

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

Housing Authority of the City of Reno

Adopted by the Board of Commissioners
on March 28, 2001
Resolution 01-03-08 RH

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Reno

PHA Number: NV001

PHA Fiscal Year Beginning: (mm/yyyy) 07/2001

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local office: Admissions Office

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local office: Admissions Office
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission of the Housing Authority of the City of Reno is to provide and facilitate the development of affordable quality housing that offers self-sufficiency opportunities for low-income citizens of Reno, Sparks and Washoe County.

B. Goals

Note: progress statements have been added to the goals as a progress report

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers: Maximum possible (at least 100/year)
Submitted applications for 65 Fair Share (awarded), 75 Mainstream vouchers, 110 Fair Share
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: 75
Application submitted for HOME funds
 - Acquire or build units or developments 75
*Purchased land from School District to build housing
Assisted nonprofit agency as conduit for purchase of land from School District*
 - Other (list below):
 - Utilize Section 8 project-based vouchers for a special population, in partnership with a non-profit agency 60
Received approval for a project-based voucher program
 - Maintain minimum number of public housing vacancies: Under 2 percent
In process

- X PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - X Renovate or modernize public housing units: 758 units: *Ongoing and on time*
 - n/a Demolish or dispose of obsolete public housing:
 - n/a Provide replacement public housing:
 - n/a Provide replacement vouchers:
 - X Other: (list below)
 - Maintain public housing management high performer status: (PHAS score)
 - Attain Section 8 voucher high performer status (SEMAP score)
- X PHA Goal: Increase assisted housing choices
Objectives:
- X Provide voucher mobility counseling: 100% new voucher holders
Achieved; on-going briefings
 - X Conduct outreach efforts to potential voucher landlords 35 new landlords
Updating landlord brochure
 - X Increase voucher payment standards *Increased twice already*
 - X Implement voucher homeownership program: 75
Planning to implement in 2001
 - X Implement homeownership programs: 25
10 families assisted
 - X Implement public housing site-based waiting lists: Stead Manor
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - X Other: (list below)
 - Continue and expand partnerships with local agencies to provide services to RHA youth and adults *On target*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
Maintain or increase existing level of 35 partnerships
Maintained
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities:
 - Other: (list below)
 - Maintain or increase the percentage of employed persons in assisted families:
Maintain at least 50%
Maintaining
 - Continue to support agencies who provide supportive services to increase independence for the elderly or families with disabilities:
Maintain or increase the number of local partnerships
Received \$80,082 grant from Nevada Division of Aging Services

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
On-going
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
On-going
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
On-going
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- Perform an energy audit for RHA-owned properties
Planned for future

**Annual PHA Plan
PHA Fiscal Year 2001**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

- Maintain existing high performer status on PHMAP/PHAS and achieve high performer status on SEMAP. *On target*
- Continue and expand the first-time homebuyer opportunities for public housing and Section 8 clients. *On target*
- Continue modernization improvements under the Capital Fund Program (CFP) *On-going*
- Develop at least one Section 8 project-based complex with a non-profit agency to serve currently under-served special populations as defined in the Consolidated Plan.
Received HUD approval to have project-based vouchers

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Annual Plan	Page #
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	5
2. Financial Resources	10
3. Policies Governing Eligibility, Selection and Admissions	11
4. Rent Determination Policies	18
5. Operations and Management	21
6. Grievance Procedures	22
7. Capital Improvement Needs (includes CFP Annual Statement and 5-Year Action Plan)	23
8. Demolition and Disposition	30
9. Designation of Public Housing for Elderly/Disabled	31
10. Conversions of Public Housing	32
11. Homeownership	33
12. Community Service and Self-Sufficiency Programs	34
13. Crime and Safety (includes PHDEP Plan)	38
14. Pets	45
15. Civil Rights Certifications (included with PHA Plan Certifications)	46
16. Audit	46
17. Asset Management	46
18. Other Information	46
19. Definition of "Substantial Deviation" and "Significant Amendment or Modification"	49
20. Additional Certifications Necessary for Receipt of Grant Funds	50

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

<u>A</u> Section 8 Project-Based Voucher Program	49
<u>B</u> Admissions Policy for Deconcentration	49
<u> </u> FY 2001 Capital Fund Program Annual Statement [included where requested in text]	24
<u>n/a</u> Most recent board-approved operating budget (Required attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	

Optional Attachments:

<u> </u> PHA Management Organizational Chart	
<u> </u> FY 2001 Capital Fund Program 5 Year Action Plan [included where requested in text]	27
<u> </u> Public Housing Drug Elimination Program (PHDEP) Plan [included where requested in text]	40
<u> </u> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) [included where requested in text]	46
<u> </u> Other (List below, providing each attachment name)	
<u>C</u> Capital Fund Program Annual Performance and Evaluation Report and Comprehensive Grant Program Annual Performance and Evaluation Report for 12/31/2000	51

