumulated Depreciation	<u>(153,942,864)</u>	<u>(10,334,459)</u>	<u>297,694</u>	<u>-</u>	<u>(163,979,629)</u>
Net Book Value	<u>\$ 158,915,607</u>	<u>\$ (8,579,757)</u>	<u>\$ (91,206)</u>	<u>\$ -</u>	<u>\$ 150,244,644</u>

NOTE 7 ACCOUNTS PAYABLE

Accounts payable at September 30, 2015 consist of the following:

Vendor and Contractors Payable	\$ 884,026
Tenant Security Deposits	993,422
Accounts Payable - Other Government	398,535
Accounts Payable - Other	362,415
Total Accounts Payable	<u>\$ 2,638,398</u>

NOTE 8 LONG-TERM LIABILITIES

Following is a summary of changes in long-term liabilities for the year ended September 30, 2015:

	Balance September 30, 2014	Additions	Payments	Balance September 30, 2015	Due in One Year
FSS Escrows Payable	\$ 751,048	\$ 480,719	\$ 330,519	\$ 901,248	\$ -
Net Pension Liability	32,500,640	-	5,892,157	26,608,483	-
Compensated Absences - Noncurrent	<u>2,613,948</u>	<u>130,352</u>	<u>948,748</u>	<u>1,795,552</u>	<u>359,165</u>
Total Long-Term Liabilities	<u>\$ 35,865,636</u>	<u>\$ 611,071</u>	<u>\$ 7,171,424</u>	<u>\$ 29,305,283</u>	<u>\$ 359,165</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 9 LONG-TERM DEBT

Notes and mortgages payable at September 30, 2015 consist of the following:

	Balance September 30, 2014	Additions	Payments	Balance September 30, 2015	Due in One Year
Mortgage Note Payable - Wells Fargo	\$ 2,225,394	\$ -	\$ 171,046	\$ 2,054,348	\$ 174,250
Operating Note - Wells Fargo	1,103,526	-	56,600	1,046,926	66,520
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	360,711	52	-	360,763	-
Note Payable - Phone Loan	199,845	-	48,910	150,935	50,334
Home Rental Income Fund	250,854	-	9,648	241,206	10,390
Total Notes and Mortgages Payable	<u>\$ 7,480,330</u>	<u>\$ 52</u>	<u>\$ 286,204</u>	<u>\$ 7,194,178</u>	<u>\$ 301,494</u>

Mortgage Note Payable – Wells Fargo: The capital projects mortgage note payable with Wells Fargo requires monthly payments of \$13,524 which includes both principal and interest. The loan bears interest at 0.2449% and matures on February 16, 2028. The loan is secured by a first deed of trust on the property referred to as Howard Canon Center and Robert Gordon Plaza.

Operating Note – Wells Fargo: The operating note payable with Wells Fargo requires monthly payments of \$4,410 which includes both principal and interest. The loan bears interest at 1.508% and matures on May 16, 2027. The loan is secured by a first deed of trust on the property referred to as Howard Canon Center and Robert Gordon Plaza.

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. Both loans are non-interest bearing 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. Both loans are non-interest bearing 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 9 LONG-TERM DEBT (CONTINUED)

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.

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, 2015 is \$241,206.

The following is a schedule of debt payment requirements to maturity:

Year ending September 30	Principal	Interest	Total Required Payments
2016	\$ 301,494	\$ 41,083	\$ 342,577
2017	327,719	37,269	364,988
2018	325,602	33,260	358,862
2019	281,742	29,978	311,720
2020	290,760	27,199	317,959
2021-2025	1,472,079	90,633	1,562,712
2026-2030	494,021	16,459	510,480
Thereafter	3,700,761	-	3,700,761
Total	<u>\$ 7,194,178</u>	<u>\$ 275,881</u>	<u>\$ 7,470,059</u>

Notes and mortgages payable for Landsman Family, LLC, the discretely presented component unit, consist of the following at September 30, 2015:

	Balance September 30, 2014	Additions	Payments	Balance September 30, 2015	Due in One Year
Building Loan Agreement - PNC Bank	\$ 3,878,253	\$ 107,147	\$ -	\$ 3,985,400	\$ -
City of Henderson Loan	100,000	-	-	100,000	-
Nevada Housing Division Note	1,784,095	3,855,178	-	5,639,273	-
Nevada Housing Division Note	2,315,000	-	-	2,315,000	-
SNRHA Sellers Note	2,976,000	-	-	2,976,000	-
SNRHA Sellers Note	4,400,318	-	-	4,400,318	-
Total notes and mortgages payable	<u>\$ 15,453,666</u>	<u>\$ 3,962,325</u>	<u>\$ -</u>	<u>\$ 19,415,991</u>	<u>\$ -</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 9 LONG-TERM DEBT (CONTINUED)

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.

City of Henderson Loan: The loan is a non-interest bearing loan that matures on April 1, 2055. The loan is secured by a deed of trust on the property referred to as Landsman Garden Apartments and is subordinate to the PNC loan.

Nevada Housing Division Note: the Nevada Housing Division issued \$5,700,000 in Multi-Unit Housing Revenue Bonds, Series 2013C-2 for Landsman Garden Apartments. The proceeds are being loaned to Landsman Family, LLC under a promissory note with interest at the daily LIBOR rate plus 1.75%. Advances at September 30, 2015 were \$5,639,273. The loan matures on December 15, 2015.

Nevada Housing Division Note: the Nevada Housing Division issued \$6,300,000 in Multi-Unit Housing Revenue Bonds, Series 2013C-1 for Landsman Garden Apartments. The proceeds are being loaned to Landsman Family, LLC under a promissory note with interest at .63%. Advances at September 30, 2015 were \$2,315,000.

Southern Nevada Regional Housing Authority Acquisition Note: The loan 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.

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.

NOTE 10 RESTRICTED NET POSITION

Restricted for HAP (Net Restricted Assets)	\$ 1,390,394
Restricted for Tenant Security Deposits	213,271
Restricted Proceeds From Sales of Turnkey Projects	5,150,159
Total Restricted Net Position	\$ 6,753,824

NOTE 11 OPERATING LEASE

The Authority entered into a lease agreement on March 14, 2003 with the Resources for Community Development (RCD) to lease land to RCD until March 14, 2078. Total rental income under the lease agreement is \$1 per year for the entire term of the loan.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 12 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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 12 EMPLOYEES RETIREMENT PLAN (CONTINUED)

For the fiscal year ended June 30, 2014 and June 30, 2015 the Statutory Employer/employee matching rate was 13.25% for Regular and the Employer-pay contribution (EPC) rate was 25.75%.

Net Pension Liability

The Authority's net pension liability (NPL) of \$26,608,483 was measured as of June 30, 2015, 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	3.50%
Payroll Growth	5.00%
Investment rate of return	8.00%
Productivity pay increase	0.75%
Projected salary increases	Regular: 4.60% to 9.75%, depending on services Rates include inflation and productivity increases
Consumer Price Index	3.50%
Other assumptions	Same as those used in the June 20, 2015 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
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 12 EMPLOYEES RETIREMENT PLAN (CONTINUED)

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2015 and June 30, 2014 are as follows:

Investment Rate of Return – 8.0% per annum, compounded annually including 3.5% for inflation.

Salary Increases, Merit and Inflation – 3.50% to 5.50% per year

Mortality Rates – For active members and non-disabled retirees, the RP2000 Tables projected forward to 2015 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, 2015 are summarized in the following table.

Asset Class	Target Allocation	Long Term Expected Real Rate of Return
Domestic Equity	42%	5.50%
International Equity	18%	5.75%
Domestic Fixed Income	30%	0.25%
Private Markets	10%	6.80%

*As of June 30, 2015, PERS' long-term inflation assumption was 3.5%

Discount Rate

The discount rate used to measure the collective total pension liability was 8.00% for 2014 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.

Sensitivity of the Authority's proportionate share of the net pension liability to changes in the discount rate

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 8.00%, 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 (7.00 percent) or 1-percentage-point higher (9.00 percent) than the current rate:

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

NOTE 12 EMPLOYEES RETIREMENT PLAN (CONTINUED)

	1% Decrease in Discount Rate (7.00%)	Discount Rate (8.00%)	1% Increase in Discount Rate (9.00%)
Total System Net Pension Liability	\$ 40,546,000	\$ 26,608,483	\$ 15,018,465

Pension expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2015, the Authority recognized pension expense of \$3,584,069. At September 30, 2015, 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
Differences between expected and actual experience	\$ -	\$ 2,001,419
Changes of assumptions	-	-
Net difference between projected and actual earnings on investments	-	1,441,292
Changes in proportion and differences between actual contributions and proportionate share of contributions	41,020	1,793,485
Total	\$ 41,020	\$ 5,236,196

The \$923,446 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, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Amount
2016	\$ (781,522)
2017	(781,522)
2018	(781,522)
2019	(781,522)
2020	(781,522)
Thereafter	(1,328,586)

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the NvPERS' 2014 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

NOTE 13 ECONOMIC DEPENDENCY

The Authority is economically dependent on annual contributions and grants from HUD. The Authority operated at a loss prior to receiving the contributions.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 14 COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

The Authority is involved in various legal proceedings and litigation arising in the normal course of business. Management does not believe that the settlement of any such claims or litigation will have a material adverse effect on the Authority's financial position or results of operations.

NOTE 15 RISK MANAGEMENT

The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management program has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty and public officials' liability forms are used to cover the respective perils. Commercial carriers insure all common perils such as business auto, computer and other miscellaneous policies.

NOTE 16 FUTURE ACCOUNTING PRONOUNCEMENTS

GASB routinely issues standards that will become effective in future years. The following is a list of standards that have been issued that management has determined may have an impact on future financial statements of the Authority.

GASB Statement No. 72, *Fair Value Measurement and Application*, addresses accounting and financial reporting issues related to fair value measurements. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 73, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. This statement is effective for fiscal years beginning either after June 15, 2015 or June 15, 2016. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. This statement is effective for fiscal years beginning after June 15, 2016. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This statement is effective for fiscal years beginning after June 15, 2017. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, identifies, in the context of the current governmental financial reporting environment, the hierarchy of generally accepted accounting principles (GAAP). This Statement is not expected to have an impact on the Authority.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 16 FUTURE ACCOUNTING PRONOUNCEMENTS (CONTINUED)

GASB Statement No. 77, *Tax Abatement Disclosures*. This Statement is effective for reporting periods beginning after December 15, 2015. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans*. This Statement is effective for reporting periods beginning after December 15, 2015. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 80, *Blending Requirements for Certain Component Units – an amendment of GASB Statement No. 14*. This Statement is effective for reporting periods beginning after June 15, 2016. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 81, *Irrevocable Split-Interest Agreements*. This Statement is effective for reporting periods beginning after December 15, 2016. This Statement is not expected to have an impact on the Authority.

GASB Statement No. 82, *Pension Issues – an amendment of GASB Statements No. 67, No. 68, and No. 73*. This Statement is effective for reporting periods beginning after June 15, 2016. This Statement is not expected to have an impact on the Authority.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS

Condensed combining information for the Authority's two blended component units as of and for the year ended September 30, 2015 is provided as follows:

Condensed Statement of Net Position

	Blended Component Units			Total
	Affordable	Honolulu	Primary	
	Housing Program, Inc.	Street Family Housing, Inc.		
ASSETS			Government	
Current Assets	\$ 438,013	\$ -	\$ 22,965,500	\$ 23,403,513
Noncurrent Assets	7,450,000	1,373	9,721,647	17,173,020
Capital Assets	-	-	150,244,644	150,244,644
Total Assets	<u>\$ 7,888,013</u>	<u>\$ 1,373</u>	<u>\$ 182,931,791</u>	<u>\$ 190,821,177</u>
Deferred Outflow of Resources	-	-	964,466	964,466
LIABILITIES				
Interprogram Liabilities	\$ 77,648	\$ -	\$ (77,648)	\$ -
Other Current Liabilities	-	-	4,481,650	4,481,650
Noncurrent Liabilities	3,700,000	763	32,138,039	35,838,802
Total Liabilities	<u>\$ 3,777,648</u>	<u>\$ 763</u>	<u>\$ 36,542,041</u>	<u>\$ 40,320,452</u>
Deferred Inflow of Resources	-	-	5,236,196	5,236,196
NET POSITION				
Net Investment in Capital Assets	\$ -	\$ -	\$ 147,798,155	\$ 147,798,155
Restricted	-	-	6,753,824	6,753,824
Unrestricted	4,110,365	610	(12,433,959)	(8,322,984)
Total Net Position	<u>\$ 4,110,365</u>	<u>\$ 610</u>	<u>\$ 142,118,020</u>	<u>\$ 146,228,995</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2015

**NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS
(CONTINUED)**

Condensed Statement of Revenues, Expenses and Changes in Net Position

	Blended Component Units			Total
	Affordable	Honolulu	Primary	
	Housing	Street Family		
	Program, Inc.	Housing, Inc.	Government	
Operating Revenues				
Tenant Revenues	\$ -	\$ -	\$ 11,369,321	\$ 11,369,321
HUD Subsidies	-	-	126,914,171	126,914,171
Other Revenues	309,791	1,022	4,775,965	5,086,778
Total Operating Revenues	309,791	1,022	143,059,457	143,370,270
Operating Expenses				
Administration	-	-	17,407,270	17,407,270
Tenant Services	-	-	3,191,893	3,191,893
Utilities	-	-	3,506,311	3,506,311
Maintenance	-	-	10,768,964	10,768,964
General Expenses	41,100	-	3,549,287	3,590,387
Housing Assistance Payments	-	-	102,627,517	102,627,517
Depreciation	-	-	10,334,459	10,334,459
Total Operating Expenses	41,100	-	151,385,701	151,426,801
Revenue Over/(Under) Operating expenses	268,691	1,022	(8,326,244)	(8,056,531)
Non-Operating Revenue (Expense)	(268,641)	-	(1,038,607)	(1,307,248)
Capital Contributions	-	-	780,319	780,319
Change in Net Position	50	1,022	(8,584,532)	(8,583,460)
Net Position - Beginning of Year	4,110,315	(412)	150,702,552	154,812,455
Net Position - End of Year	\$ 4,110,365	\$ 610	\$ 142,118,020	\$ 146,228,995

Condensed Statement of Cash Flows

	Blended Component Units			Total
	Affordable	Honolulu	Primary	
	Housing	Street Family		
	Program, Inc.	Housing, Inc.	Government	
Net Cash Provided By:				
Operating Activities	\$ 77,698	\$ -	\$ 3,296,333	\$ 3,374,031
Capital and Related Financing Activities	-	-	(286,152)	(286,152)
Investing Activities	-	-	(529,542)	(529,542)
Net Increase/(Decrease) in Cash	77,698	-	2,480,639	2,558,337
Cash - Beginning of Year	360,315	-	10,029,988	10,390,303
Cash - End of Year	\$ 438,013	\$ -	\$ 12,510,627	\$ 12,948,640

REQUIRED SUPPLEMENTARY INFORMATION

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
SEPTEMBER 30, 2015**

Authority's proportionation of the net pension liability		0.232197%
Authority's proportionate share of the net pension liability	\$	26,608,483
Authority's covered employee payroll		22,612,901
Authority's proportionate share of the net pension liability as a percentage of its covered employee payroll		117.7%
Plan fiduciary net position as a percentage of the total pension liability		74%

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF AUTHORITY'S CONTRIBUTION
SEPTEMBER 30, 2015**

Contractually required contribution	\$ 3,584,069
Contributions in relation to the contractually required contribution	<u>3,584,069</u>
Contribution deficiency (excess)	<u>\$ -</u>
SNRHA's covered-employee payroll	\$ 22,612,901
Contributions as a percentage of covered-employee payroll	15.85%

*The Authority implemented GASB 68 during fiscal year 2015. As such, only one year of information is available.