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable and On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] and ceiling rent schedule	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
n/a	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
n/a	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
n/a	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
n/a	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
n/a	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
n/a	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
n/a	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (list individually; use as many lines as necessary) • Equal Opportunity Housing Plan	Annual Plan: Housing Needs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	9,122	5	3	3	n/a	n/a	n/a
Income >30% but <=50% of AMI	10,261	4	3	3	n/a	n/a	n/a
Income >50% but <80% of AMI	12,996	2	3	3	n/a	n/a	n/a
Elderly	4,382	5	3	3	n/a	n/a	n/a
Families with Disabilities	n/a	n/a	3	3	n/a	n/a	n/a
Reno: Hispanic	n/a	5	3	3	n/a	n/a	n/a
Sparks: Hispanic	n/a	5	3	3	n/a	n/a	n/a
Sparks: Black	n/a	5	3	3	n/a	n/a	n/a
Washoe County: Hispanic	n/a	2	3	3	n/a	n/a	n/a

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: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1999
- Other sources: (list and indicate year of information)
1999 needs assessment for upcoming 2000-2005 Consolidated Plan, which included *Washoe County Consensus Forecast 2000-2020*

**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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: <input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	901		
Extremely low income <=30% AMI	643	71	
Very low income (>30% but <=50% AMI)	216	24	
Low income (>50% but <80% AMI)	42	5	
Families with children	325	36	
Elderly families	265	29	
Families with Disabilities	177	20	
Race/ethnicity: White	735	82	
Race/ethnicity: Black	100	11	
Race/ethnicity: American Indian/Alaskan	26	3	
Race/ethnicity: Asian/Pacific Islander	37	4	
Race/ethnicity: Hispanic	146	16	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	5	0.6	
1 BR	503	56	
2 BR	281	31	
3 BR	97	11	
4 BR	13	1.4	
5 BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: <input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	1,150		
Extremely low income <=30% AMI	749	65	
Very low income (>30% but <=50% AMI)	378	33	
Low income (>50% but <80% AMI)	23	2	
Families with children	695	60	
Elderly families	186	16	
Families with Disabilities	202	18	
Race/ethnicity: White	933	81	
Race/ethnicity: Black	140	12	
Race/ethnicity: Asian/Pacific Islander	31	3	
Race/ethnicity: American Indian/Alaskan	44	4	
Race/ethnicity: Hispanic	202	18	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	10	0.8	
1 BR	343	30	
2 BR	587	51	
3 BR	185	16	
4 BR	25	2.2	
5 BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

(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:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units *On target*
- 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 *Increased twice already*
Also, a waiver was obtained to increase the FMR for mobile home space rent payments
- 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 *Updated brochure underway*
- 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 *Completed*
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
Applied for 65 Fair Share, 75 Mainstream, and 110 Fair Share vouchers; received 65
- 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.
Purchased land from School District to build housing
- Other: Leverage Section 8 project-based Vouchers as a resource for a non-profit agency serving a special needs population
Received HUD approval to have project-based vouchers

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

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

Select all that apply

- 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
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available *Not yet available*
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- 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
Applied for 75 Mainstream vouchers; RHA was not selected in the lottery
- Affirmatively market to local non-profit agencies that assist families with disabilities
*Staff regularly consults with agencies to fill vacant accessible units
Worked with Center for Independent Living on grant application for accessibility modifications (not funded)*
- Other: (list below)
 - For non-elderly PH complexes, give a preference to families unable to work because of age or disability who are at or below 50% of the median income, same as the existing preference for working families
Completed

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:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
 - Continue affirmative measures to ensure continued access *On-going*

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units *On-going in lease-up briefings*
- Market the section 8 program to owners outside of areas of poverty /minority concentrations *Updating landlord brochure*
- Other: (list below)

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
- Influence of the housing market on PHA programs

- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- ___ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	1,333,747	
b) Public Housing Capital Fund	1,213,264	
c) HOPE VI Revitalization	n/a	
d) HOPE VI Demolition	n/a	
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,444,517	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	165,000	
g) Resident Opportunity and Self-Sufficiency Grants	n/a	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Section 8 Mod Rehab Program	2,477,538	S8 assistance
Section 8 Single Room Occupancy Mod Rehab	73,281	S8 assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,628,630	PH operations
4. Other income (list below)		
Helen Close Charitable Foundation	33,000	PH supportive services
4. Non-federal sources (list below)		
Total resources	17,367,977	

3. PHA Policies Governing Eligibility, Selection, and Admissions

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
 - When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time) 90 days
 - Other: (describe)

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
 - Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
 - Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists Stead Manor
 - Other (describe)

- b. Where may interested persons apply for admission to public housing?
 - PHA main administrative office
 - PHA development site management office (Stead Manor)
 - Other (list): Admissions office

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**
 - 1. How many site-based waiting lists will the PHA operate in the coming year? One

 - 2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 - If yes, how many lists? One

3. Yes ___ No: May families be on more than one list simultaneously
If yes, how many lists? All

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below): Admissions Office

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes ___ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
___ Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)
Reasonable accommodation
- c. Preferences
1. Yes ___ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year?
(select all that apply from either former federal preferences or other preferences)

Former federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

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
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below):
Relocation due to Housing Authority action
More than 40% rent burden

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
4 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
5 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below): 1 Relocation due to Housing Authority action
3 40 percent rent burden

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): Annual calendar handbook

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

from Notice PIH 2001-4 dated January 19, 2001

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 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).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 Criminal or drug-related activity
 Other (describe below)
 Balance of money owed, termination for violation of family obligations and reasons for the termination, damages caused to a unit, involvement with fraud, bribery, or other corrupt or criminal acts, serious or repeated violation(s) of the signed lease agreement

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
 None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
 PHA main administrative office
 Other (list below): Admissions Office

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
 If yes, state circumstances below: After review of the family's efforts to find a suitable dwelling and the problems encountered, if it is determined that there is reasonable possibility that the family may, with additional advice or assistance find a suitable unit, RHA may grant one extension, not to exceed a total of 30 days. Generally, an extension is granted due to circumstances beyond the family's control such as hospitalization or the unit is not quite ready.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA 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?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) **(if no, skip to subcomponent (5) Special purpose section 8 assistance programs)**

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
 - High rent burden (rent is > 40 percent of income)
 - Completion of transitional housing program obligations
 - Involuntarily displacement (within no more than six months from date of certification or verification) as a result of federal, state, local government or Housing Authority action related to code enforcement, public improvement, and purchase and/or disposition of dwelling units
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3. Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

1 High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

2 Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

4 Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

1 Victims of reprisals or hate crimes

1 Other preference(s) (list below)

- Non-subsidized; elderly/disabled/displaced families over single persons
- Households which are successfully meeting their goals in RHA's FSS or other upward mobility programs

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

X Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) Not applicable

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which 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? (select all that apply)

X The Section 8 Administrative Plan

X Briefing sessions and written materials

Other (list below)

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

X Through published notices

X Other (list below): newsletters

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA 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). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

\$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

n/a 1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) none

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

- e. Ceiling rents
1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
 - Yes for all developments
 - Yes but only for some developments
 - No

 2. For which kinds of developments are ceiling rents in place? (select all that apply)
 - For all developments
 - For all general occupancy developments (not elderly or disabled or elderly only)
 - For specified general occupancy developments
 - For certain parts of developments; e.g., the high-rise portion
 - For certain size units; e.g., larger bedroom sizes
 - Other (list below)

 3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
 - Market comparability study
 - Fair market rents (FMR)
 - 95th percentile rents
 - 75 percent of operating costs
 - 100 percent of operating costs for general occupancy (family) developments
 - Operating costs plus debt service
 - The "rental value" of the unit
 - Other (list below)
- f. Rent re-determinations:
1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
 - Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - Other (list below)
 - Tenants must report any change in income within 10 days of the change. If there has been a change in source of income, increases take place only after a minimum 30-day notice has been given to them. They can request that a decrease become effective immediately. However, if there is a subsequent increase after a decrease, the tenant must report within 10 days and the rent will increase after the 30-day notice.
- g. Yes No: Does the PHA 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?

(2) Flat Rents

not applicable; have ceiling rents

- a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. 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).

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
 - At least annually, but could be more frequently
 - Obtain data annually to justify a waiver so the FMR for mobile home space rent is high enough so the payment standard is adequate
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

An organization chart showing the PHA’s management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

The five-member Board of Commissioners hires the Executive Director, who in turn hires the department directors/officers. There are six departments: Executive, Finance, Housing Programs, Development and Maintenance, Evaluation and Information Systems, and Resident Initiatives. The Executive Department handles administrative support for the Board of Commissioners and Executive Director. The Finance Department includes, in addition to accounting, the personnel and purchasing functions. The Housing Programs Department manages the Public Housing and Section 8 Programs, including admissions, and oversees the Authority's unaided properties. The Development and Maintenance Department is responsible for development of new housing and modernization, construction inspections, and maintenance of Public Housing and the unaided properties owned by the Authority. The Evaluation and Information Services Department includes Section 8 properties inspection and agency-wide computer systems and support. The Resident Initiatives Department oversees the Public Housing Drug Elimination Program (PHDEP), Family Self-Sufficiency (FSS) Program, and the AmeriCorps VISTA Members in the provision of various resident activities, services, training, and businesses.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “N/A” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	750	210
Section 8 Vouchers/Certificates allocated	2,003	330
Section 8 Mod Rehab	306	120
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	396	N/A
Other Federal Programs (list individually)	20	20
Supportive housing for deinstitutionalized mentally-ill persons		

C. Management and Maintenance Policies

List the PHA's 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.

(1) Public Housing Maintenance and Management: (list below)

The RHA Manual of Operations includes the Policies Governing Admission to and Continued Occupancy of Public Housing Units; Applicant Review Board Policy; Dwelling Lease; Dogs, Helping or Guide; Hearing Procedure, Public Housing; Pet Ownership Policy [Elderly Housing]; Sales & Services Schedule - Charges for Resident-Caused Damages; Applying Roach Abatement Products to RHA Housing Units; and Work Order Procedure.