SUPPLEMENTAL INFORMATION

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Account Description	Project Total	Housing Choice Vouchers	Mainstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Svcs	PIH Family Self-Sufficiency Program	Housing Counseling Assistance Program
CURRENT ASSETS										
Cash:										
111	Unrestricted	\$ 1,701,364	\$ 181,276	\$ -	\$ 438,013	\$ 32,492	\$ -	\$ -	\$ -	\$ -
113	Other restricted	5,141,361	2,078,256	33,317	-	-	188,867	-	-	-
114	Tenant security deposits	854,981	-	-	-	-	351,712	-	-	-
100	Total cash	<u>7,697,706</u>	<u>2,259,532</u>	<u>33,317</u>	<u>438,013</u>	<u>32,492</u>	<u>540,579</u>	<u>-</u>	<u>-</u>	<u>-</u>
Accounts and notes receivable:										
121	PHA projects	-	216,500	-	-	-	-	-	-	-
122	HUD other projects	130,425	-	-	-	-	-	-	53,945	6,832
124	Other government	12,874	-	-	-	-	-	-	-	-
125	Miscellaneous	26,447	617,994	7,898	-	8,620	6,402	-	-	-
126	Tenants	126,395	-	-	-	-	36,154	-	-	-
126.1	Allowance for doubtful accounts - tenants	(59,577)	-	-	-	-	(11,948)	-	-	-
126.2	Allowance for doubtful accounts -other	-	(798,250)	(7,898)	-	-	-	-	-	-
128	Fraud recovery	51,485	1,611,905	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	(13,191)	(1,443,918)	-	-	-	-	-	-	-
129	Accrued interest receivable	26,186	12,448	-	-	-	1,755	-	-	-
120	Total receivables, net of allowances	<u>301,044</u>	<u>216,679</u>	<u>-</u>	<u>-</u>	<u>8,620</u>	<u>32,363</u>	<u>-</u>	<u>53,945</u>	<u>6,832</u>
131	Investments - unrestricted	4,846,406	995,640	1,030,405	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-
	Total current investments	<u>4,846,406</u>	<u>995,640</u>	<u>1,030,405</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
142	Prepaid expenses and other assets	2,798,296	-	-	-	-	50,343	-	-	-
143	Inventories	749,104	-	-	-	-	218,469	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-
144	Interprogram - due from	2,462,079	-	-	-	-	-	-	-	-
150	Total current assets	<u>18,854,635</u>	<u>3,471,851</u>	<u>1,063,722</u>	<u>438,013</u>	<u>41,112</u>	<u>841,754</u>	<u>-</u>	<u>53,945</u>	<u>6,832</u>
NONCURRENT ASSETS										
Fixed assets:										
161	Land	17,273,050	-	-	-	-	3,244,784	-	-	-
162	Buildings	213,978,885	-	-	-	-	47,737,813	-	-	-
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-	-	-
164	Furniture, equipment & machinery - admin.	1,824,840	512,720	-	-	-	361,537	-	-	-
165	Leasehold improvements	17,170,699	1,238,468	-	-	-	-	-	-	-
166	Accumulated depreciation	(138,964,480)	(665,074)	-	-	-	(18,749,107)	-	-	-
167	Construction in progress	-	-	-	-	-	-	-	-	-
168	Infrastructure	3,431,176	-	-	-	-	664,005	-	-	-
160	Total fixed assets, net of accumulated depreciation	<u>114,714,170</u>	<u>1,086,114</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>33,259,032</u>	<u>-</u>	<u>-</u>	<u>-</u>
171	Notes, loans and mortgages receivable - noncurrent	7,665,088	332,759	-	4,110,000	-	1,723,800	-	-	-
174	Other assets	-	-	-	3,340,000	-	-	-	-	-
176	Investment in joint ventures	-	-	-	1,373	-	-	-	-	-
180	Total noncurrent assets	<u>122,379,258</u>	<u>1,418,873</u>	<u>-</u>	<u>7,451,373</u>	<u>-</u>	<u>34,982,832</u>	<u>-</u>	<u>-</u>	<u>-</u>
200	Deferred Outflow of Resources	374,226	268,372	-	-	-	97,866	-	-	-
190	Total Assets and Deferred Outflow of Resources	<u>\$ 141,608,119</u>	<u>\$ 5,159,096</u>	<u>\$ 1,063,722</u>	<u>\$ 7,889,386</u>	<u>\$ 41,112</u>	<u>\$ 35,922,452</u>	<u>\$ -</u>	<u>\$ 53,945</u>	<u>\$ 6,832</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Account Description	Home Investment Partnerships	Community Development Block Grant / State's Program	Community Development Block Grant/Entitlement Grants	Other Federal Program	COCC	Elimination	SNRHA Proprietary Fund Total	Discretely Presented Component Unit	Total
CURRENT ASSETS										
Cash:										
111	Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,353,145	\$ 41,559	\$ 2,394,704
113	Other restricted	-	-	-	-	-	-	7,441,801	96,043	7,537,844
114	Tenant security deposits	-	-	-	-	-	-	1,206,693	14,190	1,220,883
100	Total cash	-	-	-	-	-	-	11,001,639	151,792	11,153,431
Accounts and notes receivable:										
121	PHA projects	-	-	-	-	-	-	216,500	-	216,500
122	HUD other projects	-	-	-	-	-	-	191,202	-	191,202
124	Other government	255,512	-	212,401	386,356	-	-	867,143	-	867,143
125	Miscellaneous	50,677	-	-	-	-	-	718,038	976,087	1,694,125
126	Tenants	-	-	-	-	-	-	162,549	24,106	186,655
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	(71,525)	-	(71,525)
126.2	Allowance for doubtful accounts -other	(2,400)	-	-	-	-	-	(808,548)	-	(808,548)
128	Fraud recovery	-	-	-	-	-	-	1,663,390	-	1,663,390
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(1,457,109)	-	(1,457,109)
129	Accrued interest receivable	-	-	-	-	-	-	40,389	-	40,389
120	Total receivables, net of allowances	303,789	-	212,401	386,356	-	-	1,522,029	1,000,193	2,522,222
131	Investments - unrestricted	-	-	-	-	-	-	6,872,451	-	6,872,451
132	Investments - restricted	-	-	-	-	-	-	-	-	-
	Total current investments	-	-	-	-	-	-	6,872,451	-	6,872,451
142	Prepaid expenses and other assets	-	-	2,000	-	40,419	-	2,891,058	-	2,891,058
143	Inventories	-	-	-	-	174,275	-	1,141,848	-	1,141,848
143.1	Allowance for obsolete inventories	-	-	-	-	(25,512)	-	(25,512)	-	(25,512)
144	Interprogram - due from	-	-	-	-	1,434,351	(3,896,430)	-	-	-
150	Total current assets	303,789	-	214,401	386,356	1,623,533	(3,896,430)	23,403,513	1,151,985	24,555,498
NONCURRENT ASSETS										
Fixed assets:										
161	Land	-	-	-	-	215,819	-	20,733,653	1,360,000	22,093,653
162	Buildings	-	-	-	-	4,306,730	-	266,023,428	-	266,023,428
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-	-	-
164	Furniture, equipment & machinery - admin.	-	-	-	-	2,199,089	-	4,898,186	-	4,898,186
165	Leasehold improvements	-	-	-	-	64,658	-	18,473,825	-	18,473,825
166	Accumulated depreciation	-	-	-	-	(5,600,968)	-	(163,979,629)	-	(163,979,629)
167	Construction in progress	-	-	-	-	-	-	-	18,904,341	18,904,341
168	Infrastructure	-	-	-	-	-	-	4,095,181	-	4,095,181
160	Total fixed assets, net of accumulated depreciation	-	-	-	-	1,185,328	-	150,244,644	20,264,341	170,508,985
171	Notes, loans and mortgages receivable - noncurrent	-	-	-	-	-	-	13,831,647	-	13,831,647
174	Other assets	-	-	-	-	-	-	3,340,000	-	3,340,000
176	Investment in joint ventures	-	-	-	-	-	-	1,373	-	1,373
180	Total noncurrent assets	-	-	-	-	1,185,328	-	167,417,664	20,264,341	187,682,005
200	Deferred Outflow of Resources	-	-	-	-	224,002	-	964,466	-	964,466
190	Total Assets and Deferred Outflow of Resources	\$ 303,789	\$ -	\$ 214,401	\$ 386,356	\$ 3,032,863	\$ (3,896,430)	\$ 191,785,643	\$ 21,416,326	\$ 213,201,969

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Account Description	Project Total	Housing Choice Vouchers	Mainstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Svcs	PIH Family Self-Sufficiency Program	Housing Counseling Assistance Program
CURRENT LIABILITIES										
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	573,436	123,336	-	-	-	147,909	-	-	-
321	Accrued wage/payroll taxes payable	157,110	94,897	-	-	-	41,454	-	19,890	853
322	Accrued compensated absences - current portion	159,981	79,425	-	-	-	40,168	-	-	-
332	Accounts payable- PHA projects	-	347,735	-	-	-	-	-	-	-
333	Accounts payable - other government	398,535	-	-	-	-	-	-	-	-
341	Tenant security deposits	641,706	4	-	-	-	351,712	-	-	-
342	Deferred revenues	34,163	83	-	-	41,112	50,370	-	-	-
343	Current portion of LT debt - capital projects / mortg	50,334	-	-	-	-	190,640	-	-	-
344	Current portion of LT debt - operating	-	-	-	-	-	60,520	-	-	-
345	Other current liabilities	14,486	-	-	-	-	194	-	-	-
346	Accrued liabilities - other	615,600	-	-	-	-	-	-	-	-
347	Interprogram (due to)	450,601	-	-	77,648	-	2,435,021	-	34,055	5,979
310	Total current liabilities	<u>3,095,952</u>	<u>645,480</u>	<u>-</u>	<u>77,648</u>	<u>41,112</u>	<u>3,317,988</u>	<u>-</u>	<u>53,945</u>	<u>6,832</u>
NONCURRENT LIABILITIES										
351	LT debt, net of current - capital projects/mortg	100,600	-	-	-	-	2,104,915	-	-	-
352	LT debt, net of current - operating borrowings	-	-	-	-	-	986,406	-	-	-
353	Non-current liabilities - other	213,390	687,858	-	-	-	-	-	-	-
354	Accrued compensated absences - noncurrent	639,658	317,700	-	-	-	160,666	-	-	-
355	Loan liability - noncurrent	0	0	-	3,700,763	-	0	-	-	-
357	Accrued pension and OPEB liability	10,324,403	7,404,055	-	-	-	2,700,051	-	-	-
350	Total noncurrent liabilities	<u>11,278,051</u>	<u>8,409,613</u>	<u>-</u>	<u>3,700,763</u>	<u>-</u>	<u>5,952,038</u>	<u>-</u>	<u>-</u>	<u>-</u>
300	Total liabilities	<u>14,374,003</u>	<u>9,055,093</u>	<u>-</u>	<u>3,778,411</u>	<u>41,112</u>	<u>9,270,026</u>	<u>-</u>	<u>53,945</u>	<u>6,832</u>
400	Deferred Inflow of Resources	<u>2,031,709</u>	<u>1,457,020</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>531,332</u>	<u>-</u>	<u>-</u>	<u>-</u>
EQUITY										
508.1	Invested in capital assets, net of related debt	114,563,236	1,086,114	-	-	-	30,963,477	-	-	-
511.1	Restricted net position	5,141,246	1,390,394	33,317	-	-	188,867	-	-	-
512.1	Unrestricted net position	5,497,925	(7,829,525)	1,030,405	4,110,975	-	(5,031,250)	-	-	-
513	Total equity/net position	<u>125,202,407</u>	<u>(5,353,017)</u>	<u>1,063,722</u>	<u>4,110,975</u>	<u>-</u>	<u>26,121,094</u>	<u>-</u>	<u>-</u>	<u>-</u>
600	Total Liabilities and Equity/Net Position	<u>\$ 141,608,119</u>	<u>\$ 5,159,096</u>	<u>\$ 1,063,722</u>	<u>\$ 7,889,386</u>	<u>\$ 41,112</u>	<u>\$ 35,922,452</u>	<u>\$ -</u>	<u>\$ 53,945</u>	<u>\$ 6,832</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Account Description	Home Investment	Community	Community	Other Federal	COCC	Elimination	SNRHA	Discretely	Total
		Partnerships	Development Block Grant / State's Program	Development Block Grant/Entitlement Grants				Proprietary Fund	Presented Component Unit	
CURRENT LIABILITIES										
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	-	-	-	752	38,593	-	884,026	2,516	886,542
321	Accrued wage/payroll taxes payable	1,380	-	103	9,185	116,393	-	441,265	1,335	442,600
322	Accrued compensated absences - current portion	-	-	-	-	79,591	-	359,165	-	359,165
332	Account payable - PHA projects	-	-	-	-	-	-	347,735	-	347,735
333	Accounts payable - other government	-	-	-	-	-	-	398,535	-	398,535
341	Tenant security deposits	-	-	-	-	-	-	993,422	14,190	1,007,612
342	Deferred revenues	-	-	-	-	-	-	125,728	41,440	167,168
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	-	240,974	-	240,974
344	Current portion of LT debt - operating	-	-	-	-	-	-	60,520	-	60,520
345	Other current liabilities	-	-	-	-	-	-	14,680	707	15,387
346	Accrued liabilities - other	-	-	-	-	-	-	615,600	-	615,600.00
347	Interprogram (due to)	302,409	-	214,298	376,419	-	(3,896,430)	-	-	-
310	Total current liabilities	303,789	-	214,401	386,356	234,577	(3,896,430)	4,481,650	60,188	4,541,838
NONCURRENT LIABILITIES										
351	LT debt, net of current - capital projects/mortg	-	-	-	-	-	-	2,205,515	19,415,991	21,621,506
352	LT debt, net of current - operating borrowings	-	-	-	-	-	-	986,406	-	986,406
353	Non-current liabilities - other	-	-	-	-	-	-	901,248	-	901,248
354	Accrued compensated absences - noncurrent	-	-	-	-	318,363	-	1,436,387	-	1,436,387
355	Loan liability - noncurrent	-	-	-	-	-	-	3,700,763	-	3,700,763
357	Accrued pension and OPEB liability	-	-	-	-	6,179,974	-	26,608,483	-	26,608,483
350	Total noncurrent liabilities	-	-	-	-	6,498,337	-	35,838,802	19,415,991	55,254,793
300	Total liabilities	303,789	-	214,401	386,356	6,732,914	(3,896,430)	40,320,452	19,476,179	59,796,631
400	Deferred Inflow of Resources	-	-	-	-	1,216,135	-	5,236,196	-	5,236,196
EQUITY										
508.1	Invested in capital assets, net of related debt	-	-	-	-	1,185,328	-	147,798,155	848,350	148,646,505
511.1	Restricted net position	-	-	-	-	-	-	6,753,824	-	6,753,824
512.1	Unrestricted net position	-	-	-	-	(6,101,514)	-	(8,322,984)	1,091,797	(7,231,187)
513	Total equity/net position	-	-	-	-	(4,916,186)	-	146,228,995	1,940,147	148,169,142
600	Total Liabilities and Equity/Net Position	\$ 303,789	\$ -	\$ 214,401	\$ 386,356	\$ 3,032,863	\$ (3,896,430)	\$ 191,785,643	\$ 21,416,326	\$ 213,201,969

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Item #	Account Description	Project Total	Housing Choice Vouchers	Mainstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Svcs	PIH Family Self- Sufficiency Program	Housing Counseling Assistance Program
REVENUE										
70300	Net tenant rental revenue	\$ 5,142,283	\$ -	\$ -	\$ -	\$ -	\$ 5,524,023	\$ -	\$ -	\$ -
70400	Tenant revenue - other	334,734	-	-	-	-	366,281	-	-	-
70500	Total tenant revenue	5,477,017	-	-	-	-	5,892,304	-	-	-
70600	HUD PHA operating grants	16,303,013	109,152,214	743,451	-	-	-	53,620	643,689	18,184
70610	Capital grants	780,319	-	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-
70800	Other governmental grants	-	-	-	268,641	-	-	-	-	-
71100	Investment income - unrestricted	16,167	6,031	-	10	-	326	-	-	-
71200	Mortgage interest income	-	3,328	-	41,100	-	80,673	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	4,577	97,978	842	-	-	-	-	-	-
71500	Other revenue	398,935	233,940	-	1,062	-	835,325	-	-	-
71600	Gain or loss on the sale of fixed assets	(38,900)	-	-	-	-	0	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-
70000	Total revenue	22,941,128	109,493,491	744,293	310,813	-	6,808,628	53,620	643,689	18,184
EXPENSES										
Administrative:										
91100	Administrative salaries	1,563,582	3,183,968	-	-	-	582,934	-	-	-
91200	Auditing fees	60,871	17,088	-	-	-	13,106	-	-	-
91300	Management fee	2,369,545	1,004,654	-	-	-	673,382	-	-	-
91310	Bookkeeping fee	237,721	918,382	-	-	-	91,448	-	-	-
91400	Advertising and marketing	560	175	-	-	-	3,350	-	-	-
91500	Employee benefit contributions - administrative	916,254	1,872,975	-	-	-	342,740	-	-	-
91600	Office expenses	151,991	491,540	-	-	-	42,369	-	-	-
91700	Legal expense	24,675	37,017	-	-	-	21,522	-	-	-
91800	Travel	9,807	19,025	-	-	-	15,659	317	-	-
91900	Other	2,121,248	364,395	-	-	-	270,611	-	-	-
91000	Total administrative	7,456,254	7,909,219	-	-	-	2,057,121	317	-	-
92000	Asset management fee	336,040	-	-	-	-	-	-	-	-
Tenant services:										
92100	Salaries	182,683	114,316	-	-	-	18,383	35,766	438,312	12,710
92200	Relocation costs	54,691	-	-	-	-	-	-	-	-
92300	Employee benefit contributions	140,113	90,054	-	-	-	10,687	16,062	205,377	5,474
92400	Other	46,477	923	-	-	-	33,081	1,475	-	-
92500	Total tenant services	423,964	205,293	-	-	-	62,151	53,303	643,689	18,184
Utilities:										
93100	Water	1,101,963	-	-	-	-	310,769	-	-	-
93200	Electricity	801,016	19,754	-	-	-	179,158	-	-	-
93300	Gas	141,160	65	-	-	-	8,185	-	-	-
93400	Fuel	-	-	-	-	-	76	-	-	-
93600	Sewer	613,703	2,041	-	-	-	225,341	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-
93000	Total utilities	2,657,842	21,860	-	-	-	723,529	-	-	-
Ordinary maintenance & operations:										
94100	Labor	3,116,328	2,040	-	-	-	719,939	-	-	-
94200	Materials and other	856,236	26,411	-	-	-	377,813	-	-	-
94300	Contracts	2,388,290	25,186	-	-	-	808,319	-	-	-
94500	Employee benefits contribution	1,776,782	1,295	-	-	-	424,146	-	-	-
94000	Total ordinary maintenance & operations	8,137,636	54,932	-	-	-	2,330,217	-	-	-
Protective services:										
95100	Labor	-	-	-	-	-	-	-	-	-
95200	Other contract costs	-	-	-	-	-	-	-	-	-
95300	Other	536,789	3,373	-	-	-	58,743	-	-	-
95500	Employee benefit contributions	-	-	-	-	-	-	-	-	-
95000	Total protective services	536,789	3,373	-	-	-	58,743	-	-	-