(2) Section 8 Management: (list below)

The RHA Manual of Operations includes the Administrative Plan for S8 Housing Choice Voucher, Mod Rehab and New Construction; Administrative Plan for S8 Single-Room Occupancy Mod Rehab (SRO) Program; Contract Rent Increase Procedure - Section 8; Equal Opportunity Housing Plan for Section 8 Program; and Housing Quality Standards (HQS) Handbook

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ___ Yes X No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
X PHA development management offices
X Other (list below): Admissions Office

B. Section 8 Tenant-Based Assistance

1. ___ Yes X No: Has the PHA 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?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- X PHA main administrative office
X Other (list below): Admissions Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Reno	Grant Type and Number Capital Fund Program Grant No: NV39P001-50101 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: 2001
---	---	-------------------------------------

X Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	75,000			
	Management Improvements Hard Costs	25,000			
4	1410 Administration	100,000			
5	1411 Audit	3,000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	90,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	757,400			
11	1465.1 Dwelling Equipment-Nonexpendable	117,500			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	38,778			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant (Sum of lines 2-19)	1,236,678			
	Amount of line 20 Related to LBP Activities	0			
	Amount of line 20 Related to Section 504 Compliance	0			
	Amount of line 20 Related to Security -- Soft Costs	0			
	Amount of line 20 Related to Security -- Hard Costs	11,000			
	Amount of line 20 Related to Energy Conservation Measures	708,900			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P001-50101 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2001			
Development Number/Name/ HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Obligated	Expended	Obligated	Expended	
NV39-P001-001, Mineral Manor	Refinish cabinets	1460		20,000				
	Concrete replacement	1450		30,000				
	Ceiling fans	1460		47,000				
	Project Total			97,000				
NV39-P001-002, Tom Sawyer Village	Appliance replacement	1465.1		40,000				
	Project Total			40,000				
NV39-P001-003, Silverada Manor	Appliance replacement	1465.1		30,000				
	Interconnect AC units	1460		90,000				
	Exterior paint	1460		50,000				
	Project Total			170,000				
NV39-P001-006, Stead Manor	Appliance replacement	1465.1		10,000				
	Screen Door closures	1460		3,500				
	Ceiling fans	1460		23,000				
	Project Total			36,500				
NV39-P001-007, Hawk View Apartments	Appliance replacement	1465.1		17,500				
	Roof repairs	1460		7,500				
	Screen door deadbolt locks	1460		11,000				
	Ceiling fans	1460		33,000				
	Project Total			69,000				
NV39-P001-009, Essex Manor	Replace furnace gas valves	1460		15,900				
	Appliance replacement	1465.1		20,000				
	Screen door closures	1460		6,000				
	Replace closet doors	1460		74,000				
	Ceiling fans	1460		36,000				
	Project Total			151,900				
NV39-P001-010, Myra Birch Manor	Replace windows and trim	1460		320,000				
	Screen door closures	1460		1,500				
	Ceiling fans	1460		19,000				
	Project Total			340,500				
NV39-P001-018, John McGraw Court	None			0				
PHYSICAL IMPROVEMENTS TOTAL								
				904,000				

NV39-P001-PHA WIDE	FEES AND COSTS	1430						
	Inspection			30,000				
	Architect			15,000				
	Draftsman			20,000				
	Outside A&E			25,000				
	FEES AND COSTS TOTAL			90,000				
	ADMINISTRATION	1410						
	Non-technical salaries							
	Contracting Officer			20,000				
	Director of Finance			15,000				
	Director of Development Maintenance			30,000				
	Development Clerk			15,000				
	Legal expenses			10,000				
	Travel			5,000				
	Sundry			5,000				
	ADMINISTRATION TOTAL			100,000				
	MANAGEMENT IMPROVEMENTS	1408						
Replace office furniture and equipment			15,000					
Establish policies and procedures			10,000					
Resident initiatives programs			25,000					
Temp assistance to meet PHAS goals			25,000					
Upgrade computer systems			10,000					
Expand maintenance training program			5,000					
Improve parts ordering and stock filing			5,000					
Improve inspection data collection			5,000					
MANAGEMENT IMPROVEMENTS TOTAL			100,000					
NON-DWELLING EQUIPMENT	1475							
Maintenance equipment			18,778					
Computers/telecommunications			20,000					
NON-DWELLING EQUIPMENT TOTAL			38,778					
OTHER COSTS	1411							
Audit costs			3,000					
OTHER COSTS TOTAL			3,000					
TOTAL COSTS			1,237,678					

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name, HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NV39-P001-001, Mineral Manor	05/31/03	09/30/04
NV39-P001-002, Tom Sawyer Village	05/31/03	09/30/04
NV39-P001-003, Silverada Manor	05/31/03	09/30/04
NV39-P001-006, Stead Manor	05/31/03	09/30/04
NV39-P001-007, Hawk View Apartments	05/31/03	09/30/04
NV39-P001-009, Essex Manor	05/31/03	09/30/04
NV39-P001-010, Myra Birch Manor	05/31/03	09/30/04
NV39-P001-018, John McGraw Court	05/31/03	09/30/04
MANAGEMENT IMPROVEMENTS	05/31/03	09/30/04

(2) 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes ___ No: Is the PHA providing a 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
 ___ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)
 -or-
 The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name: Housing Authority of the City of Reno															X Original 5-Year Plan			Revision No:		
YEAR 1, FFY 2001			YEAR 2, FFY 2002			YEAR 3, FFY 2003			YEAR 4, FFY 2004			YEAR 5, FFY 2005								
Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs						
NV39-P001-001: MINERAL MANOR																				
Refinish cabinets	25%	20,000							Concrete replacement	30%	45,000	Electrical subpanels	100%	150,000						
Concrete replacement	20%	30,000							Asphalt repairs	20%	20,000	Siding replacement	100%	750,000						
Ceiling fans	100%	47,000							Asphalt sealing	100%	1,000	Re-pave Andesite Ave.	100%	370,000						
												Landscape upgrades	100%	100,000						
												Exterior paint	100%	750,000						
												Water heater replacement	90%	60,000						
												Appliance replacement	50%	50,000						
												Exterior door replacement	100%	864,000						
												Bathroom vanities	100%	28,800						
												Replace windows	100%	350,000						
												Ground electrical circuits	100%	150,000						
												Add air conditioning	100%	144,000						
												Stove anti-tip	100%	5,000						
NV39-P001-001: Project Total		97,000							NV39-P001-001: Project Total		66,000	NV39-P001-001: Project Total		3,771,800						
NV39-P001-002: TOM SAWYER VILLAGE																				
Appliance replacement	60%	40,000				Concrete replacement	10%	30,000	Clean ducts	100%	25,000	Roof replacement	100%	325,000						
									Asphalt sealing	100%	2,000	Exterior paint	30%	100,000						
												Concrete replacement	30%	100,000						
												Add air conditioning	100%	400,000						
												Ground electrical circuits	100%	100,000						
												Parking lot repairs	20%	15,000						
NV39-P001-002: Project Total		40,000				NV39-P001-002: Project Total		30,000	NV39-P001-002: Project Total		70,000	NV39-P001-002: Project Total		1,040,000						
NV39-P001-003: SILVERADA MANOR																				
Appliance replacement	30%	30,000				Concrete replacement	15%	35,000	Rain gutters/downspouts	100%	30,000	Entry door replacement	100%	66,000						
Interconnect AC units	94%	90,000							Repave Broadleaf	100%	250,000	Interior door replacement	100%	50,000						
Exterior paint	80%	50,000							Asphalt sealing	100%	5,000	Parking lot repairs	20%	30,000						
												Interior lighting improve.	100%	25,000						
												Electrical system upgrades	100%	225,000						
												Soffit support	100%	75,000						
												Landscape improvements	80%	150,000						
												Sewer line replacements	100%	400,000						
												Electrical outlet on porch	100%	15,000						
												Ceiling fans	100%	50,000						
NV39-P001-003: Project Total		170,000				NV39-P001-003: Project Total		35,000	NV39-P001-003: Project Total		285,000	NV39-P001-003: Project Total		1,086,000						
NV39-P001-006: STEAD MANOR																				
Appliance replacement	10%	10,000				Flooring repairs	100%	215,000	Parking lot repairs	15%	5,000	Brick replacement	100%	125,000						
Screen door closures	100%	3,500				Water heater replacement	75%	37,400	Asphalt sealing	100%	3,500	Appliance replacement	75%	50,000						
Ceiling fans	100%	23,000										Replace exterior doors	75%	17,000						
												Replace furnace gas valves	100%	10,200						
												Sewer line replacement	100%	150,000						
												Concrete replacement	40%	50,000						
												Kitchen renovation	100%	256,000						
												Playground rehabilitation	67%	60,000						
												Concrete repairs	20%	25,000						
												Flooring repairs	100%	200,000						
												Add air conditioning	100%	270,000						
												Stove anti-tip	100%	2,500						
NV39-P001-006: Project Total		36,500				NV39-P001-006: Project Total		252,400	NV39-P001-006: Project Total		8,500	NV39-P001-006: Project Total		1,215,700						