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Account Description	Community Development Block		Community Development Block		Other Federal Grants	COCC	Elimination	SNRHA Proprietary Fund Total	Discretely Presented Component Unit	Total
		Home Investment Partnerships	Grant / State's Program	Grant/Entitlement Grants	Grants						
REVENUE											
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,666,306	\$ 939,146	\$ 11,605,452
70400	Tenant revenue - other	-	-	-	-	-	-	-	703,015	-	703,015
70500	Total tenant revenue	-	-	-	-	-	-	-	11,369,321	939,146	12,308,467
70600	HUD PHA operating grants	-	-	-	-	-	-	-	126,914,171	-	126,914,171
70610	Capital grants	-	-	-	-	-	-	-	780,319	-	780,319
70710	Management fee	-	-	-	-	-	4,001,995	(4,001,995)	-	-	-
70720	Asset management fee	-	-	-	-	-	336,040	(336,040)	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	1,247,551	(1,247,551)	-	-	-
70740	Front line service fee	-	-	-	-	-	1,964,626	(1,964,626)	-	-	-
70800	Other governmental grants	1,102,840	-	231,944	-	1,164,409	-	-	2,767,834	614,976	3,382,810
71100	Investment income - unrestricted	-	-	-	-	-	-	-	22,534	4	22,538
71200	Mortgage interest income	-	-	-	-	-	-	-	125,101	-	125,101
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	103,397	-	103,397
71500	Other revenue	-	-	-	-	-	668,880	(47,696)	2,090,446	1,663	2,092,109
71600	Gain or loss on the sale of fixed assets	-	-	-	-	-	-	-	(38,900)	-	(38,900)
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-
70000	Total revenue	1,102,840	-	231,944	-	1,164,409	8,219,092	(7,597,908)	144,134,223	1,555,789	145,690,012
EXPENSES											
Administrative:											
91100	Administrative salaries	41,060	-	3,452	-	-	3,442,239	-	8,817,235	61,020	8,878,255
91200	Auditing fees	-	-	68	-	-	17,088	-	108,221	-	108,221
91300	Management fee	-	-	-	-	-	-	(4,047,581)	-	-	-
91310	Bookkeeping fee	-	-	-	-	-	-	(1,247,551)	-	-	-
91400	Advertising and marketing	-	-	-	-	-	34,569	-	38,654	-	38,654
91500	Employee benefit contributions - administrative	18,276	-	2,062	-	-	1,934,990	-	5,087,297	24,965	5,112,262
91600	Office expenses	-	-	-	-	-	668,164	-	1,354,064	-	1,354,064
91700	Legal expense	-	-	-	-	-	489,290	-	572,504	14,206	586,710
91800	Travel	-	-	-	-	-	35,332	-	80,140	-	80,140
91900	Other	-	-	-	-	-	559,637	(1,966,736)	1,349,155	6,847	1,356,002
91000	Total administrative	59,336	-	5,582	-	-	7,181,309	(7,261,868)	17,407,270	107,038	17,514,308
92000	Asset management fee	-	-	-	-	-	-	(336,040)	-	-	-
Tenant services:											
92100	Salaries	-	-	-	-	415,625	436,472	-	1,654,267	-	1,654,267
92200	Relocation costs	-	-	-	-	-	-	-	54,691	-	54,691
92300	Employee benefit contributions	-	-	-	-	188,977	185,855	-	842,599	-	842,599
92400	Other	-	-	-	-	544,914	13,466	-	640,336	-	640,336
92500	Total tenant services	-	-	-	-	1,149,516	635,793	-	3,191,893	-	3,191,893
Utilities:											
93100	Water	-	-	-	-	-	48,586	-	1,461,318	55,917	1,517,235
93200	Electricity	-	-	-	-	-	48,768	-	1,048,696	4,713	1,053,409
93300	Gas	-	-	-	-	-	1,926	-	151,336	81	151,417
93400	Fuel	-	-	-	-	-	-	-	76	-	76
93600	Sewer	-	-	-	-	-	3,800	-	844,885	15,183	860,068
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-
93000	Total utilities	-	-	-	-	-	103,080	-	3,506,311	75,894	3,582,205
Ordinary maintenance & operations:											
94100	Labor	2,063	-	-	-	-	35,192	-	3,875,562	14,319	3,889,881
94200	Materials and other	-	-	-	-	-	42,617	-	1,303,077	9,215	1,312,292
94300	Contracts	-	-	-	-	-	138,748	-	3,360,543	12,238	3,372,781
94500	Employee benefits contribution	841	-	-	-	-	26,718	-	2,229,782	5,855	2,235,637
94000	Total ordinary maintenance & operations	2,904	-	-	-	-	243,275	-	10,768,964	41,627	10,810,591
Protective services:											
95100	Labor	-	-	-	-	-	-	-	-	-	-
95200	Other contract costs	-	-	-	-	-	-	-	-	13,490	13,490
95300	Other	-	-	-	-	-	6,529	-	605,434	-	605,434
95500	Employee benefit contributions	-	-	-	-	-	-	-	-	-	-
95000	Total protective services	-	-	-	-	-	6,529	-	605,434	13,490	618,924

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Account Description	Project Total	Housing Choice Vouchers	Mainstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Svcs	PIH Family Sufficiency Program	Housing Counseling Assistance Program
EXPENSES (Continued)										
Insurance premiums:										
96110	Property insurance	\$ 298,258	\$ -	\$ -	\$ -	\$ -	\$ 107,644	\$ -	\$ -	\$ -
96120	Liability insurance	132,505	72,070	-	-	-	-	-	-	-
96130	Workmen's compensation	-	-	-	-	-	-	-	-	-
96140	All other insurance	123,315	46,164	-	-	-	35,204	-	-	-
96100	Total insurance premiums	554,078	118,234	-	-	-	175,905	-	-	-
Other general expenses										
96200	Other general expenses	894,635	78,225	1,261	-	-	193,208	-	-	-
96210	Compensated absences	18,833	111,519	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	180,256	-	-	-	-	-	-	-	-
96400	Bad debt - tenants rent	272,925	-	-	-	-	112,851	-	-	-
96600	Bad debt - other	13,514	3,328	-	41,100	-	80,673	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total other general expenses	1,380,163	193,072	1,261	41,100	-	386,732	-	-	-
Interest expense and amortization costs										
96710	Interest on mortgage/bonds payable	-	-	-	-	-	223,699	-	-	-
96720	Interest on notes payable	1,631	1,717	-	-	-	37,280	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization costs	1,631	1,717	-	-	-	260,979	-	-	-
96900	Total operating expenses	21,484,397	8,507,700	1,261	41,100	-	6,055,377	53,620	643,689	18,184
97000	Excess of operating revenue over operating expenses	1,456,731	100,985,791	743,032	269,713	-	753,251	-	-	-
97100	Extraordinary maintenance	794,182	-	-	-	-	229,992	-	-	-
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	101,281,311	668,305	-	-	-	-	-	-
97350	HAP portability in	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	8,649,941	67,272	-	-	-	1,468,540	-	-	-
90000A	Total other expenses	9,444,123	101,348,583	668,305	-	-	1,698,532	-	-	-
90000	Total expenses	30,928,520	109,856,283	669,566	41,100	-	7,753,909	53,620	643,689	18,184
Other financing sources (uses):										
10010	Operating transfer in	-	-	-	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10040	Operating transfer out - component unit	-	-	-	(268,641)	-	75,177	-	-	-
10091	Inter project excess cash transfer in	287,878	-	-	-	-	-	-	-	-
10092	Inter project excess cash transfer out	(287,878)	-	-	-	-	-	-	-	-
10093	Transfer from program and project - in	-	-	-	-	-	-	-	-	-
10094	Transfer from program and project - out	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	-	-	-	(268,641)	-	75,177	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ (7,987,392)	\$ (362,792)	\$ 74,727	\$ 1,072	\$ -	\$ (870,104)	\$ -	\$ -	\$ -
Memo Account Information										
11020	Required annual debt principal payments	\$ 48,911	\$ -	\$ -	\$ -	\$ -	\$ 237,256	\$ -	\$ -	\$ -
11030	Beginning equity	144,508,689	3,127,027	988,995	4,109,903	-	29,169,055	-	-	-
11040	Prior period adjustments, equity transfers & correction	(11,318,890)	(8,117,252)	-	-	-	(2,177,857)	-	-	-
11170	Administrative fee equity	-	(6,743,415)	-	-	-	-	-	-	-
11180	Housing assistance payments equity	-	1,390,398	-	-	-	-	-	-	-
11190	Unit months available	33,798	130,956	1,140	-	-	12,756	-	-	-
11210	Unit months leased	32,055	122,451	1,003	-	-	12,193	-	-	-
11270	Excess cash	5,394,606	-	-	-	-	-	-	-	-
11610	Land purchases	-	-	-	-	-	-	-	-	-
11620	Building purchases	780,319	-	-	-	-	-	-	-	-
11630	Furniture & equipment - dwelling purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & equipment - administrative purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold improvements	-	-	-	-	-	-	-	-	-

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Account Description	Home Investment Partnerships	Community Development Block Grant / State's Program	Community Development Block Grant/Entitlement Grants	Other Federal Grants	COCC	Elimination	SNRHA Proprietary Fund Total	Discretely Presented Component Unit	Total
EXPENSES (Continued)										
Insurance premiums:										
96110	Property insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,851	\$ -	\$ 411,753	\$ 33,963	\$ 445,716
96120	Liability insurance	-	-	-	3,204	2,585	-	243,421	-	243,421
96130	Workmen's compensation	-	-	-	-	104	-	104	1,697	1,801
96140	All other insurance	-	-	-	11,689	42,333	-	258,705	-	258,705
96100	Total insurance premiums	-	-	-	14,893	50,873	-	913,983	35,660	949,643
Other general expenses										
96200	Other general expenses	-	-	-	-	68,642	-	1,235,971	66,477	1,302,448
96210	Compensated absences	-	-	-	-	-	-	130,352	-	130,352
96300	Payments in lieu of taxes	-	-	-	-	-	-	180,256	10,458	190,714
96400	Bad debt - tenants rent	-	-	-	-	-	-	385,776	-	385,776
96600	Bad debt - other	-	-	-	-	-	-	138,615	-	138,615
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total other general expenses	-	-	-	-	68,642	-	2,070,970	76,935	2,147,905
Interest expense and amortization costs										
96710	Interest on mortgage/bonds payable	-	-	-	-	-	-	223,699	95,848	319,547
96720	Interest on notes payable	-	-	-	-	1,631	-	42,259	-	42,259
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization costs	-	-	-	-	1,631	-	265,958	95,848	361,806
96900	Total operating expenses	62,240	-	5,582	1,164,409	8,291,132	(7,597,908)	38,730,783	446,492	39,177,275
97000	Excess of operating revenue over operating expenses	1,040,600	-	226,362	-	(72,040)	-	105,403,440	1,109,297	106,512,737
97100	Extraordinary maintenance	-	-	250	-	500	-	1,024,924	17,500	1,042,424
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	677,901	-	-	-	-	-	102,627,517	-	102,627,517
97350	HAP portability in	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	148,706	-	10,334,459	-	10,334,459
90000A	Total other expenses	677,901	-	250	-	149,206	-	113,986,900	17,500	114,004,400
90000	Total expenses	740,141	-	5,832	1,164,409	8,440,338	(7,597,908)	152,717,683	463,992	153,181,675
Other financing sources (uses):										
10010	Operating transfer in	-	-	-	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10040	Operating transfer out - component unit	-	193,464	-	-	-	-	-	-	-
10091	Inter project excess cash transfer in	-	-	-	-	-	(287,878)	-	-	-
10092	Inter project excess cash transfer out	-	-	-	-	-	287,878	-	-	-
10093	Transfer from program and project - in	-	-	-	-	-	-	-	-	-
10094	Transfer from program and project - out	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	-	193,464	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ 362,699	\$ 193,464	\$ 226,112	\$ -	\$ (221,246)	\$ -	\$ (8,583,460)	\$ 1,091,797	\$ (7,491,663)
Memo Account Information										
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,167	\$ 16,247	\$ 302,414
11030	Beginning equity	-	-	-	-	2,080,317	-	183,983,986	848,350	184,832,336
11040	Prior period adjustments, equity transfers & correction	(362,699)	(193,464)	(226,112)	-	(6,775,257)	-	(29,171,531)	-	(29,171,531)
11170	Administrative fee equity	-	-	-	-	-	-	(6,743,415)	-	(6,743,415)
11180	Housing assistance payments equity	-	-	-	-	-	-	1,390,398	-	1,390,398
11190	Unit months available	-	-	-	-	-	-	178,650	1,100	179,750
11210	Unit months leased	-	-	-	-	-	-	167,702	846	168,548
11270	Excess cash	-	-	-	-	-	-	5,394,606	-	5,394,606
11610	Land purchases	-	-	-	-	-	-	-	-	-
11620	Building purchases	-	-	-	-	-	-	780,319	-	780,319
11630	Furniture & equipment - dwelling purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & equipment - administrative purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold improvements	-	-	-	-	-	-	-	-	-

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2306	AMP 2307	AMP 2308	AMP 2309	AMP 2310
CURRENT ASSETS											
Cash:											
111	Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,907
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-	-
113	Other restricted	-	-	-	-	-	-	-	-	-	-
114	Tenant security deposits	-	-	-	-	-	-	-	-	-	30,758
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-	-
100	Total cash	-	-	-	-	-	-	-	-	-	53,665
Accounts and notes receivable:											
121	PHA projects	-	-	-	-	-	-	-	-	-	-
122	HUD other projects	-	-	-	-	-	-	-	-	-	-
124	Other government	-	-	-	-	12,874	-	-	-	-	-
125	Miscellaneous	-	-	-	-	-	-	-	-	-	439
126	Tenants	-	-	-	-	-	-	-	-	-	2,237
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	(539)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgage receivable - current	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	871
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	(555)
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for uncollectibles	-	-	-	-	12,874	-	-	-	-	2,453
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	75,815
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-
	Total current investments	-	-	-	-	-	-	-	-	-	75,815
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	-	-	-	21,476
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-
150	Total current assets	-	-	-	-	12,874	-	-	-	-	153,409
NONCURRENT ASSETS											
Fixed assets:											
161	Land	-	-	-	-	377,779	-	-	-	-	3,350,964
162	Buildings	-	-	-	-	-	-	-	-	-	15,432,780
163	Furniture, equipment & mach - dwellings	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment & mach - administration	-	-	-	-	248,124	-	-	-	-	7,025
165	Leasehold improvements	-	-	-	-	326,022	-	-	-	-	59,827
166	Accumulated depreciation	-	-	-	-	(334,833)	-	-	-	-	(9,852,019)
167	Construction in progress	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	-	-	-	-	617,092	-	-	-	-	8,998,577
171	Notes, loans, and mortgage receivable - noncurrent	-	-	-	-	-	-	-	-	-	-
172	Notes, loans, and mortgage receivable - noncurrent-past due	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - noncurrent	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	-	-	-	-	617,092	-	-	-	-	8,998,577
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	2,702
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ -	\$ -	\$ -	\$ -	\$ 629,966	\$ -	\$ -	\$ -	\$ -	\$ 9,154,688

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 2401	AMP 2402	AMP 2403	AMP 2404
CURRENT ASSETS											
Cash:											
111	Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,904	\$ 301,720	\$ 239,682	\$ 47,331
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-	-
113	Other restricted	-	-	-	-	-	-	-	38	-	716
114	Tenant security deposits	-	-	-	-	-	-	55,790	78,788	53,749	85,040
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-	-
100	Total cash	-	-	-	-	-	-	137,694	380,546	293,431	133,087
Accounts and notes receivable:											
121	PHA projects	-	-	-	-	-	-	-	-	-	-
122	HUD other projects	-	-	-	-	-	-	42,391	-	-	11,342
124	Other government	-	-	-	-	-	-	-	-	-	-
125	Miscellaneous	-	-	-	-	-	-	518	2,091	1,931	3,189
126	Tenants	-	-	-	-	-	-	14,013	2,500	3,444	4,870
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	(7,262)	(925)	(2,207)	(1,369)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgage receivable - current	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	7,891
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for uncollectibles	-	-	-	-	-	-	49,660	3,666	3,168	25,923
131	Investments - unrestricted	-	-	-	-	-	-	254,137	1,149,474	793,268	158,958
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-
	Total current investments	-	-	-	-	-	-	254,137	1,149,474	793,268	158,958
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	47,725	133,055	43,356	91,558
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-
150	Total current assets	-	-	-	-	-	-	489,216	1,666,741	1,133,223	409,526
NONCURRENT ASSETS											
Fixed assets:											
161	Land	-	-	-	-	-	-	1,169,424	1,265,660	372,806	624,705
162	Buildings	-	-	-	-	-	-	46,471,849	9,935,204	21,768,097	18,008,198
163	Furniture, equipment & mach - dwellings	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment & mach - administration	-	-	-	-	-	-	57,383	122,076	317,846	131,084
165	Leasehold improvements	-	-	-	-	-	-	264,496	2,101,489	1,469,595	2,571,242
166	Accumulated depreciation	-	-	-	-	-	-	(18,147,491)	(6,840,973)	(17,519,471)	(13,995,522)
167	Construction in progress	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	-	-	-	-	-	-	29,815,661	6,583,456	6,408,873	7,339,707
171	Notes, loans, and mortgage receivable - non current	-	-	-	-	-	-	-	-	-	-
172	Notes, loans, and mortgage receivable - non current- past due	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - non current	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	-	-	-	-	-	-	29,815,661	6,583,456	6,408,873	7,339,707
200	Deferred Outflow of Resources	-	-	-	-	-	-	37,525	44,444	40,851	40,479
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,342,402	\$ 8,294,641	\$ 7,582,947	\$ 7,789,712