NV39-P001-007: HAWK VIEW APARTMENTS															
Appliance replacement	15%	17,500	Replace windows and trim	100%	350,000	Concrete replacement	20%	102,000	Asphalt sealing	100%	6,500	Retaining wall replacement	100%	200,000	
Roof repairs	10%	7,500	Water heater replacement	80%	48,000	Roof replacement	100%	150,000				Brick veneer reinstallation	100%	300,000	
Screen door deadbolt locks	100%	11,000										Parking lot improvements	100%	550,000	
Ceiling fans	100%	33,000										Landscape improvements	100%	200,000	
												Flooring replacement	100%	400,000	
												Sidewalk replacement	100%	250,000	
												Stair landing adjustments	100%	225,000	
												Kitchen renovation	100%	500,000	
												Playground rehabilitation	67%	60,000	
												Exterior vent replacement	100%	20,000	
												Add air conditioning	100%	400,000	
												Parking lot repairs	20%	40,000	
												Stove anti-tip	100%	5,000	
												Sprinkler system rehab	100%	45,000	
NV39-P001-007: Project Total		69,000	NV39-P001-007: Project Total		398,000	NV39-P001-007: Project Total		252,000	NV39-P001-007: Project Total		6,500	NV39-P001-007: Project Total		3,195,000	
NV39-P001-009: ESSEX MANOR															
Replace furnace gas valves	100%	15,900				Appliance replacement	20%	20,000	Asphalt sealing	100%	7,500	Floor replacement	100%	300,000	
Appliance replacement	20%	20,000				Parking lot repairs	5%	15,000	Replace rain gutters	100%	110,000	Concrete replacement	60%	150,000	
Screen door closure	100%	6,000										Parking lot replacement	100%	664,000	
Replace closet doors	100%	74,000										Parking lot repairs	20%	30,000	
Ceiling fans	100%	36,000										Bathroom vanity installation	100%	95,000	
												Landscape improvements	40%	60,000	
												Playground rehabilitation	67%	60,000	
												Appliance replacement	40%	40,000	
												Add air conditioning	100%	400,000	
												Stove anti-tip	100%	5,000	
												Water heater replacement	30%	16,500	
NV39-P001-009: Project Total		151,900	NV39-P001-009: Project Total		35,000	NV39-P001-009: Project Total		117,500	NV39-P001-009: Project Total		1,820,500	NV39-P001-009: Project Total		1,820,500	
NV39-P001-010: MYRA BIRCH MANOR															
Replace windows and trim	100%	320,000	Kitchen repairs	100%	140,000				Appliance replacement	60%	30,000	Playground rehabilitation	67%	40,000	
Screen door closures	100%	1,500	Appliance replacement	15%	20,000				Concrete replacement	20%	35,000	Concrete replacement	15%	25,000	
Ceiling fans	100%	19,000							Asphalt sealing	100%	3,000	Roof repairs	100%	100,000	
												Install water pressure reg.	100%	20,000	
												Add air conditioning	100%	225,000	
												Stove anti-tip	100%	2,500	
												Install porch lights	100%	4,000	
NV39-P001-010: Project Total		340,500	NV39-P001-010: Project Total		160,000	NV39-P001-010: Project Total		68,000	NV39-P001-010: Project Total		416,500	NV39-P001-010: Project Total		416,500	
NV39-P001-018: JOHN MCGRAW COURT															
			Exterior paint	100%	40,000	Concrete replacement	20%	20,000	Concrete replacement	20%	20,000	Ceiling fans	100%	12,000	
									Asphalt sealing	100%	1,500	Accessibility modifications	100%	102,000	
			NV39-P001-018: Project Total		40,000	NV39-P001-018: Project Total		20,000	NV39-P001-018: Project Total		21,500	NV39-P001-018: Project Total		114,000	
Total Physical Improvements															
904,900		598,000		624,400		600,000		12,659,500							
Administration	100,000	Administration	100,000	Administration	90,000	Administration	100,000	Administration	140,000						
Management Improvements	100,000	Management Improvements	100,000	Management Improvements	100,000	Management Improvements	100,000	Management Improvements	100,000						
A&E, Permits, Inspections	90,000	A&E, Permits, Inspections	100,000	A&E, Permits, Inspections	90,000	A&E, Permits, Inspections	100,000	A&E, Permits, Inspections	632,975						
Non-dwelling Equipment	38,778	Non-dwelling Equipment	41,149	Non-dwelling Equipment	35,749	Non-dwelling Equipment	39,149	Non-dwelling Equipment	50,000						
Other Costs	3,000	Other Costs	3,000	Other Costs	2,000	Other Costs	3,000	Other Costs	3,000						
Grand Total	1,237,678	Grand Total	942,149	Grand Total	942,149	Grand Total	942,149	Grand Total	13,585,475						

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description. Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a.	Development name:
1b.	Development (project) number:
2.	Activity type: <input type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3.	Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4.	Date application approved, submitted, or planned for submission:
5.	Number of units affected: Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7.	Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? **(If “No”, skip to component 10.** If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description. Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a.	Development name:
1b.	Development (project) number:
2.	Designation type: <input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3.	Application status (select one) <input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4.	Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5.	If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6.	Number of units affected:
7.	Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description. Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a.	Development name:
1b.	Development (project) number:
2.	What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4.	Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5.	Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

(If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description. Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a.	Development name:
1b.	Development (project) number:
2.	Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3.	Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4.	Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5.	Number of units affected:
6.	Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

RHA has the capacity to administer a Section 8 Homeownership program. This program requires a minimum homeowner downpayment of at least 3 percent, with the 3 percent coming from the family's

resources. The financing for purchase of a home under the program will be provided, insured or guaranteed by the government, comply with secondary mortgage market underwriting requirements, or generally accepted private sector underwriting standards.

2. Program Description:

a. Size of Program: Yes No

Will the PHA limit the number of families participating in the section 8 homeownership option? If the answer to the question above was yes, which statement best describes the number of participants? (select one)

25 or fewer participants 51 to 100 participants
 26 - 50 participants more than 100 participants

b. PHA-established eligibility criteria: Yes No

Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

- The family must be in good standing under their lease and HAP with RHA
- The family must have achieved success in RHA's FSS program or a similar program
- The family must have completed mandatory workshops successfully

Details on program policies and procedures are provided in the Section 8 Tenant-based Homeownership Program attachment. Some of the other important requirements include:

- Ineligible families: A family member has previously received assistance under the homeownership option and defaulted on a mortgage securing debt incurred to purchase the home. A family has a present ownership interest in a second residence.
- Priority will be given to Section 8 voucher holders (including Public Housing residents approved for transfer to a Section 8 voucher) who have:
 - Completed the FSS or a similar program successfully
 - Completed the mandatory workshops successfully
 - Qualified with a lender
 - Have accumulated in their FSS account or other savings account a significant sum (enough to enable them to meet the eligibility conditions for a home large enough for their family)
- A minimum down payment of at least 3% of the purchase price is required. The family is required to use its own resources for the entire initial 3% down payment.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements: Yes No

Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY 03/09/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)
- Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 - Jointly administer programs
 - Partner to administer a HUD Welfare-to-Work voucher program
 - Joint administration of other demonstration program
 - Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.) [Position moved to (2) Family Self Sufficiency Program]

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 3/31/01)
Public Housing	0	23
Section 8	40	34

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? No.

If no, list steps the PHA will take below:

The number of Section 8 participants is below the minimum for various reasons. A concentrated effort has been made in past months to inform and recruit eligible families, so that there are approximately 20 families in the process. Another step that will increase the number is making FSS Program participation a prerequisite for Section 8 homeownership vouchers. We expect to be at the required number when this Plan goes into effect on July 1, 2001.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing, Section 8 participants or both)
English; Northern Nevada Literacy Council (NNLC)		FSS Program participants or referred by management staff	NNLC office	Both
Education; Truckee Meadows Community College (TMCC) Re-entry			TMCC campus	
GED; Washoe County School District (WCSD) Education			WCSD sites	
Parenting classes; Children's Cabinet			PHA office	
Financial management classes; UNR Cooperative Extension				
Credit counseling and home buying; Consumer Credit Affiliates				
Stress management, time management, GOALS, self-esteem, job search techniques, resume writing classes; FSS Program staff				
Small business classes; MicroEnterprises Initiative				
Cleaning business training; Ace Janitorial		Resident interest and request	PHA office, vacant units	
Scholarships; Helen Close Charitable Foundation		Foundation selection criteria and committee	PHA offices	
Computer classes; Community Services Agency (CSA) Weed 'n Seed		Resident interest and request	CSA offices	

C. Welfare Benefit Reductions

1. The PHA 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: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- 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
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Implementation of Public Housing Resident Community Service Requirements. A brief synopsis of RHA's policy and procedures for meeting community service requirements is provided here. Complete details are provided in the full document which is available at RHA.

- In 1999, RHA incorporated community service in the admissions and occupancy policies and the dwelling lease, to become effective when the program was implemented under this Agency Plan. Residents were notified in writing about this change and provided the general requirements of the program, including exemptions, at that time. Additional information has been and will continue to be provided at the regular monthly Resident Council meetings and in the bi-monthly newsletters mailed to all residents.
- A written description of the community service requirements was developed in conjunction with the various Resident Council meetings and the Resident Advisory Board during the planning process for the 2001 Agency Plan.
- The program will become effective July 1, 2001. Approximately 90 days before their annual reexamination, individual letters will go to households with non-elderly adults informing them of the new requirement and the necessity for them to either meet it or establish their exemption at their upcoming annual reexamination.
- RHA has long had a working agreement with the Nevada State Welfare Division to share information on mutual clients. This was formalized in a cooperative agreement in January 2001 to assist in verifying residents' status for community service.
- The program will be administered by RHA's Housing Programs Department. The Public Housing Managers and/or Management Aides will explain the community service requirement and the process to claim an exemption at each annual reexamination. Service completion forms from participating agencies/organizations will be forwarded to the Management Aides for verification of compliance. Any non-compliant resident will need to sign a compliance agreement.
- A broad range of activities and organizations will be available to residents for community service. In addition to on-site Resident Council activities, they can select from helping at local schools, Public Housing Drug Elimination Program activities, 4-H after-school programs, scouting, clerical assistance, translating, sports, library, and others. A list will be available at each complex.
- Some of the partner agencies include the Resident Councils, multiple Washoe County School District Family Resource Centers, Nevada Hispanic Services, Northern Nevada Literacy Council, Washoe County Libraries, Committee To Aid Abused Women, Boy Scouts, VSA arts of Nevada. Other Drug Elimination Program partners will be added to the list as agreements are executed.
- Non-compliance is grounds for non-renewal of the Dwelling Lease at the end of the 12-month term. The process to cure noncompliance will start at the resident's annual reexamination. The resident will be informed of their non-compliance and given the opportunity to sign an agreement which will include:
 - The additional number of hours needed to make up the total hours required on the new 12-month lease
 - Assurance that all family members who are subject to the service requirement are currently complying, or
 - Written assurances satisfactory to RHA that the resident or other non-compliant resident no longer resides in the unit