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2405	AMP 2406	AMP 2407	AMP 2408	AMP 2409	AMP 2410	AMP 3003	AMP3005	AMP 3007
CURRENT ASSETS										
Cash:										
111	Unrestricted	\$ 6,309	\$ 83,571	\$ 213,057	\$ 165,598	\$ 147,013	\$ 52,267	\$ 1,000	\$ -	\$ -
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-
113	Other restricted	-	-	234	9,979	821,919	-	2,415	-	-
114	Tenant security deposits	120	94,575	108,024	146,924	141,375	26,569	4,353	-	-
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-
100	Total cash	<u>6,429</u>	<u>178,146</u>	<u>321,315</u>	<u>322,501</u>	<u>1,110,307</u>	<u>78,836</u>	<u>7,768</u>	<u>-</u>	<u>-</u>
Accounts and notes receivable:										
121	PHA projects	-	-	-	-	-	-	-	-	-
122	HUD other projects	-	20,323	18,882	-	15,129	22,358	-	-	-
124	Other government	-	-	-	-	-	-	-	-	-
125	Miscellaneous	2,885	3,079	3,262	3,578	4,526	250	-	-	-
126	Tenants	-	17,744	22,147	20,390	33,356	1,146	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	(9,492)	(9,026)	(9,789)	(16,728)	(837)	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgage receivable - current	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	20,129	1,211	7,730	8,057	5,596	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	(7,727)	(35)	(535)	(2,225)	(2,114)	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for uncollectibles	<u>2,885</u>	<u>44,056</u>	<u>36,441</u>	<u>21,374</u>	<u>42,115</u>	<u>26,399</u>	<u>-</u>	<u>-</u>	<u>-</u>
131	Investments - unrestricted	21,147	276,601	705,188	548,071	486,564	172,984	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-
	Total current investments	<u>21,147</u>	<u>276,601</u>	<u>705,188</u>	<u>548,071</u>	<u>486,564</u>	<u>172,984</u>	<u>-</u>	<u>-</u>	<u>-</u>
142	Prepaid expenses and other assets	-	-	-	-	-	924,686	1,754,905	-	-
143	Inventories	-	61,479	142,476	120,412	56,527	28,313	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	44,969	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-
150	Total current assets	<u>30,461</u>	<u>560,282</u>	<u>1,205,420</u>	<u>1,012,358</u>	<u>1,740,482</u>	<u>1,231,218</u>	<u>1,762,673</u>	<u>-</u>	<u>-</u>
NONCURRENT ASSETS										
Fixed assets:										
161	Land	63,239	1,852,913	602,195	509,173	5,539,476	-	-	-	-
162	Buildings	-	18,813,579	38,960,188	2,930,733	39,356,882	729,027	-	-	-
163	Furniture, equipment & mach - dwellings	-	-	-	-	-	-	-	-	-
164	Furniture, equipment & mach - administration	-	159,895	248,493	167,740	63,035	87,401	-	-	-
165	Leasehold improvements	-	2,939,152	1,955,192	1,076,195	3,371,358	339,905	-	-	-
166	Accumulated depreciation	(1,373,410)	(13,097,866)	(32,648,931)	(2,202,439)	(21,582,687)	(418,875)	-	-	-
167	Construction in progress	-	-	-	-	-	-	-	-	-
168	Infrastructure	<u>3,431,176</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
160	Total fixed assets, net of accumulated depreciation	<u>2,121,005</u>	<u>10,667,673</u>	<u>9,117,137</u>	<u>2,481,402</u>	<u>26,748,064</u>	<u>737,458</u>	<u>-</u>	<u>-</u>	<u>-</u>
171	Notes, loans, and mortgage receivable - non current	-	-	-	-	-	-	7,376,318	-	-
172	Notes, loans, and mortgage receivable - non current- past due	-	-	-	-	-	-	-	-	-
173	Grants receivable - non current	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	<u>2,121,005</u>	<u>10,667,673</u>	<u>9,117,137</u>	<u>2,481,402</u>	<u>26,748,064</u>	<u>737,458</u>	<u>7,376,318</u>	<u>-</u>	<u>-</u>
200	Deferred Outflow of Resources	-	49,099	56,299	49,198	53,629	-	-	-	-
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	<u>\$ 2,151,466</u>	<u>\$ 11,277,054</u>	<u>\$ 10,378,856</u>	<u>\$ 3,542,958</u>	<u>\$ 28,542,175</u>	<u>\$ 1,968,676</u>	<u>\$ 9,138,991</u>	<u>\$ -</u>	<u>\$ -</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 3008	AMP 3009	AMP 3010	AMP 3016	AMP 3020	AMP 3021	AMP 7001	Fund 200 'Other Projects'	Project Totals
CURRENT ASSETS										
Cash:										
111	Unrestricted	\$ -	\$ -	\$ -	\$ 61,698	\$ -	\$ -	\$ -	\$ 277,307	\$ 1,701,364
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-
113	Other restricted	-	-	-	-	-	-	-	4,306,060	5,141,361
114	Tenant security deposits	-	-	-	28,916	-	-	-	-	854,981
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-
100	Total cash	-	-	-	90,614	-	-	-	4,583,367	7,697,706
Accounts and notes receivable:										
121	PHA projects	-	-	-	-	-	-	-	-	-
122	HUD other projects	-	-	-	-	-	-	-	-	130,425
124	Other government	-	-	-	-	-	-	-	-	12,874
125	Miscellaneous	-	-	-	699	-	-	-	-	26,447
126	Tenants	-	-	-	4,548	-	-	-	-	126,395
126.1	Allowance for doubtful accounts - tenants	-	-	-	(1,403)	-	-	-	-	(59,577)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgage receivable - current	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	51,485
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	(13,191)
129	Accrued interest receivable	-	-	-	-	-	-	-	26,186	26,186
120	Total receivables, net of allowances for uncollectibles	-	-	-	3,844	-	-	-	26,186	301,044
131	Investments - unrestricted	-	-	-	204,199	-	-	-	-	4,846,406
132	Investments - restricted	-	-	-	-	-	-	-	-	-
	Total current investments	-	-	-	204,199	-	-	-	-	4,846,406
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	118,705	2,798,296
143	Inventories	-	-	-	2,727	-	-	-	-	749,104
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-	-	2,417,110	2,462,079
145	Assets held for sale	-	-	-	-	-	-	-	-	-
150	Total current assets	-	-	-	301,384	-	-	-	7,145,368	18,854,635
NONCURRENT ASSETS										
Fixed assets:										
161	Land	-	-	-	-	-	-	-	1,544,716	17,273,050
162	Buildings	-	-	-	-	-	-	-	1,572,348	213,978,885
163	Furniture, equipment & mach - dwellings	-	-	-	-	-	-	-	-	-
164	Furniture, equipment & mach - administration	-	-	-	-	-	-	-	214,738	1,824,840
165	Leasehold improvements	-	-	-	-	-	-	-	696,226	17,170,699
166	Accumulated depreciation	-	-	-	-	-	-	-	(949,963)	(138,964,480)
167	Construction in progress	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	3,431,176
160	Total fixed assets, net of accumulated depreciation	-	-	-	-	-	-	-	3,078,065	114,714,170
171	Notes, loans, and mortgage receivable - non current	-	-	-	-	-	-	-	288,770	7,665,088
172	Notes, loans, and mortgage receivable - non current- past due	-	-	-	-	-	-	-	-	-
173	Grants receivable - non current	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	-	-	-	-	-	-	-	3,366,835	122,379,258
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	374,226
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ -	\$ -	\$ -	\$ 301,384	\$ -	\$ -	\$ -	\$ 10,512,203	\$ 141,608,119

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2306	AMP 2307	AMP 2308	AMP 2309	AMP 2310
CURRENT LIABILITIES											
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < 90 days	-	-	-	-	19,818	-	-	-	-	5,844
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	417
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-	-	13,051
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-	-	13,278
341	Tenant security deposits	-	-	-	-	-	-	-	-	-	12,558
342	Deferred revenues	-	-	-	-	-	-	-	-	-	1,733
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	-	-	-	-	-
344	Current portion of LT debt - operating	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	174,516	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-
310	Total current liabilities	-	-	-	-	194,334	-	-	-	-	46,881
NON-CURRENT LIABILITIES											
351	Long term debt, net of current - capital	-	-	-	-	-	-	-	-	-	-
352	Long term debt, net of current - operating	-	-	-	-	-	-	-	-	-	-
353	Non current liabilities	-	-	-	-	-	-	-	-	-	18,200
354	Accrued compensated absences - non-current	-	-	-	-	-	-	-	-	-	52,204
355	Loan liability - non current	-	-	-	-	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-	-	-	74,546
350	Total non-current liabilities	-	-	-	-	-	-	-	-	-	144,950
300	Total liabilities	-	-	-	-	194,334	-	-	-	-	191,831
400	Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	14,669
EQUITY											
508.1	Invested in capital assets	-	-	-	-	617,092	-	-	-	-	8,998,577
509.2	Fund balance reserved	-	-	-	-	-	-	-	-	-	-
511.2	Unreserved, designated fund balance	-	-	-	-	-	-	-	-	-	-
511.1	Restricted net assets	-	-	-	-	-	-	-	-	-	-
512.1	Unrestricted net assets	-	-	-	-	(181,460)	-	-	-	-	(50,389)
512.2	Unreserved undesignated fund balance	-	-	-	-	-	-	-	-	-	-
513	Total equity/net assets	-	-	-	-	435,632	-	-	-	-	8,948,188
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ -	\$ -	\$ -	\$ -	\$ 629,966	\$ -	\$ -	\$ -	\$ -	\$ 9,154,688

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 2401	AMP 2402	AMP 2403	AMP 2404
CURRENT LIABILITIES											
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < 90 days	-	-	-	-	-	-	78,502	35,752	38,608	32,890
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	18,879	19,707	17,250	14,351
322	Accrued compensated absences - current portion	-	-	-	-	-	-	10,535	13,196	11,105	17,822
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	53,431	159,484	54,788	-
341	Tenant security deposits	-	-	-	-	-	-	55,790	78,788	53,749	66,747
342	Deferred revenues	-	-	-	-	-	-	1,317	4,633	1,108	727
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	-	-	-	-	-
344	Current portion of LT debt - operating	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	38	-	716
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	-	-	19,781	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-
310	Total current liabilities	-	-	-	-	-	-	238,235	311,598	176,608	133,253
NON-CURRENT LIABILITIES											
351	Long term debt, net of current - capital	-	-	-	-	-	-	-	-	-	-
352	Long term debt, net of current - operating	-	-	-	-	-	-	-	-	-	-
353	Non current liabilities	-	-	-	-	-	-	-	-	-	18,344
354	Accrued compensated absences - non-current	-	-	-	-	-	-	42,140	52,786	44,421	71,286
355	Loan liability - non current	-	-	-	-	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	-	-	-	-	1,035,272	1,226,140	1,127,047	1,116,787
350	Total non-current liabilities	-	-	-	-	-	-	1,077,412	1,278,926	1,171,468	1,206,417
300	Total liabilities	-	-	-	-	-	-	1,315,647	1,590,524	1,348,076	1,339,670
400	Deferred Inflow of Resources	-	-	-	-	-	-	203,727	241,288	221,789	219,770
EQUITY											
508.1	Invested in capital assets	-	-	-	-	-	-	29,815,661	6,583,456	6,408,873	7,339,707
509.2	Fund balance reserved	-	-	-	-	-	-	-	-	-	-
511.2	Unreserved, designated fund balance	-	-	-	-	-	-	-	-	-	-
511.1	Restricted net assets	-	-	-	-	-	-	-	38	-	665
512.1	Unrestricted net assets	-	-	-	-	-	-	(992,633)	(120,665)	(395,791)	(1,110,100)
512.2	Unreserved undesignated fund balance	-	-	-	-	-	-	-	-	-	-
513	Total equity/net assets	-	-	-	-	-	-	28,823,028	6,462,829	6,013,082	6,230,272
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,342,402	\$ 8,294,641	\$ 7,582,947	\$ 7,789,712

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2405	AMP 2406	AMP 2407	AMP 2408	AMP 2409	AMP 2410	AMP 3003	AMP3005	AMP 3007
CURRENT LIABILITIES										
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < 90 days	-	148,885	72,210	28,451	43,294	19,891	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	20,789	20,665	19,405	25,308	339	-	-	-
322	Accrued compensated absences - current portion	-	21,708	27,541	26,784	14,941	3,298	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	8,275	38,859	13,625	46,822	9,973	-	-	-
341	Tenant security deposits	-	79,170	89,931	73,630	107,485	2,555	4,353	-	-
342	Deferred revenues	-	4,062	3,767	2,042	11,028	738	-	-	-
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	-	-	-	-
344	Current portion of LT debt - operating	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	234	9,979	120	-	2,415	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	615,600	-	-
347	Inter program - due to	-	5,218	-	-	4,500	43,177	158,440	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-
310	Total current liabilities	-	<u>288,107</u>	<u>253,207</u>	<u>173,916</u>	<u>253,498</u>	<u>79,971</u>	<u>780,808</u>	-	-
NON-CURRENT LIABILITIES										
351	Long term debt, net of current - capital	-	-	-	-	-	-	-	-	-
352	Long term debt, net of current - operating	-	-	-	-	-	-	-	-	-
353	Non current liabilities	120	15,406	18,134	73,316	33,890	24,014	-	-	-
354	Accrued compensated absences - non-current	-	86,831	110,166	107,136	59,495	13,193	-	-	-
355	Loan liability - non current	-	-	-	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	<u>1,354,582</u>	<u>1,553,215</u>	<u>1,357,285</u>	<u>1,479,529</u>	-	-	-	-
350	Total non-current liabilities	<u>120</u>	<u>1,456,819</u>	<u>1,681,515</u>	<u>1,537,737</u>	<u>1,572,914</u>	<u>37,207</u>	-	-	-
300	Total liabilities	<u>120</u>	<u>1,744,926</u>	<u>1,934,722</u>	<u>1,711,653</u>	<u>1,826,412</u>	<u>117,178</u>	<u>780,808</u>	-	-
400	Deferred Inflow of Resources	-	<u>266,565</u>	<u>305,653</u>	<u>267,096</u>	<u>291,152</u>	-	-	-	-
EQUITY										
508.1	Invested in capital assets	2,121,005	10,667,673	9,117,137	2,481,402	26,748,064	737,458	-	-	-
509.2	Fund balance reserved	-	-	-	-	-	-	-	-	-
511.2	Unreserved, designated fund balance	-	-	-	-	-	-	-	-	-
511.1	Restricted net assets	-	(1)	193	9,957	821,919	-	2,415	-	-
512.1	Unrestricted net assets	30,341	(1,402,109)	(978,849)	(927,150)	(1,145,372)	1,114,040	8,355,768	-	-
512.2	Unreserved undesignated fund balance	-	-	-	-	-	-	-	-	-
513	Total equity/net assets	<u>2,151,346</u>	<u>9,265,563</u>	<u>8,138,481</u>	<u>1,564,209</u>	<u>26,424,611</u>	<u>1,851,498</u>	<u>8,358,183</u>	-	-
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	<u>\$ 2,151,466</u>	<u>\$ 11,277,054</u>	<u>\$ 10,378,856</u>	<u>\$ 3,542,958</u>	<u>\$ 28,542,175</u>	<u>\$ 1,968,676</u>	<u>\$ 9,138,991</u>	<u>\$ -</u>	<u>\$ -</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 3008	AMP 3009	AMP 3010	AMP 3016	AMP 3020	AMP 3021	AMP 7001	Fund 200 'Other Projects'	Project Totals
CURRENT LIABILITIES										
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < 90 days	-	-	-	3,715	-	-	-	45,576	573,436
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	157,110
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-	159,981
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-	398,535
341	Tenant security deposits	-	-	-	16,950	-	-	-	-	641,706
342	Deferred revenues	-	-	-	3,008	-	-	-	-	34,163
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	-	-	50,334	50,334
344	Current portion of LT debt - operating	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	984	14,486
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	615,600
347	Inter program - due to	-	-	-	44,969	-	-	-	-	450,601
348	Loan liability - current	-	-	-	-	-	-	-	-	-
310	Total current liabilities	-	-	-	68,642	-	-	-	96,894	3,095,952
NON-CURRENT LIABILITIES										
351	Long term debt, net of current - capital	-	-	-	-	-	-	-	100,600	100,600
352	Long term debt, net of current - operating	-	-	-	-	-	-	-	-	-
353	Non current liabilities	-	-	-	11,966	-	-	-	-	213,390
354	Accrued compensated absences - non-current	-	-	-	-	-	-	-	-	639,658
355	Loan liability - non current	-	-	-	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-	-	10,324,403
350	Total non-current liabilities	-	-	-	11,966	-	-	-	100,600	11,278,051
300	Total liabilities	-	-	-	80,608	-	-	-	197,494	14,374,003
400	Deferred Inflow of Resources	-	-	-	-	-	-	-	-	2,031,709
EQUITY										
508.1	Invested in capital assets	-	-	-	-	-	-	-	2,927,131	114,563,236
509.2	Fund balance reserved	-	-	-	-	-	-	-	-	-
511.2	Unreserved, designated fund balance	-	-	-	-	-	-	-	-	-
511	Restricted net assets	-	-	-	-	-	-	-	4,306,060	5,141,246
512.1	Unrestricted net assets	-	-	-	220,776	-	-	-	3,081,518	5,497,925
512.2	Unreserved undesignated fund balance	-	-	-	-	-	-	-	-	-
513	Total equity/net assets	-	-	-	220,776	-	-	-	10,314,709	125,202,407
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 301,384</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,512,203</u>	<u>\$ 141,608,119</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2306	AMP 2307	AMP 2308	AMP 2309	AMP 2310
REVENUE											
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,907
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	2,433
70500	Total tenant revenue	-	-	-	-	-	-	-	-	-	86,340
70600	HUD PHA operating grants	-	-	-	-	-	-	-	-	-	244,458
70610	Capital grants	-	-	-	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-	-
70700	Total fee revenue	-	-	-	-	-	-	-	-	-	244,458
70800	Other government grants	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	1,168
71500	Other revenue	-	-	-	-	8,685	-	-	-	-	5,433
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-
70000	Total revenue	-	-	-	-	8,685	-	-	-	-	337,399
EXPENSES											
Administrative:											
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	9,771
91200	Auditing fees	-	-	-	-	-	-	-	-	-	1,229
91300	Management fee	-	-	-	-	-	-	-	-	-	33,181
91310	Bookkeeping fee	-	-	-	-	-	-	-	-	-	4,013
91400	Advertising and marketing	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	5,019
91600	Office expenses	-	-	-	-	-	-	-	-	-	7,745
91700	Legal expense	-	-	-	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-
91810	Allocated overhead	-	-	-	-	-	-	-	-	-	-
91900	Other fees	-	-	-	-	-	-	-	-	-	46,249
91000	Total administrative	-	-	-	-	-	-	-	-	-	107,207
92000	Asset management fee	-	-	-	-	-	-	-	-	-	5,520
Tenant services:											
92100	Salaries	-	-	-	-	-	-	-	-	-	-
92200	Relocation costs	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions	-	-	-	-	-	-	-	-	-	244
92400	Other	-	-	-	-	-	-	-	-	-	2,358
92500	Total tenant services	-	-	-	-	-	-	-	-	-	2,602
Utilities:											
93100	Water	-	-	-	-	86,849	-	-	-	-	27,479
93200	Electricity	-	-	-	-	-	-	-	-	-	465
93300	Gas	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	11,085
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-
93000	Total utilities	-	-	-	-	86,849	-	-	-	-	39,029
Ordinary maintenance & operations:											
94100	Labor	-	-	-	-	967	-	-	-	-	28,766
94200	Materials and other	-	-	-	-	-	-	-	-	-	27,685
94300	Contracts	-	-	-	-	3,412	-	-	-	-	52,155
94500	Employee benefits contribution	-	-	-	-	376	-	-	-	-	14,738
94000	Total ordinary maintenance & operations	-	-	-	-	4,755	-	-	-	-	123,344

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 2401	AMP 2402	AMP 2403	AMP 2404
REVENUE											
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 641,777	\$ 1,210,500	\$ 754,601	\$ 553,835
70400	Tenant revenue - other	-	-	-	-	-	-	22,098	28,259	16,645	33,007
70500	Total tenant revenue	-	-	-	-	-	-	663,875	1,238,759	771,246	586,842
70600	HUD PHA operating grants	-	-	-	-	-	-	1,817,611	1,888,293	1,184,294	1,214,380
70610	Capital grants	-	-	-	-	-	-	27,211	-	-	197,626
70710	Management fee	-	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-	-
70700	Total fee revenue	-	-	-	-	-	-	1,844,822	1,888,293	1,184,294	1,412,006
70800	Other government grants	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-	-	6,469	29,844	59,252
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-
70000	Total revenue	-	-	-	-	-	-	2,508,697	3,133,521	1,985,384	2,058,100
EXPENSES											
Administrative:											
91100	Administrative salaries	-	-	-	-	-	-	271,578	183,752	172,218	148,522
91200	Auditing fees	-	-	-	-	-	-	6,487	9,858	6,315	5,907
91300	Management fee	-	-	-	-	-	-	560,791	331,435	203,053	194,371
91310	Bookkeeping fee	-	-	-	-	-	-	25,515	40,080	24,555	23,505
91400	Advertising and marketing	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	147,586	110,849	101,939	90,863
91600	Office expenses	-	-	-	-	-	-	12,249	14,875	12,769	14,549
91700	Legal expense	-	-	-	-	-	-	17,429	3,176	-	-
91800	Travel	-	-	-	-	-	-	5,341	3,197	150	67
91810	Allocated overhead	-	-	-	-	-	-	-	-	-	-
91900	Other fees	-	-	-	-	-	-	240,874	301,788	229,724	207,474
91000	Total administrative	-	-	-	-	-	-	1,287,850	999,010	750,723	685,258
92000	Asset management fee	-	-	-	-	-	-	36,240	55,080	35,280	33,000
Tenant services:											
92100	Salaries	-	-	-	-	-	-	32,233	80,300	40,419	29,567
92200	Relocation costs	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions	-	-	-	-	-	-	21,926	50,686	26,903	20,430
92400	Other	-	-	-	-	-	-	7,003	9,986	2,542	3,650
92500	Total tenant services	-	-	-	-	-	-	61,162	140,972	69,864	53,647
Utilities:											
93100	Water	-	-	-	-	-	-	123,241	99,348	55,125	120,156
93200	Electricity	-	-	-	-	-	-	113,262	247,990	225,293	43,436
93300	Gas	-	-	-	-	-	-	22,799	49,835	46,840	2,696
93400	Fuel	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	60,350	96,936	71,379	66,760
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-
93000	Total utilities	-	-	-	-	-	-	319,652	494,109	398,637	233,048
Ordinary maintenance & operations:											
94100	Labor	-	-	-	-	-	-	256,565	278,999	292,332	320,751
94200	Materials and other	-	-	-	-	-	-	49,307	55,954	59,259	104,540
94300	Contracts	-	-	-	-	-	-	271,856	432,071	245,343	166,870
94500	Employee benefits contribution	-	-	-	-	-	-	147,064	163,088	169,566	184,548
94000	Total ordinary maintenance & operations	-	-	-	-	-	-	724,792	930,112	766,500	776,709

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2405	AMP 2406	AMP 2407	AMP 2408	AMP 2409	AMP 2410	AMP 3003	AMP3005	AMP 3007
REVENUE										
70300	Net tenant rental revenue	\$ -	\$ 376,882	\$ 512,826	\$ 226,745	\$ 591,270	\$ 84,861	\$ -	\$ -	\$ -
70400	Tenant revenue - other	-	71,649	55,038	45,354	41,366	14,071	-	-	-
70500	Total tenant revenue	-	448,531	567,864	272,099	632,636	98,932	-	-	-
70600	HUD PHA operating grants	306,521	1,916,685	2,447,164	1,996,621	1,429,484	1,501,529	165,279	-	-
70610	Capital grants	-	555,482	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-
70700	Total fee revenue	306,521	2,472,167	2,447,164	1,996,621	1,429,484	1,501,529	165,279	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	3,409	-	-	-	-
71500	Other revenue	4,770	66,553	36,796	99,445	23,956	4,115	40,083	-	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	(38,900)	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-
70000	Total revenue	311,291	2,987,251	3,051,824	2,368,165	2,089,485	1,604,576	166,462	-	-
EXPENSES										
Administrative:										
91100	Administrative salaries	336	205,432	195,276	153,521	182,422	32,145	8,609	-	-
91200	Auditing fees	-	6,359	8,249	6,853	7,207	2,407	-	-	-
91300	Management fee	-	203,674	267,120	218,931	211,985	68,161	41,864	-	-
91310	Bookkeeping fee	-	24,630	32,303	26,475	25,635	6,780	-	-	-
91400	Advertising and marketing	-	-	-	14	-	546	-	-	-
91500	Employee benefit contributions - administrative	78	118,889	114,971	95,082	111,055	15,660	4,263	-	-
91600	Office expenses	3	11,415	14,303	14,089	45,544	3,834	-	-	-
91700	Legal expense	-	306	-	3,692	-	72	-	-	-
91800	Travel	-	225	179	383	265	-	-	-	-
91810	Allocated overhead	-	-	-	-	-	-	-	-	-
91900	Other fees	-	223,470	288,667	300,224	217,395	55,486	209	-	-
91000	Total administrative	417	794,400	921,068	819,264	801,508	185,091	54,945	-	-
92000	Asset management fee	-	35,520	46,080	37,680	35,040	10,840	-	-	-
Tenant services:										
92100	Salaries	-	133	-	-	31	-	-	-	-
92200	Relocation costs	-	-	-	-	-	54,691	-	-	-
92300	Employee benefit contributions	-	4,741	5,319	4,707	5,157	-	-	-	-
92400	Other	25	1,047	2,403	882	11,870	2,291	969	-	-
92500	Total tenant services	25	5,921	7,722	5,589	17,058	56,982	969	-	-
Utilities:										
93100	Water	-	93,154	188,115	144,459	115,479	24,309	24,127	-	-
93200	Electricity	-	38,273	54,687	47,347	8,823	14,376	7,064	-	-
93300	Gas	-	4,297	9,276	2,455	2,266	696	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-
93600	Sewer	-	51,785	67,881	64,366	95,331	16,696	11,020	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-
93000	Total utilities	-	187,509	319,959	258,627	221,899	56,077	42,211	-	-
Ordinary maintenance & operations:										
94100	Labor	-	413,160	515,961	456,504	482,593	69,730	-	-	-
94200	Materials and other	-	87,332	183,625	75,274	174,468	29,241	-	-	-
94300	Contracts	-	281,769	365,931	207,120	311,348	36,824	3,380	-	-
94500	Employee benefits contribution	-	235,208	291,855	260,068	275,641	34,630	-	-	-
94000	Total ordinary maintenance & operations	-	1,017,469	1,357,372	998,966	1,244,050	170,425	3,380	-	-

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 3008	AMP 3009	AMP 3010	AMP 3016	AMP 3020	AMP 3021	AMP 7001	Fund 200 'Other Projects'	Project Totals
REVENUE										
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ 105,079	\$ -	\$ -	\$ -	\$ -	\$ 5,142,283.00
70400	Tenant revenue - other	-	-	-	4,814	-	-	-	-	334,734
70500	Total tenant revenue	-	-	-	109,893	-	-	-	-	5,477,017
70600	HUD PHA operating grants	-	-	-	190,694	-	-	-	-	16,303,013
70610	Capital grants	-	-	-	-	-	-	-	-	780,319
70710	Management fee	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-
70700	Total fee revenue	-	-	-	190,694	-	-	-	-	17,083,332
70800	Other government grants	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	16,167	16,167
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	4,577
71500	Other revenue	-	-	-	5	-	-	-	13,529	398,935
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	(38,900)
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-
70000	Total revenue	-	-	-	300,592	-	-	-	29,696	22,941,128
EXPENSES										
Administrative:										
91100	Administrative salaries	-	-	-	-	-	-	-	-	1,563,582
91200	Auditing fees	-	-	-	-	-	-	-	-	60,871
91300	Management fee	-	-	-	34,979	-	-	-	-	2,369,545
91310	Bookkeeping fee	-	-	-	4,230	-	-	-	-	237,721
91400	Advertising and marketing	-	-	-	-	-	-	-	-	560
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	916,254
91600	Office expenses	-	-	-	616	-	-	-	-	151,991
91700	Legal expense	-	-	-	-	-	-	-	-	24,675
91800	Travel	-	-	-	-	-	-	-	-	9,807
91810	Allocated overhead	-	-	-	-	-	-	-	-	-
91900	Other fees	-	-	-	858	-	-	-	8,830	2,121,248
91000	Total administrative	-	-	-	40,683	-	-	-	8,830	7,456,254
92000	Asset management fee	-	-	-	5,760	-	-	-	-	336,040
Tenant services:										
92100	Salaries	-	-	-	-	-	-	-	-	182,683
92200	Relocation costs	-	-	-	-	-	-	-	-	54,691
92300	Employee benefit contributions	-	-	-	-	-	-	-	-	140,113
92400	Other	-	-	-	1,451	-	-	-	-	46,477
92500	Total tenant services	-	-	-	1,451	-	-	-	-	423,964
Utilities:										
93100	Water	-	-	-	122	-	-	-	-	1,101,963
93200	Electricity	-	-	-	-	-	-	-	-	801,016
93300	Gas	-	-	-	-	-	-	-	-	141,160
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	114	-	-	-	-	613,703
93800	Other utilities expense	-	-	-	-	-	-	-	-	-
93000	Total utilities	-	-	-	236	-	-	-	-	2,657,842
Ordinary maintenance & operations:										
94100	Labor	-	-	-	-	-	-	-	-	3,116,328
94200	Materials and other	-	-	-	9,551	-	-	-	-	856,236
94300	Contracts	-	-	-	10,211	-	-	-	-	2,388,290
94500	Employee benefits contribution	-	-	-	-	-	-	-	-	1,776,782
94000	Total ordinary maintenance & operations	-	-	-	19,762	-	-	-	-	8,137,636

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2306	AMP 2307	AMP 2308	AMP 2309	AMP 2310
	Protective services:										
95100	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95200	Other contract costs	-	-	-	-	-	-	-	-	-	-
95300	Other	-	-	-	-	-	-	-	-	-	213
95500	Employee benefit contributions	-	-	-	-	-	-	-	-	-	-
95000	Total protective services	-	-	-	-	-	-	-	-	-	213
96110	Property insurance	-	-	-	-	-	-	-	-	-	7,090
96120	Liability insurance	-	-	-	-	-	-	-	-	-	1,978
96130	Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140	All other insurance	-	-	-	-	-	-	-	-	-	8,180
96100	Total insurance premiums	-	-	-	-	-	-	-	-	-	17,248
	General expenses:										
96200	Other general expenses	-	-	-	-	-	-	-	-	-	-
96210	Compensated absences	-	-	-	-	-	-	-	-	-	13,249
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	5,816
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	10,814
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-
96000	Total general expenses	-	-	-	-	-	-	-	-	-	29,879
96710	Interest of mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96900	Total operating expenses	-	-	-	-	91,604	-	-	-	-	325,042
97000	Excess of operating revenue over operating expenses	-	-	-	-	(82,919)	-	-	-	-	12,357
97100	Extraordinary maintenance	-	-	-	-	12,531	-	-	-	-	12,078
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-
97350	HAP portability-in	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	22,024	-	-	-	-	429,906
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-
97600	Capital outlays - governmental funds	-	-	-	-	-	-	-	-	-	-
97700	Debt principal payment - governmental funds	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
90000	Total expenses	-	-	-	-	126,159	-	-	-	-	767,026
	Other financing sources (uses):										
10091	Inter project excess cash transfer in	-	-	-	-	-	-	-	-	-	-
10092	Inter project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093	Transfers between program and project - in	-	-	-	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ (117,474)	\$ -	\$ -	\$ -	\$ -	\$ (429,627)
	Memo Account Information										
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	1,398,901	12,861,332	5,205,239	1,262,299	553,106	4,811,364	3,163,907	7,076,501	1,436,984	9,459,540
11040	Prior period adjustments, equity transfers and correction of errors	(1,398,901)	(12,861,332)	(5,205,239)	(1,262,299)	-	(4,811,364)	(3,163,907)	(7,076,501)	(1,436,984)	(81,725)
11190	Unit months available	-	-	-	-	-	-	-	-	-	552
11210	Number of unit months leased	-	-	-	-	-	-	-	-	-	535
11270	Excess cash	-	-	-	-	(189,093)	-	-	-	-	58,434
11620	Building purchases	-	-	-	-	-	-	-	-	-	-

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 2401	AMP 2402	AMP 2403	AMP 2404
	Protective services:										
95100	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95200	Other contract costs	-	-	-	-	-	-	-	-	-	-
95300	Other	-	-	-	-	-	-	103,784	47,304	61,415	35,750
95500	Employee benefit contributions	-	-	-	-	-	-	-	-	-	-
95000	Total protective services	-	-	-	-	-	-	103,784	47,304	61,415	35,750
96110	Property insurance	-	-	-	-	-	-	36,383	20,738	23,970	24,921
96120	Liability insurance	-	-	-	-	-	-	11,709	16,708	10,740	10,647
96130	Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140	All other insurance	-	-	-	-	-	-	7,396	6,479	9,824	17,200
96100	Total insurance premiums	-	-	-	-	-	-	55,488	43,925	44,534	52,768
	General expenses:										
96200	Other general expenses	-	-	-	-	-	-	767	1,090	-	-
96210	Compensated absences	-	-	-	-	-	-	878	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	30,326	71,053	23,838	-
96400	Bad debt - tenant rents	-	-	-	-	-	-	18,733	13,568	9,871	25,951
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-
96000	Total general expenses	-	-	-	-	-	-	50,704	85,711	33,709	25,951
96710	Interest of mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96900	Total operating expenses	-	-	-	-	-	-	2,639,672	2,796,223	2,160,662	1,896,131
97000	Excess of operating revenue over operating expenses	-	-	-	-	-	-	(130,975)	337,298	(175,278)	161,969
97100	Extraordinary maintenance	-	-	-	-	-	-	22,917	32,764	14,121	89,009
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-
79350	HAP portability-in	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	-	-	2,153,763	578,724	562,410	704,632
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-
97600	Capital outlays - governmental funds	-	-	-	-	-	-	-	-	-	-
97700	Debt principal payment - governmental funds	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
90000	Total expenses	-	-	-	-	-	-	4,816,352	3,407,711	2,737,193	2,689,772
	Other financing sources (uses):										
10091	Inter project excess cash transfer in	-	-	-	-	-	-	96,960	-	-	169,812
10092	Inter project excess cash transfer out	-	-	-	-	-	-	-	(287,878)	-	-
10093	Transfers between program and project - in	-	-	-	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,210,695)	\$ (562,068)	\$ (751,809)	\$ (461,860)
	Memo Account Information										
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	19,419,978	1,764,551	2,080,304	897,341	2,288,014	7,375,066	-	-	-	-
11040	Prior period adjustments, equity transfers and correction of errors	(19,419,978)	(1,764,551)	(2,080,304)	(897,341)	(2,288,014)	(7,375,066)	31,033,723	7,024,897	6,764,891	6,692,132
11190	Unit months available	-	-	-	-	-	-	3,624	5,508	3,528	3,300
11210	Number of unit months leased	-	-	-	-	-	-	3,398	5,344	3,274	3,134
11270	Excess cash	-	-	-	-	-	-	36,241	996,730	740,294	33,000
11620	Building purchases	-	-	-	-	-	-	27,211	-	-	197,626

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 2405	AMP 2406	AMP 2407	AMP 2408	AMP 2409	AMP 2410	AMP 3002	AMP 3003	AMP3005	AMP 3007
Protective services:											
95100	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95200	Other contract costs	-	-	-	-	-	-	-	-	-	-
95300	Other	-	50,780	121,617	85,526	576	29,824	-	-	-	-
95500	Employee benefit contributions	-	-	-	-	-	-	-	-	-	-
95000	Total protective services	-	50,780	121,617	85,526	576	29,824	-	-	-	-
96110	Property insurance	-	32,784	35,568	48,248	55,684	12,872	-	-	-	-
96120	Liability insurance	2,591	12,770	16,569	13,553	14,621	4,838	-	15,781	-	-
96130	Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140	All other insurance	-	10,599	20,259	12,510	25,204	5,626	-	38	-	-
96100	Total insurance premiums	2,591	56,153	72,396	74,311	95,509	23,336	-	15,819	-	-
General expenses:											
96200	Other general expenses	275,881	-	-	-	-	-	-	615,530	-	-
96210	Compensated absences	-	-	-	-	-	4,706	-	-	-	-
96300	Payments in lieu of taxes	-	5,329	15,883	4,693	20,738	2,580	-	-	-	-
96400	Bad debt - tenant rents	300	60,306	41,802	26,289	35,410	26,884	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-
96000	Total general expenses	276,181	65,635	57,685	30,982	56,148	34,170	-	615,530	-	-
96710	Interest of mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96900	Total operating expenses	279,214	2,213,387	2,903,899	2,310,945	2,471,788	566,745	-	732,854	-	-
97000	Excess of operating revenue over operating expenses	32,077	773,864	147,925	57,220	(382,303)	1,037,831	-	(566,392)	-	-
97100	Extraordinary maintenance	-	369,176	156,442	18,588	40,756	12,123	-	750	-	-
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-
79350	HAP portability-in	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	171,559	879,779	1,162,387	187,935	1,531,085	71,551	-	-	-	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-
97600	Capital outlays - governmental funds	-	-	-	-	-	-	-	-	-	-
97700	Debt principal payment - governmental funds	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
90000	Total expenses	450,773	3,462,342	4,222,728	2,517,468	4,043,629	650,419	-	733,604	-	-
Other financing sources (uses):											
10091	Inter project excess cash transfer in	2,814	18,292	-	-	-	-	-	-	-	-
10092	Inter project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093	Transfers between program and project - in	-	-	-	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ (136,668)	\$ (456,799)	\$ (1,170,904)	\$ (149,303)	\$ (1,954,144)	\$ 954,157	\$ -	\$ (567,142)	\$ -	\$ -
Memo Account Information											
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	-	-	-	-	-	-	819,476	8,925,325	5,418,317	2,192,049
11040	Prior period adjustments, equity transfers and correction of errors	2,288,014	9,722,362	9,309,385	1,713,512	28,378,755	897,341	(819,476)	-	(5,418,317)	(2,192,049)
11190	Unit months available	720	3,552	4,608	3,768	4,080	558	-	-	-	-
11210	Number of unit months leased	709	3,284	4,307	3,530	3,982	558	-	-	-	-
11270	Excess cash	7,194	49,943	577,236	523,994	363,504	202,191	-	(798,884)	-	-
11620	Building purchases	-	555,482	-	-	-	-	-	-	-	-

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
YEAR ENDED SEPTEMBER 30, 2015**

Line Item #	Accounts Description	AMP 3008	AMP 3009	AMP 3010	AMP 3016	AMP 3020	AMP 3021	AMP 7001	Fund 200 'Other Projects'	Project Totals
Protective services:										
95100	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95200	Other contract costs	-	-	-	-	-	-	-	-	-
95300	Other	-	-	-	-	-	-	-	-	536,789
95500	Employee benefit contributions	-	-	-	-	-	-	-	-	-
95000	Total protective services	-	-	-	-	-	-	-	-	536,789
96110	Property insurance	-	-	-	-	-	-	-	-	298,258
96120	Liability insurance	-	-	-	-	-	-	-	-	132,505
96130	Workmen's compensation	-	-	-	-	-	-	-	-	-
96140	All other insurance	-	-	-	-	-	-	-	-	123,315
96100	Total insurance premiums	-	-	-	-	-	-	-	-	554,078
General expenses:										
96200	Other general expenses	-	-	-	-	-	-	-	1,367	894,635
96210	Compensated absences	-	-	-	-	-	-	-	-	18,833
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	180,256
96400	Bad debt - tenant rents	-	-	-	2,997	-	-	-	-	272,925
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	13,514	13,514
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total general expenses	-	-	-	2,997	-	-	-	14,881	1,380,163
96710	Interest of mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-	-	-	1,631	1,631
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-	-	-	1,631	1,631
96900	Total operating expenses	-	-	-	70,889	-	-	-	25,342	21,484,397
97000	Excess of operating revenue over operating expenses	-	-	-	229,703	-	-	-	4,354	1,456,731
97100	Extraordinary maintenance	-	-	-	8,927	-	-	-	4,000	794,182
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-
79350	HAP portability-in	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	-	-	-	194,186	8,649,941
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97600	Capital outlays - governmental funds	-	-	-	-	-	-	-	-	-
97700	Debt principal payment - governmental funds	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	Total expenses	-	-	-	79,816	-	-	-	223,528	30,928,520
Other financing sources (uses):										
10091	Inter project excess cash transfer in	-	-	-	-	-	-	-	-	287,878
10092	Inter project excess cash transfer out	-	-	-	-	-	-	-	-	(287,878)
10093	Transfers between program and project - in	-	-	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ -	\$ -	\$ -	\$ 220,776	\$ -	\$ -	\$ -	\$ (193,832)	\$ (7,987,392)
Memo Account Information										
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,911	\$ 48,911
11030	Beginning equity	3,244,018	1,678,701	1,743,663	10,580,819	4,620,802	11,932,317	1,790,234	10,508,541	144,508,689
11040	Prior period adjustments, equity transfers and correction of errors	(3,244,018)	(1,678,701)	(1,743,663)	(10,580,819)	(4,620,802)	(11,932,317)	(1,790,234)	-	(11,318,890)
11190	Unit months available	-	-	-	-	-	-	-	-	33,798
11210	Number of unit months leased	-	-	-	-	-	-	-	-	32,055
11270	Excess cash	-	-	-	272,824	-	-	-	2,520,998	5,394,606
11620	Building purchases	-	-	-	-	-	-	-	-	780,319

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
 STATEMENT AND CERTIFICATION OF PROGRAM COSTS –
 CAPITAL FUND PROGRAM
 YEAR ENDED SEPTEMBER 30, 2015**

2012 Capital Fund Program Grant (CFP)	<u>NV39P018501-12</u>
Funds approved	\$ 3,745,945
Funds expended	<u>3,745,945</u>
Excess of funds approved	<u><u>\$ -</u></u>
Funds advanced	\$ 3,745,945
Funds expended	<u>3,745,945</u>
Excess of funds advanced	<u><u>\$ -</u></u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificates submitted to HUD for approval is in agreement with the Authority's records.
2. All modernization costs have been paid and all related liabilities have been discharged through payment.

SINGLE AUDIT REPORT



INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

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 (the Authority), which comprise the statement of net position as of September 30, 2015, and the related statements of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the 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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 a 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 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 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 result of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CliftonLarsonAllen LLP

Baltimore, Maryland
June 27, 2016



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS
THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH OMB CIRCULAR A-133**

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority's (the Authority) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2015. The Authority's major federal programs are identified in the summary of auditors' 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 its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the 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 OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 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 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 of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2015.

Report on Internal Control Over Compliance

Management of the 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 the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each 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 OMB Circular A-133, 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 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 preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. 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 result of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.



CliftonLarsonAllen LLP

Baltimore, Maryland
June 27, 2016

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED SEPTEMBER 30, 2015**

Program Title	Federal Catalog Number	Pass-through Agency	Pass Through Number	Total Federal Expenditures
U.S. Department of Housing and Urban Development (HUD)				
Public and Indian Housing Program	14.850	-	-	\$ 14,340,759
Capital Fund Program	14.872	-	-	2,742,573
Housing Choice Voucher Program	14.871	-	-	109,152,214
Supportive Housing for Persons with Disabilities	14.181	-	-	669,566
PIH Family Self-Sufficiency Program	14.896	-	-	643,689
Housing Counseling Assistance Program	14.169	-	-	18,184
Resident Opportunity Support Services	14.870	-	-	53,620
Home Investment Partnership Program	14.239	City of Las Vegas	-	740,141
Community Development Block Grant (Rulon Earl)	14.218	City of Las Vegas	-	5,832
U.S. Department of Labor				
Workforce Investment Act Dislocated Worker Formula Grant	17.278	Workforce Connections	-	352,788
Workforce Investment Act Youth Activities	17.259	Workforce Connections	-	385,551
Workforce Investment Act Adult Program	17.258	Workforce Connections	-	426,028
Workforce Investment Act (WIA) National Emergency Grant	17.277	Workforce Connections	-	<u>42</u>
Total Expenditures of Federal Awards				<u><u>\$ 129,530,987</u></u>

See accompanying notes.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2015**

NOTE 1 BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards is presented on the accrual basis of accounting and includes all expenditures of federal awards administered by the Southern Nevada Regional Housing Authority (the Authority). Several programs are funded jointly by the State in accordance with requirements of the various federal grants. Costs incurred for such programs are applied to Federal grant funds in accordance with the terms of the related Federal grants with the remainder applied to funds provided by the State.

All costs charged to Federal Awards are determined based on the applicable Federal grants and OMB Circular A-87, *Costs Principles Applicable to Grants and Contracts with State and Local Governments*.

NOTE 2 FEDERAL COGNIZANT AGENCY

The Federal cognizant agency for the Authority is the U.S. Department of Housing and Urban Development.

NOTE 3 FINDINGS AND QUESTIONED COSTS

Any findings and questioned costs identified in connection with the 2015 Single Audit would be disclosed in Schedule I.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2015**

I. Summary of Independent Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ Yes X None reported
- Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? _____ Yes X No
- Significant deficiencies identified that are not considered to be material weaknesses? _____ Yes X None reported

Type of auditors' report issued on compliance for major programs:
Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? _____ Yes X No

Identification of Major Programs

<u>Name of Federal Program</u>	<u>CFDA Number</u>
Housing Choice Voucher Program	14.871
Public and Indian Housing Program	14.850

Dollar threshold used to distinguish between type A and type B programs: \$ 3,000,000

Auditee qualified as low-risk auditee? X Yes No

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2015**

II. Financial Statement Findings

None noted.

III. Federal Award Findings and Questioned Costs

None noted.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2015**

Finding 2014-001, 2013-001	Public and Indian Housing Program 14.850 (2013-001)
Federal Agency	U.S. Department of Housing and Urban Development
Compliance Requirement:	Special Test, Tenant Participation
Type of Finding:	Noncompliance, Significant Deficiency

Condition/Context

Testing of Public Housing Tenant Participation expenditures identified multiple exceptions. Our sample reviewed 4 quarters of expenditures covering 4 tenant councils, the detail of which accounted for 45 individual transactions. The following was noted:

- Resident Council budgets were not prepared during the fiscal year as mandated by the compliance requirement.
- There were 5 transactions that were for expenses not considered allowable.
- There were 4 transactions that did not contain adequate support for the expense.

Recommendation

We recommend that management review its policies and procedures over the tenant participation program to ensure adequate controls exist over the disbursement of funds and that expenditures are allowable and in accordance with approved resident council budgets.

Status

This finding was resolved during the 2015 audit.

B5

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 will be 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 is due to HUD early 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 in 2014 Landsman Gardens a 100-unit family public housing development in the Valley View neighborhood of Henderson, Nevada 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.

The SNRHA submitted on 12/2013 a RAD application for Vera Johnson Manor B (AMP 314) anticipating a Conditional Housing Assistance Payment (CHAP) agreement issuance by January 2014. As of March 2015 the CHAP agreement has not been issued for the Project; even though Congress lifted the unit cap of 60,000 to 185,000 units under the RAD Program. The SNRHA submitted in FY 2014 a HOME application and a 9% Tax Credit Application for the Rehabilitation of all 112 units at this site. On April 2014 the City of Las Vegas awarded \$1 million in HOME Funds to Vera Johnson Manor B and in July 2014 the Nevada Housing Division issued a 2014 Reservation Letter for \$1 million annually in 9% Low Income Housing Tax Credits (LIHTC) for Vera Johnson Manor B. 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. The CHAP was received April 3, 2015, SNRHA will work with HUD to forward needed items to meet any required RAD milestones. However, SNRHA currently does not anticipate converting Vera Johnson Manor B to RAD until construction completion to simplify the conversion. The SNRHA is partnering with Nevada HAND for this project.

The SNRHA in March 2015 submitted a RAD application for Biegger Estates (AMP 406)-and received a Conditional Housing Assistance Payment (CHAP) agreement in July 2015. The SNRHA submitted in May 2015 a 9% Tax Credit Application for the Rehabilitation of all 119 units at this site and received an allocation in July 2015. All the financing has been secured and the project is on track for closing in May 2016. Construction is scheduled in phases with an estimated completion within 13 months from the notice to proceed date or June 2017. The SNRHA will self-develop this project.

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. The SNRHA is also planning to submit in FY 2016 a Bond/4% Tax Credit Application for the Re-development of all 120 units (on-site or off-site). The project has received HOME Funds allocation in the amount of \$1MIL from Clark County and \$500K from City of North Las Vegas. Financing closing is anticipated for December 2016 with a construction completion of February 2018. The SNRHA may self-develop or partner with a developer for this project.

In 2015 the 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)Espinoza Terrace (404), 5)Hullum Homes (AMP407), 6)Jones Gardens (AMP407), 7)Sartini Plaza (AMP402) & 8)Sartini Annex (AMP402), 9)Archie Grant (South Parcel) (AMP401) and 10)Ernie Cragin Terrace (AMP406) totaling 844 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.
- The RAD portfolio is pending HUD review and issuance of Commitment to enter into a Housing Assistance Payment contract (CHAP) for the First Group 1.

Additionally, the SNRHA is planning to submit Mixed Finance application for Vera Johnson Manor A (AMP 406). The SNRHA is also planning to submit in FY 2016 a 9% Tax Credit Application for the Re-development of all 76 units. Financing closing is anticipated December 2016 with a construction completion of January 2018. The SNRHA will self-develop this project.

Enhance the SNRHA's Scattered Site Homeownership Program as lender options are available.

The SNRHA jointly with the City of Las Vegas are 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 year 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]. Also, the Las Vegas-Clark County Library District has secured the funds to build a new library approximately 122,000 sq. ft. in the same area [28th Street & Sunrise] however; the 6 acres of land donated by the city is now under consideration since 8 acres of land will be more suitable for this facility. The Library District in partnership with the city now is proposing a land swap with the SNRHA vacant parcel located at 28th Street & Bonanza (Parcel 2) or 28th Street & Cedar (Parcel 3) which are more accessible sites with the required acreage. The final proposal was received and approved on January 2016 by the SNRHA Board of Commissioners. Special Application Center approved the land exchanged on March 2016. Escrow process anticipated to close May 2016.

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.

The HCV and Public Housing FSS programs have merged. As of April 1, 2016, the FSS program has 236 voluntary slots and 127 mandatory slots.

The Authority continues to develop partnerships with local service providers, training resources and educational institutions with the goal of making self-sufficiency available to all residents and participants. Year to date, we have established partnerships with a total of 89 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 will enter 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.

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**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

COMMENT 1:

9-28-2016 @ 10:00 a.m.

From: Commissioner LaGrande

RE: ACOP Proposed Changes

Chapter 16, ACOP, Rental Assistance Demonstration (RAD)/Project-Based Vouchers, Page 7:
Change language to "... 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."

SNRHA's Response:

The proposed language is acceptable.

SNRHA will incorporate the suggested comment.

COMMENT 2:

9-28-2016 @ 10:00 a.m.

From: Commissioner LaGrande

RE: ACOP Proposed Changes

Chapter 16, ACOP, Rental Assistance Demonstration (RAD)/Project-Based Vouchers, Page 16:
Questioning the restriction on timing to enter an Agreement.

SNRHA's Response:

The proposed language addition exactly matches the CFR noted.

**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

COMMENT 3:

9-28-2016 @ 10:00 a.m.

From: Commissioner LaGrande

RE: ACOP Proposed Changes

Chapter 16, ACOP, Rental Assistance Demonstration (RAD)/Project-Based Vouchers, Pages 39 & 40: Strengthen language to clarify SNRHA policy. Change order of proposed language to move SNRHA Policy below the streamlining explanation as follows:

SNRHA's Response:

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 the frequency of utility reimbursement payments (URP) for payments made to the family. The PHA will have the option of;

1 – Making URP's 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 a PHA elects to pay the utility supplier directly, the PHA must notify the family of the amount paid to the utility supplier.

SNRHA Policy

SNRHA will make utility reimbursement payments directly to the family on a monthly basis.

COMMENT 4:

9-28-2016 @ 10:00 a.m.

From: Commissioner LaGrande

RE: ACOP Proposed Changes

Chapter 16, ACOP, Rental Assistance Demonstration (RAD)/Project-Based Vouchers, Pages 42 & 43: Language reads that the Project Owner is required to provide informal hearings and as such SNRHA is currently not able to conduct hearings for RAD properties. Do we need to add a hearing position or compose a delegation agreement giving permission for the Hearing Officer employed by SNRHA to conduct informal hearings on behalf of Affordable Housing Inc. (or the appropriate project owners for Landsman, Biegger, Vera Johnson B., and Rose Gardens, etc.)

SNRHA's Response:

Staff will compose a delegation agreement.

**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

COMMENT 5:

10-31-2016 @ 3:48 P.m.

From: Alberto Estremera (RAB Board)

RE: Procedure for issuance of Mobility Vouchers to PBV clients.

"I am concerned as to the procedure you will be using to give vouchers once the properties are completed. I would like to see SNVRHA rethink this over. It would make more sense to have those Vouchers once they are available be awarded to those residents from date of first moving to Housing."

SNRHA's Response:

SNRHA will issue vouchers if available in accordance with the procedures outlined in the Administrative Plan.

COMMENT 6:

10-31-2016 @ 4:03 p.m.

From: Teresa Culbreath (RAB Board)

RE: Hearings

"The hearings should not be moved from hearings of the residents. There should always be an impartial party to ensure the rights of the residents. Decisions on evictions, terminations should remain in the hands of SNRHA. Due to there could be a conflict of interest.

SNRHA should also give some type of training to help the Contract Administrator in making decisions that are fair and impartial along with SNRHA policy and the grievance rights of our residents. The contract Administrator should be given so much authority that this could result in conflict of interest that would cause our residents more hardship than necessary. I find it so hard to believe the SNRHA would allow the Contract Administrator to do both.

There needs to be more thought in the process of how the emergency should be handled when HQS inspection continues to fail on the owner part. To ensure the hardship this can cause does not fall on the resident."

SNRHA's Response:

The Contract Administrator is the Southern Nevada Regional Housing Authority (SNRHA).

PIH-2012-32(HA) REV-2 defines the Contract Administrator as follows:

Contract Administrator: HUD or a PHA under ACC with HUD that either executes a HAP contract with a Project Owner or, in PBRA, to which HUD may assign the HAP contract and which upon assignment is responsible for administering the HAP contract.

**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

COMMENT 7:

10-4-2106 @ 11:00 a.m.

From: Trevor Auser (HUD, San Francisco)

[Conference Call with Dwayne Alexander, Latrice Posey, and Kim Smith.]

RE: Notice of Abatement

The Notice of Abatement could be effective the first day of the following month.

SNRHA's Response:

SNRHA is reviewing and will consider.

COMMENT 8:

10-31-2016 @ 5:30 p.m.

From: Ron Sung, Nevada Legal Services (NLS) Letter

RE: Hearing Officer

On page 16-42 of the ACOP and page 17-40 of the HCV Admin Plan, Grievance Process, SNRHA proposes the following amendments:

(a)(i) "For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing"

...

(d) The Project Owner provides opportunity for an informal hearing before an eviction.

NLS has grave concerns that SNRHA would allow the contract administrator to perform the hearing, especially one that decides the eviction, termination or the amount of benefits received by a low-income resident. By delegating sole decision on how much a resident received in benefits or whether a resident even receives benefits, SNRHA practically removes itself from any responsibility or authority over individual residents.

Moreover, under 24 CFR § 982.555(e)(4), hearings should be conducted by a "any person or persons... other than a person who made or approved the decision under review or a subordinate of this person." The contractor administrator should not be able to both make the initial decision and potentially choose the same person who made the initial decision. SNRHA also provides no guidance

**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

as to the training the contract administrator's hearing officer or regulations to ensure a wall of separation between the hearing officer with other employees of the contractor administrator. As a result, allowing the contract administrator to choose a hearing officer may lead to increased violations of state and federal law, which in turn would increase liability on SNRHA.

A simpler solution would be for SNRHA's hearing officer to continue acting as the hearing officer for grievance cases. Because SNRHA's hearing officer is not employed by the contract administrator, he or she would be impartial. Also, SNRHA's hearing officer would probably be more familiar with federal regulations and SNRHA policy concerning the grievance rights of residents.

SNRHA's hearing officer could also provide valuable oversight for contract administrators and be a check on possible abuse by the contract administrator. If the contract administrator knows the SNRHA would review their termination decisions, the contract administrator will have the incentive to better comply with state and federal regulations. In addition, if a problem arises at a contract administrator's property, then SNRHA will have an early warning of the problem through the hearing officer's oversight.

In addition, to ease the burden of the hearing officer, NLS recommends mandatory referrals of disputes between neighbors to the Neighborhood Justice Center for mediations, rather than directly proceeding to terminations.

SNRHA's Response:

During the public hearing it was indicated: The Contract Administrator is Affordable Housing Inc., an affiliate of SNRHA. However, the Contract Administrator is the Southern Nevada Regional Housing Authority (SNRHA) pursuant to:

PIH-2012-32(HA) REV-2 defines the Contract Administrator as follows:

Contract Administrator: HUD or a PHA under ACC with HUD that either executes a HAP contract with a Project Owner or, in PBRA, to which HUD may assign the HAP contract and which upon assignment is responsible for administering the HAP contract.

**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

COMMENT 9:

10-31-2016 @ 5:30 p.m.

From: Ron Sung, Nevada Legal Services (NLS) Letter

RE: Abatement

On pages 8-15 to 8-18, NLS approves the clarification of SNRHA's abatement policy. Missing in the new language, however, is policy dealing with emergency HQS violations, such as problems with air conditioning, heating, water or other essential services. NLS recommends that if a unit fails an emergency initial inspection, SNRHA should schedule a re-inspection within 2 business days. If the unit fails the emergency re-inspection, SNRHA should provide the Voucher and moving packet that same day rather than waiting 5 days. [If not working, review HCV Regulations.]

SNRHA's Response:

This would be a violation of 24 CFR § 982.404 (a)(3). Life Threatening Health and Safety Issues must be addressed within 24 hours.

SNRHA will not incorporate the suggested comments.

COMMENT 10:

10-31-2016 @ 5:30 p.m.

From: Ron Sung, Nevada Legal Services (NLS) Letter

RE: Abatement

NLS also recommends adding language in the cancellation of contract notice so that tenants know (1) the name, phone number and email of tenant's case worker and supervisor at SNRHA and (2) to immediately schedule an appointment –to receive a new voucher and moving packet. This addresses the problem that tenants often do not know the name and number of their case worker at SNRHA due to personnel turnover.

SNRHA's Response:

The name of the assigned Occupancy Specialist (Case Worker) is already identified on the Notices. The phone number for the Occupancy Specialist will be under consideration.

SNRHA will not consider placing emails on the notices.

SNRHA will request the HCV Caseworkers contact the participants via telephone and mail.

**SNRHA Agency Plan 2017
Amendment 1
Public Comment
October 31, 2016**

COMMENT 11:

10-31-2016 @ 5:30 p.m.

From: Ron Sung, Nevada Legal Services (NLS) Letter

RE: Abatement

SNRHA should also mandate tenant's case worker to call tenant rather than waiting for tenant to receive the cancellation of contract notice via mail given that some tenants lack literacy skills or may not otherwise understand the notice.

SNRHA's Response:

SNRHA will request the HCV Caseworkers contact the participants via telephone and mail.

COMMENT 12:

10-31-2016 @ 5:30 p.m.

From: Ron Sung, Nevada Legal Services (NLS) Letter

RE: Rental Assistance Demonstration (RAD) Program - 3rd Party - Landlord

Finally, NLS remains concerned that many tenants may need security deposit grants or loans when finding new units to rent. We understand that SNRHA currently runs a security deposit loan program for working families and domestic violence victims. Many tenants, however, do not fit those requirements but can still need security deposit loans. We recommend SNRHA set up its own security deposit bank for tenants, especially tenants forced to move due to abatements, as opposed to relying on third-party partners who may or may not provide the money.

SNRHA's Response:

SNRHA does not have a funding source to implement an In-House Security Deposit bank, nor do we have the ability to collect monies if not paid. SNRHA provides information regarding possible assistance through other agencies.



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

DATE: October 24, 2016

TO: **Chairperson Dora LaGrande**

FROM: Resident Advisory Board (RAB) Members

RE: SNRHA 5-Year Plan- Amendment 01

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 **FY2017** and Five Year Plan for **FY2017** through **FY2021 – Amendment 01**. We have had the opportunity to ask questions, review all of the proposed changes, and have submitted comments as needed.

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

Please contact Teresa Culbreath, RAB President (702) 873-1506 if you require additional information.

	Print Name	Signature
1	<i>Sandra M LeBlanc</i>	SANDRA M LeBlanc
2	<i>Alberto Estremera</i>	ALBERTO ESTREMERERA
3	<i>Christina Breeden</i>	Christina Breeden
4	<i>Teresa Culbreath</i>	TERESA Culbreath
5		
6		
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cc: Dwayne Alexander, CPM Deputy Executive Director

RESOLUTION NO. SNRHA- 76

**APPROVAL OF RESOLUTION SNRHA-76 AMENDING OUR CURRENT AGENCY PLAN
FY2017 AND FIVE-YEAR ACTION PLAN FY2017-FY2021**

WHEREAS, the SNRHA is in need of updating the current Agency Plan and Five Year Action Plan FY2017-FY2021, to address required updated language including under the Rental Assistance Demonstration Program (RAD).

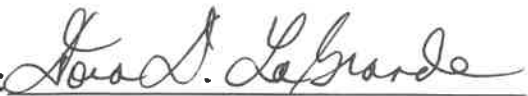
WHEREAS, the proposed activities are not included in the current Agency Plan; therefore, to add the proposed activities would be considered a substantial deviation from our current Annual Plan and Five-year Action Plan requiring a forty five day public comment period from September 12, 2016 through October 31, 2016 and a public hearing on October 31, 2016.

WHEREAS, the proposed Agency Plan Amendment No. 01 addressed Changes to Administrative Plan (Section 8) Chapter 8 - Housing Quality Standards and Rent Reasonableness Determination, as well as, Changes to the Admissions and Continued Occupancy Policy (ACOP), Chapter 16 - Project Based Vouchers and Changes to the Administrative Plan (Section 8), Chapter 17 - Project Based Vouchers, pursuant to PIH Notice PIH 2012-32 Rev 2,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY, NEVADA

- I. The Board of Commissioners does hereby approve the amendment to the current Agency Plan and Five-Year Action Plan FY2017-2020 as proposed under Amendment 01.
- II. The Executive Director and/or Deputy Executive Director is hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the changes to the current Agency Plan and Five Year Action Plan FY 2017-FY2021 including all applicable sections of ACOP, ADMIN Plan, and the current Agency Plan Template form HUD-50075, pursuant to the applicable requirements and regulations.
- III. This Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED THIS 17th day of NOVEMBER 2016.

BY: 
DORA D. LAGRANDE
Chairperson

ATTEST: 
DWAYNE ALEXANDER, CPM
Deputy Executive Director/Secretary

B7

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Kristin R. Cooper the Manager, Community Resources Mgmt certify that the Five Year and
Annual PHA Plan of the Southern Nevada Regional Housing Authority is consistent with the Consolidated Plan of
Clark County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

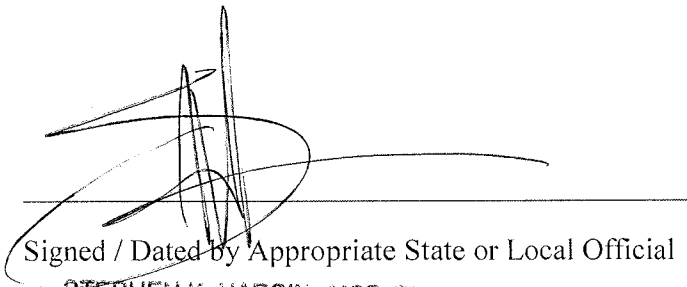
SNRHA's Agency Plan FY2017 - Amendment 01

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Stephen K. Harsin the Office of Community Services Director certify that the Five Year and
Annual PHA Plan of the Southern Nevada Regional Housing Authority is consistent with the Consolidated Plan of
City of Las Vegas prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

**STEPHEN K. HARSIN, AICP, Director
Office of Community Services**

SNRHA's Agency Plan FY2017 - Amendment 01

C

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 NV39P018501-16 – (PDF-nv018h01)
 - CFP NV39R018502-16 – (PDF-nv018i01)

- The Capital Fund Performance and Evaluation (P&E) Reports as of **03/31/16** are provided as attachments to the PHA Plan as follows:
 - CFP NV39P018501-15 – (PDF-nv018j01)
 - CFP NV39R018501-15 – (PDF-nv018k01)
 - CFP NV39R018502-15 – (PDF-nv018l01)
 - CFP NV39P018501-14 – (PDF-nv018m01)
 - CFP NV39R018501-14 – (PDF-nv018n01)
 - CFP NV39R018502-14 – (PDF-nv018o01)
 - CFP NV39P018501-13 – (PDF-nv018p01)
 - CFP NV39P018501-12 – (PDF-nv018q01)

- Annual Statement Capital Fund Grant (Grant Number NV39P018501-1). Total funds of \$3,861,882.00 The SNRHA will be utilizing this Grant for the Vera Johnson “A” Mixed Finance conversion and for the Rose Gardens RAD Conversion.
- Annual Statement Capital Fund Replacement Housing Factor (RHF) Grant - 2nd 5Yr Increment (Grant #NV39R018502-15) Total Funds of \$90,131.00. The SNRHA will be utilizing this RHF Grant for the Rose Gardens RAD Conversion.

- Performance and Evaluation Reports for open grants as of March 31, ~~2015~~ 2016. These include:
 - 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.
 - RHF 1st 5YR Inc./CFP NV39R018501-15. Total funds of \$336,496. The SNRHA will be utilizing this RHF Grant for the Rose Gardens RAD Conversion.
 - RHF 2nd 5YR Inc./CFP NV39R018502-15. Total funds of \$173,119. The SNRHA will be utilizing this RHF Grant for the Biegger Estates RAD Conversion.
 - FFY 2014
 - CFP NV39P018501-14 – Total funds of \$3,497,989. The SNRHA will be utilizing the funds already allocated for Vera Johnson B in this grant for the Mixed Finance Conversion.
 - RHF 1st 5YR Inc./CFP NV39R018501-14. Total funds of \$410,238. The SNRHA will be utilizing this RHF Grant for the Biegger Estates and/or Rose Gardens RAD Conversion.

Statement of Capital Improvements

- RHF 2nd 5YR Inc./CFP NV39R018502-14. Total funds of \$170,192. The SNRHA will be utilizing this RHF Grant for the Biegger Estates and/or Rose Gardens RAD Conversion.
- FFY 2013
 - CFP NV39P018501-13 – Total funds of \$3,666,347. The SNRHA will be utilizing the funds already allocated for Landsman Gardens in this grant for the RAD Conversion. Also, the SNRHA will be utilizing the funds already allocated for Vera Johnson B in this grant for the Mixed Finance Conversion.
- Capital Fund Grants closed between March 2014 and March 2015 are as follows:
 - FFY 2012
 - CFP NV39P018501-12 – Total funds of \$3,745,945. The SNRHA will be utilizing the funds already allocated for Landsman Gardens in this grant for the RAD Conversion.

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-FY2019 as the result of the proposed conversions under RAD.

See HUD Form- 50075.2 approved by HUD on **12/22/2015**.



Capital Fund Program (CFP)

Five-Year Action Plan

FY 2016 – FY 2020

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: 2016	Work Statement for Year 2 FFY: 2017	Work Statement for Year 3 FFY: 2018	Work Statement for Year 4 FFY: 2019	Work Statement for Year 5 FFY: 2020	
B. Physical Improvements Subtotal	Annual Statement	\$ 2,575,000	\$ 2,603,005	\$ 2,440,830	\$ 2,428,136	
C. Management Improvements		\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
D. PHA-Wide Non-Dwelling Structure and Equipment		\$ 207,420	\$ 50,000	\$ 145,000	\$ 45,000	
E. Administration		\$ 372,479	\$ 356,343	\$ 343,959	\$ 335,447	
F. Other: Fees & Cost		\$ 569,895	\$ 504,082	\$ 459,801	\$ 495,891	
G. Operations						
H. Demolition						
I. Replacement Reserve						
J. Mod Used for Development						
K. Total CFP Funds						
L. Total Non-CFP funds						
M. Grand Total		\$ 3,724,794	\$ 3,563,430	\$ 3,439,590	\$ 3,354,474	

RAD Reduction-BiegenerEstates (included in CFP DDTE) (included in CFP DDTE) (included in CFP DDTE) (included in CFP DDTE) (included in CFP DDTE)

RHF 1st Inc.-Development \$ 90,131 \$ 90,131 \$ 90,131 \$ 90,131 \$ 90,131 (included in CFP DDTE) (included in CFP DDTE) (included in CFP DDTE) (included in CFP DDTE) (included in CFP DDTE)

RHF 2nd Inc. Development \$ 90,131 \$ 90,131 \$ 90,131 \$ 90,131 \$ 90,131 (reduced from est. \$170,192) (reduced from est. \$170,192) (reduced from est. \$170,192) (reduced from est. \$170,192) (reduced from est. \$170,192)

NOTES: Vera Johnson B RAD conversion anticipates a reduction of \$137,088 for CFP 2016 allocation. Biegener Estates conversion anticipates a reduction of \$161,364 for CFP 2017 allocation & Rose Gardens conversion anticipates a reduction of \$123,840 for CFP 2018 allocation and Espinoza Terrace anticipates a reduction of \$85,115.21 for CFP2019 allocation

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

Work Statement for Year 1 FFY: 2016	Work Statement for Year 2 FFY: 2017			Work Statement for Year 3 FFY: 2018		
	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 Annual Statement						
	AMP 404 - Espinoza Terrace - RAD					
	CompMod- (portion of)		\$ 1,900,000	Energy Upgrades/Mod- Phase I-12 Units)		\$ 911,522
	Relocation		\$ 100,000	Relocation		\$ 27,480
	Sub-Total		\$ 2,000,000	Sub-Total		\$ 939,002
	AMP 318/319-Scattered Sites					
	Energy Upgrades/Mod- Phase I-12 Units)		\$ 911,522	Energy Upgrades/Mod- Phase I-12 Units)		\$ 911,522
	Relocation		\$ 27,480	Relocation		\$ 27,480
	Sub-Total			Sub-Total		\$ 939,002
	PHA Wide - Remaining from FY2016					
	The following work is intended to be performed with Force Account & Section 3 Residents					
	Playground Upgrades		\$ -	Playground Upgrades		\$ -
	Energy Star Appliances		\$ 25,000	Energy Star Appliances		\$ 25,000
	Door Upgrades i.e. mail slot upg, autocontrol install, screens doors install		\$ 50,000	Door Upgrades i.e. mail slot upg, autocontrol install, screens doors install		\$ -
				Misc. Site Work & Ext./Int. Units Upg.		\$ -
	Shut-off Valves/Sewer Lift Station Pump Upgs (Simmons)		\$ 100,000			
	2nd Floor Decks Upg. - portion of (Hampton)		\$ 100,000	Exterior Painting of Properties portion of (Jones)		\$ 100,000
	Desert Landscaping-portion of (Hampton)		\$ -			
	Parking Lots & Ext. Lighting Upgrades portion of (Jones)		\$ 100,000	Parking Lots & Ext. Lighting Upgrades portion of (Jones/Hullum)		\$ 100,000
	Windows Replacement (Jones)		\$ 100,000	Windows Replacement (Jones)		\$ 100,000
	Vacancy Reduction		\$ -	Vacancy Reduction		\$ -
	Elevators Upgrades		\$ -	Roofing Upgrades (Jones)		\$ 200,000
	Sub-Total		\$ 475,000	Sub-Total		\$ 525,000
	PHA Wide					
	Non-Dwelling Units Upgrades (Hampton)		\$ 50,000	Non-Dwelling Units Upgrades (Hampton)		\$ 50,000
	Non-Dwelling Equipment		\$ 157,420	Non-Dwelling Equipment		\$ 50,000
	Sub-Total		\$ 207,420	Sub-Total		\$ 50,000
	Subtotal of Estimated Costs		\$ 2,682,420	Subtotal of Estimated Costs		\$ 2,453,005

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

Work Statement for Year 1 FFY: 2016	Work Statement for Year 4 FFY: 2019			Work Statement for Year 5 FFY: 2020		
	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 Annual Statement						
	AMP 310/311-Scattered Sites					
	Energy Upgrades/Mod- Phase I-12Units)		\$ 920,435			\$ 949,088
	Relocation		\$ 27,480			\$ 27,480
	Sub-Total		\$ 947,915			\$ 976,568
	AMP 318/319-Scattered Sites					
	Energy Upgrades/Mod- Phase I-12Units)		\$ 920,435			\$ 949,088
	Relocation		\$ 27,480			\$ 27,480
	Sub-Total		\$ 947,915			\$ 976,568
	PHA Wide - Remaining from FY2018					
	The following work is intended to be performed with Force Account & Section 3 Residents					
	Playground Upgrades		\$ -			\$ -
	Energy Star Appliances		\$ 25,000			\$ 25,000
	Misc. Site Work & Ext./Int. Units Upg.		\$ -			\$ 30,000
	Door Upgrades i.e. mail slot upg, autocontrol install, screens doors install		\$ 70,000			\$ -
	Shut-off Valves/ Lateral Replacement		\$ -			\$ -
	Exterior Painting of Properties portion of (Jones)		\$ 50,000			\$ -
	Parking Lots & Ext. Lighting Upgrades portion of (Jones/Hullum)		\$ 50,000			\$ 100,000
	Windows Replacement (Jones/Bigger)		\$ -			\$ 50,000
	Vacancy Reduction		\$ -			\$ 100,000
	Roofing Upgrades (Jones/Espinoza)		\$ 300,000			\$ 25,000
	Sub-Total		\$ 495,000			\$ 430,000
	PHA Wide					\$ -
	Non-Dwelling Units Upgrades (Hullum/Jones)		\$ 45,000			\$ 45,000
	Non-Dwelling Equipment		\$ 100,000			\$ -
	Sub-Total		\$ 145,000			\$ 45,000
	Subtotal of Estimated Costs		\$ 2,585,830			\$ 2,428,136

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: 2016	Work Statement for Year 2 FFY: 2017		Work Statement for Year 3 FFY: 2018	
	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	\$ -	Resident/Staff Training	\$ 25,000
	IT Infrastructure	\$ -	IT Infrastructure	\$ 25,000
	Central Office Cost-10% max.	\$ 372,479	Central Office Cost-10% max.	\$ 356,343
	Construction Management Inspection Services	\$ 198,536	Construction Management Inspection Services	\$ 198,536
	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	\$ 141,484	A/E Design Serv./Professional Fees & Cost- PHA Wide	\$ 95,546
	Hazardous Materials Consultant	\$ 25,000	Hazardous Materials Consultant	\$ 25,000
	New Green PNA Audit Services (added)	\$ 104,875	New Green PNA Audit Services	\$ 85,000
	Subtotal of Estimated Cost	\$ 942,374	Subtotal of Estimated Cost	\$ 910,425

Work Statement for Year 1 FFY: 2016	Work Statement for Year 4 FFY: 2019-2019		Work Statement for Year 5 FFY: 2019 2020	
	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.	\$ 343,959	Central Office Cost-10% max.	\$ 335,447
	Construction Management Inspection Services	\$ 198,536	Construction Management Inspection Services	\$ 198,536
	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
	Subtotal of Estimated Cost	\$ 853,760	Subtotal of Estimated Cost	\$ 881,338



Capital Fund Program (CFP)

and/or

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2016

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV0JP018501-16 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2016	
Type of Grant		Reserve for Disaster/Emergency		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				\$0.00
3	1408 Management Improvements		\$60,000.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)		\$386,188.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$498,548.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement		\$2,192,146.00	\$0.00	\$0.00
10	1460 Dwelling Structures		\$444,244.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable		\$25,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures		\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment		\$200,000.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		\$55,756.00	\$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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part I: Summary		Grant Type and Number	FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV01P018501-16 Replacement Housing Factor Fund No: Date of CFFP:	FFY of Grant Approval 2016
Type of Grant		Reserve for Disaster/Emergency	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost
Line		Original	Obligated
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
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,861,882.00	\$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		Date	
3/8/16		APR 13 2016	

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
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

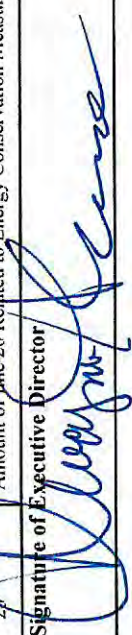
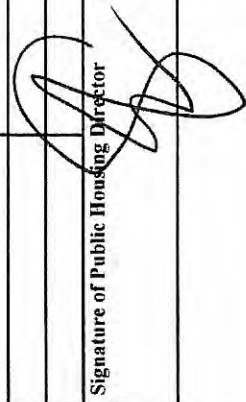
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NV01P018501-16		2016	
Southern Nevada Regional Housing Authority		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		Status of Work	
General Description of Major Work Categories		Development Account No.		Total Estimated Cost	
				Original	
				Revised ¹	
				Funds Obligated	
				Funds Expended ²	
PHA Wide	Management Improvement	1408		\$0.00	\$0.00
	IT System Upg.			\$0.00	\$0.00
	Resident/ Staff Training			\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00
	Central Office Cost	1410		\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00
PHA Wide	Construction Admin Services	1430		\$0.00	\$0.00
	Roofing Consultant	1430		\$0.00	\$0.00
	A/E Design Services	1430		\$0.00	\$0.00
	Hazardous Materials Consultant	1430		\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00
	Misc Site Work Repairs	1450		\$0.00	\$0.00
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00
	Desert Landscaping	1450		\$0.00	\$0.00
	Parking Lots Upgrades	1450		\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00
Work intended to be performed through Force Account and Section 3 Residents	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00
	Vacancy Reduction	1460		\$0.00	\$0.00
	Exterior Painting	1460		\$0.00	\$0.00
	SUB-TOTAL			\$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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV01R018502-16 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2016
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Reserve for Disaster/Emergency		
<input type="checkbox"/> Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹
Line		Original	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
20	Amount of Annual Grant: (sum of lines 2-19)	\$90,131.00	\$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
				APR 13 2016
Date		Date		
3/8/16		3/8/16		

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 6/30/2017

Part III: Implementation Schedule						Federal FFY of Grant: 2016
PHA Name: Southern Nevada Regional Housing Authority						
Capital Fund Program No: NV01R018502-16						
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	04/12/18		04/12/20			
Administration	04/12/18		04/12/20			
Fees & Cost	04/12/18		04/12/20			
Site Improvement	04/12/18		04/12/20			
Dwelling Structure	04/12/18		04/12/20			
Dwelling Equipment	04/12/18		04/12/20			
Relocation	04/12/18		04/12/20			

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV01R018502-16 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2016	
Type of Grant		Reserve for Disaster/Emergency		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/>		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		\$0.00	\$0.00	\$0.00
3	1408 Management Improvements		\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement		\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures		\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable		\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures		\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment		\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴		\$90,131.00	\$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 RHIF funds shall be included here



Capital Fund Program (CFP)

and/or

Capital Fund Program Replacement Housing Factor Funds

(CFPRHF)

FY 2015

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program



U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39P018501-15 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2015
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016		<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Revised ²	Total Actual Cost ¹
		Obligated	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
4	1410 Administration (may not exceed 10% of line 21)	\$339,713.30	\$339,713.30	\$169,854.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$294,776.00	\$294,776.00	\$0.00
8	1440 Site Acquisition			
9	1450 Site Improvement	\$430,000.00	\$181,284.36	\$0.00
10	1460 Dwelling Structures	\$2,108,665.70	\$2,208,665.70	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$150,000.00	\$150,000.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	\$73,978.00	\$73,978.00	\$0.00
17	1499 Development Activities ⁴			

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⁴ RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number Capital Fund Grant No: NV39P018501-15		FFY of Grant: FFY of Grant Approval 2015
PHA Name: Southern Nevada Regional Housing Authority		Replacement Housing Factor Fund No: Date of CFFP:		
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016		<input type="checkbox"/> Revised Annual Statement (revision no: 02) <input type="checkbox"/> Final Performance and Evaluation Report
Summary by Development Account		Total Estimated Cost	Revised¹	Total Actual Cost²
Line	Description	Original	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	\$148,715.64	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,397,133.00	\$3,397,133.00	\$169,854.00
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
				4/22/16

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 CFF for operations
⁴ RHF funds shall be included here

Part II: Supporting Pages										
PHA Name:		Grant Type and Number				Federal FFY of Grant:				
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV39P018501-15				2015				
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 IT System Upg.		1408		\$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		\$339,713.30	\$339,713.30	\$169,854.00	\$169,854.00	
		SUB-TOTAL				\$339,713.30	\$339,713.30	\$169,854.00	\$169,854.00	
PHA Wide		Construction Admin Services		1430		\$189,043.00	\$149,043.00	\$149,043.00	\$0.00	reduced
		Roofing Consultant		1430		\$0.00	\$0.00	\$0.00	\$0.00	
		A/E Design Services		1430		\$50,733.00	\$95,733.00	\$95,733.00	\$0.00	increased
		Hazardous Materials Consultant		1430		\$55,000.00	\$50,000.00	\$50,000.00	\$0.00	decreased
		SUB-TOTAL				\$294,776.00	\$294,776.00	\$294,776.00	\$0.00	
		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	
Work intended to be performed through Force Account and Section 3 Residents		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

Performance and Evaluation Report as of 03/31/2016
 form HUD-50075.1 (7/2014)

Page3 of 5

Part II: Supporting Pages		Grant Type and Number				Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: NV39P018501-15				2015		
Southern Nevada Regional Housing Authority		CFFP (Yes/No):						
Replacement Housing Factor Grant No:								
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		\$150,000.00	\$0.00		\$0.00	
	SUB-TOTAL			\$150,000.00	\$0.00		\$0.00	
Rose Gardens AMP 403 RAD	A/E Design Services	1430		\$0.00	\$0.00		\$0.00	
	Site Upgs.CompMod (portion of)	1450		\$100,000.00	\$0.00	Added	\$0.00	
	Units Upg CompMod (portion of)	1460		\$2,257,381.34	\$0.00	Added	\$0.00	
	Relocation	1495.1		\$0.00	\$0.00		\$0.00	
	SUB-TOTAL			\$0.00	\$2,357,381.34		\$0.00	
Vera A AMP 406 Mixed Finance	A/E Design Services	1430		\$0.00	\$0.00		\$0.00	
	Site Upgs.CompMod (portion of)	1450		\$100,000.00	\$0.00	Reduced	\$0.00	
	Units Upg CompMod (portion of)	1460		\$2,108,665.70	\$0.00	Reduced	\$0.00	
	Relocation	1495.1		\$73,978.00	\$0.00	Reduced	\$0.00	
	SUB-TOTAL			\$2,282,643.70	\$73,978.00		\$0.00	
Marble Manor AMP 407	Laterals Replacement	1450		\$330,000.00	\$181,284.36	Reduced	\$0.00	
	SUB-TOTAL			\$330,000.00	\$181,284.36		\$0.00	
Biegger Estates AMP 406	RAD Conversion	1503		\$0.00	\$0.00	Reduced	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00		\$0.00	
	TOTAL			\$3,397,133.00	\$3,397,133.00		\$464,630.00	\$169,854.00

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program



U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39R018501-15 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2015
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016				
<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised ²	Total Actual Cost ¹
		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
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition			
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$336,496.00	\$336,496.00	\$0.00

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³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39R018501-15 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2015
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016		<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised²	Obligated
				Total Actual Cost³
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
20	Amount of Annual Grant: (sum of lines 2-19)	\$336,496.00	\$336,496.00	\$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
				4/22/16

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
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 6/30/2017

Part III: Implementation Schedule							Federal FFY of Grant: 2015
PHA Name: Southern Nevada Regional Housing Authority							Reasons for Revised Target Dates
Capital Fund Program No: NV39R018501-15							
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	04/12/17		04/12/19				
Administration	04/12/17		04/12/19				
Fees & Cost	04/12/17		04/12/19				
Site Improvement	04/12/17		04/12/19				
Dwelling Structure	04/12/17		04/12/19				
Dwelling Equipment	04/12/17		04/12/19				
Relocation	04/12/17		04/12/19				



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

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39R018502-15 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2015
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016		
		<input type="checkbox"/> Reserve for Disaster/Emergency		
		<input type="checkbox"/> Revised Annual Statement (revision no: 01)		
		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Obligated	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
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition			
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$173,119.00	\$173,119.00	\$0.00

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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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:		
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39R018502-15 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2015		
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016				
<input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Final Performance and Evaluation Report				
Line		Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ²	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)	\$173,119.00		\$173,119.00	\$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 		Date

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 CFF for operations
⁴ RHF funds shall be included here



Capital Fund Program (CFP)

and/or

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2014

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39P018501-14 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2014	
Type of Grant		Reserve for Disaster/Emergency		Revised Annual Statement (revision no: 06)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> 3/31/2016		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Estimated Cost	
Line		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	\$30,280.60		\$29,881.28	\$25,841.28
4	1410 Administration (may not exceed 10% of line 21)	\$349,798.90		\$349,798.90	\$349,798.90
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$775,751.38		\$711,685.95	\$340,545.34
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,022,895.01		\$1,014,061.01	\$46,777.01
10	1460 Dwelling Structures	\$543,643.11		\$535,789.72	\$526,318.11
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	\$100,000.00		\$75,540.26	\$74,064.26
17	1499-1504 RAD Pre-Development Activities	\$529,808.00		\$529,808.00	\$0.00

¹ To be completed for the Performance and Evaluation Report

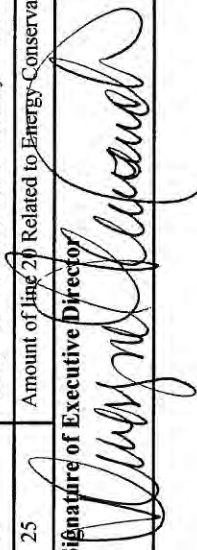
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP for operations

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number		FFY of Grant:
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39P018501-14 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2014
Type of Grant		Reserve for Disaster/Emergency		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: 06)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2016		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised	Total Actual Cost
		Original	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	\$145,812.00	\$145,812.00	\$145,812.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,497,989.00	\$3,497,989.00	\$1,509,156.90
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
				4/4/16

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 CFF for operations
 4 RHF funds shall be included here

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: NV39P018501-14		2014				
Southern Nevada Regional Housing Authority		CFPP (Yes/No):						
Replacement Housing Factor Grant No:								
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.			\$26,240.60	\$26,240.60	\$25,841.28	\$25,841.28	
	Resident/ Staff Training			\$4,040.00	\$4,040.00	\$4,040.00	\$0.00	
	SUB-TOTAL			\$30,280.60	\$30,280.60	\$29,881.28	\$25,841.28	
	Central Office Cost	1410		\$349,798.90	\$349,798.90	\$349,798.90	\$349,798.90	
	SUB-TOTAL			\$349,798.90	\$349,798.90	\$349,798.90	\$349,798.90	
PHA Wide	Construction Admin Services	1430		\$190,979.05	\$190,979.05	\$126,913.62	\$126,913.62	
	Roofing Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$301,329.51	\$301,329.51	\$301,329.51	\$134,774.55	
	Hazardous Materials Consultant	1430		\$47,179.50	\$47,179.50	\$47,179.50	\$30,246.75	
	SUB-TOTAL			\$539,488.06	\$539,488.06	\$475,422.63	\$291,934.92	
	Misc Site Work Repairs	1450		\$57,895.01	\$57,895.01	\$49,061.01	\$46,777.01	
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Marble Manor Water-lines Upgrades	1450		\$965,000.00	\$965,000.00	\$965,000.00	\$0.00	
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$1,022,895.01	\$1,022,895.01	\$1,014,061.01	\$46,777.01	
Work intended to be performed through Force Account and Section 3 Residents	Misc. Interior/Exterior Repairs	1460		\$57,853.39	\$57,853.39	\$50,000.00	\$40,528.39	
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$143,990.00	\$143,990.00	\$143,990.00	\$143,990.00	
	SUB-TOTAL			\$201,843.39	\$201,843.39	\$193,990.00	\$184,518.39	

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		Grant Type and Number			Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NV39P018501-14			2014	
Southern Nevada Regional Housing Authority		CFPP (Yes/No):				
Replacement Housing Factor Grant No:						
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		\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	
	Non-Dwelling Units Upgrades	1470		\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	
	Non-Dwelling Equipment	1475		\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	
Vera A	A/E Design Services	1430		\$236,263.32	\$236,263.32	\$48,610.42
AMP 313	Site Upgs.CompMod (portion of)	1450		\$0.00	\$0.00	\$0.00
	Units Upg CompMod (portion of)	1460		\$198,878.00	\$198,878.00	\$198,878.00
	SUB-TOTAL			\$435,141.32	\$435,141.32	\$247,488.42
Vera B	Pre-Dev.Cost, i.e. A/E/Consult Svcs	1430		\$0.00	\$0.00	\$0.00
AMP 314	Units Upg CompMod (portion of)	1460		\$142,921.72	\$142,921.72	\$142,921.72
(RAD)	Relocation	1495		\$100,000.00	\$75,540.26	\$74,064.26
	SUB-TOTAL			\$242,921.72	\$218,461.98	\$216,985.98
Bigger Estates	Pre-Dev.Cost, i.e. A/E/Consult Svcs	1430-1504		\$529,808.00	\$529,808.00	\$0.00
AMP 406	Site Upg CompMod (portion of) RAD	1450		\$0.00	\$0.00	\$0.00
(RAD)	Units Upg CompMod (portion of)	1460		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$529,808.00	\$529,808.00	\$0.00
RAD	Landsman Gardens	1503		\$145,812.00	\$145,812.00	\$145,812.00
Conversion	PIC Dev. No: NV018013003			\$145,812.00	\$145,812.00	\$145,812.00
	TOTAL			\$3,497,989.00	\$3,392,377.12	\$1,509,156.90

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 6/30/2017

Part III: Implementation Schedule

PHA Name: Southern Nevada Regional Housing Authority Capital Fund Program No: NV39P018501-14		Federal FFY of Grant: 2014		
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		
Mgmt Improvement	05/13/16		Original Expenditure End Date 05/13/18	Actual Expenditure End Date
Administration	05/13/16		05/13/18	
Fees & Cost	05/13/16		05/13/18	
Site Improvement	05/13/16		05/13/18	
Dwelling Structure	05/13/16		05/13/18	
Dwelling Equipment	05/13/16		05/13/18	
Relocation	05/13/16		05/13/18	

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

Part 1: Summary


PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018501-14	FFY of Grant: 2014
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016		Revised Annual Statement (revision no: 02) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost		Balance
		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						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
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						
17	1499 Development Activities ⁴						
18a	1501 Collateralization of Debt Service paid by the PHA	\$410,238.00	\$410,238.00	\$0.00	\$0.00	\$0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)	\$410,238.00	\$410,238.00	\$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						

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


Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part 1: Summary		FFY of Grant: 2014
PHA Name: Southern Nevada Regional Housing Authority	Replacement Housing Factor Fund No: NV39R018501-14	FFY of Grant Approval
Grant Type and Number Capital Fund Grant No: Date of CFPP:	<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016 <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Summary by Development Account	Total Estimated Cost	Total Actual Cost
Signature of Executive Director 	Original Date 4/22/16	Revised 2 Obligated Signature of Public Housing Director
	Expended	Balance

Part I: Summary		Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018502-14	FFY of Grant: FFY of Grant Approval	2014	
PHA Name: Southern Nevada Regional Housing Authority						
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016 <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost Expended	Balance
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) 3					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
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					
17	1499 1504 RAD Pre-Development Activities		\$170,192.00		\$0.00	
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)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$170,192.00	\$170,192.00	\$170,192.00	\$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					

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 3 PHAs with under 250 units in management may use 100% of CFFP 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: Date of CFFP: Replacement Housing Factor Fund No: NV39R018502-14						
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2016	FFY of Grant: FFY of Grant Approval 2014						
<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance
Signature of Executive Director		Date		Signature of Public Housing Director			
		4/4/14					





Capital Fund Program (CFP)

FY 2013

Part 1: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV39P018501-13 Replacement Housing Factor Fund No:		2013	
Date of CFFP:		Reserve for Disaster/Emergency		FFY of Grant Approval	
Type of Grant		Original		Total Actual Cost	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/16		<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report		Expended	
Summary by Development Account		Total Estimated Cost		Balance	
Line		Original	Revised 2	Expended	Balance
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3				
3	1408 Management Improvements	\$110,000.00	\$110,000.00	\$100,548.31	\$9,451.69
4	1410 Administration (may not exceed 10% of line 21)	\$366,634.70	\$366,634.70	\$366,634.70	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$532,399.41	\$532,399.41	\$219,908.88	\$62,490.53
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000.00	\$100,000.00	\$99,971.56	\$28.44
10	1460 Dwelling Structures	\$2,407,312.89	\$2,407,312.89	\$2,350,766.91	\$56,545.98
11	1465.1 Dwelling Equipment—Nonexpendable	\$150,000.00	\$150,000.00	\$145,761.00	\$4,239.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
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)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,666,347.00	\$3,666,347.00	\$3,283,591.36	\$132,755.64
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
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				

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 3 PHAs with under 250 units in management may use 100% of CFFP for operations
 4 RHF funds shall be included here

Part 1: Summary		FFY of Grant: 2013	
PHA Name: Southern Nevada Regional Housing Authority		Replacement Housing Factor Fund No: NV39P018501-13	
Grant Type and Number Capital Fund Grant No: NV39P018501-13 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/16 Summary by Development Account		<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report	
Total Estimated Cost		Total Actual Cost	
Original		Expended	
Revised 2		Obligated	
Date		Balance	
Signature of Executive Director		Signature of Public Housing Director	
			

Part II: Supporting Pages							Federal FFY of Grant:		
PHA Name:		Grant Type and Number					2013		
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV39P018501-13 CFFP (Yes/No):							
Development Number/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		\$150,000.00	\$145,761.00	\$145,761.00	\$4,239.00
		SUB-TOTAL				\$150,000.00	\$145,761.00	\$145,761.00	\$4,239.00
		Non-Dwelling Units Upgrades		1470		\$0.00	\$0.00	\$0.00	\$0.00
		SUB-TOTAL				\$0.00	\$0.00	\$0.00	\$0.00
		Non-Dwelling Equipment		1475		\$0.00	\$0.00	\$0.00	\$0.00
		SUB-TOTAL				\$0.00	\$0.00	\$0.00	\$0.00
Landsman Gardens		CompMod - RAD Conversion		1460		\$989,990.30	\$989,990.30	\$989,990.30	\$0.00
AMP 317		Relocation		1495.1		\$0.00	\$0.00	\$0.00	\$0.00
		SUB-TOTAL				\$989,990.30	\$989,990.30	\$989,990.30	\$0.00
Vera A		Roof Replacement		1460		\$345,714.72	\$343,714.72	\$345,714.72	\$0.00
AMP 313		HVAC Units Replacement		1460		\$436,244.59	\$436,244.59	\$436,244.59	\$0.00
		SUB-TOTAL				\$781,959.31	\$779,959.31	\$781,959.31	\$0.00
Vera B		Vera B - Pre-Dev/AE Fees		1430		\$250,000.00	\$250,000.00	\$250,000.00	\$0.00
AMP 314		Roof Replacement-RAD or MixFin		1460		\$417,363.28	\$417,363.28	\$417,363.28	\$0.00
		SUB-TOTAL				\$667,363.28	\$667,363.28	\$417,363.28	\$0.00
		TOTAL				\$3,666,347.00	\$3,282,260.30	\$3,283,591.36	\$132,755.64

It to be completed for the Performance and Evaluation Report

It 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: 2013			
Capital Fund Program No: NV39P018501-13					
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	09/08/15		09/08/17		
Administration	09/08/15		09/08/17		
Fees & Cost	09/08/15		09/08/17		
Site Improvement	09/08/15		09/08/17		
Dwelling Structure	09/08/15		09/08/17		
Dwelling Equipment	09/08/15		09/08/17		
Relocation	09/08/15		09/08/17		

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