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. **High Performing** and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan **may skip to sub-component D.**

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
 - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - 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
 - Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).
 - Safety and security survey of residents
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - Resident reports
 - PHA employee reports
 - Police reports
 - Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
 - Other (describe below)

3. Which developments are most affected? (list below)

Mineral Manor, Stead Manor, Hawk View Apartments, Myra Birch Manor

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
 - 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
 - Other (describe below): partnerships with other agencies/organizations at no cost to RHA

2. Which developments are most affected? (list below)

Mineral Manor, Stead Manor, Hawk View Apartments, Essex Manor, Myra Birch Manor

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
 - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)

2. Which developments are most affected? (list below)
 - Mineral Manor, Stead Manor, Hawk View Apartments, Essex Manor, Myra Birch Manor

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment (Attachment Filename:)

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 165,000
- B. Eligibility type (Indicate with an "x") N1_____ N2_____ R X
- C. FFY in which funding is requested 2001
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

Reno Housing Authority's Drug Elimination Program will employ a broad weed and seed approach and prevention measures to address the problems associated with illegal drug use and drug-related crimes. This will be accomplished through the collaborative prevention, education, cultural, recreational and employment training efforts of the Reno Police Department, Center for Employment Training, University of Nevada Reno and Cooperative Extension, Boy and Girl Scouts, Boys and Girls Club, Nevada Hispanic Services, and other local organizations and businesses. These organizations will provide matching funds or in-kind services valued at over \$160,000 to go with the requested \$165,000 grant. This will fund activities that have helped reduce drug-related problems at the low-income public housing complexes in Reno known as Mineral Manor, Stead Manor, Hawk View Apartments, Essex Manor, and Myra Birch Manor, with a projected total of 396 families served.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Mineral Manor	144	216
Stead Manor	68	103
Hawk View Apartments	100	112
Essex Manor	106	173
Myra Birch Manor	56	63

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months_____ 12 Months_____ 18 Months_____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 X	250,000	NV39-DEP-001-0195	0	GE	
FY 1996 X	250,000	NV39-DEP-001-0196	0	GE	
FY 1997 X	225,300	NV39-DEP-001-0197	0		
FY 1998 X	225,000	NV39-DEP-001-0198	0		1/20/2001
FY 1999 X	160,557	NV39-DEP-001-0199	80,841		1/31/2002
FY 2000 X	182,606	NV39-DEP-001-0100	179,896		9/1/2003

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

RHA's drug elimination strategy is based on strong prevention measures to reduce involvement in drug and gang-related activities. This is accomplished by using education, training, and recreation activities to help residents resist the influences of their neighboring communities. The main goal is to increase participation in programs aimed at drug prevention and education, focusing primarily on youth and families. Our partners will assist our goals and objectives by providing quality programs available to public housing residents. They provide RHA with attendance records and updates on progress, which RHA staff will monitor through on-site visits. Evaluation will be based on whether the goals and objectives were met and on the annual survey results. Overall success will be determined by a rise in participation in leadership, prevention and career exploration activities and by maintaining the residents' feeling of safety in their complexes.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	43,030
9120 - Security Personnel	0
9130 - Employment of Investigators	0
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	0
9160 - Drug Prevention	143,696
9170 - Drug Intervention	0
9180 - Drug Treatment	0
9190 - Other Program Costs	0
TOTAL PHDEP FUNDING	186,726

City of Reno Housing Authority
 NV001
 NV39DEP 001 0101

A. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$			43,030
Goal(s)	Increase residents' sense of security and decrease crimes in/around complexes by increasing officer presence on regular basis							
Objectives	Use police officer to provide information and assistance over and above baseline services to work closely with RHA staff and residents to help identify and deal with criminal activity at or near RHA complexes							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators	
1. Contract for police services + \$10,000			1/2002	12/31/2002	43,030	11,000 Police Dept	Maintain low crime levels in complexes	

9160 - Drug Prevention					Total PHDEP Funding: \$		143,696	
Goal(s)	Reduce youth involvement in illegal drug and gang-related activities							
Objectives	Increase participation in prevention activities by creating and maintaining quality programs in line with the goal.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amt/Source)	Performance Indicators	
1. Youth: substance abuse education + \$1,000	130	356	9/2001	9/2003	16,000	31,000 Ranch camp, <i>First Books</i> , etc.	Increase participation in School Incentive Program by 10%	
2. Youth: other education	90	356	9/2001	9/2003	26,820	42,800 Coop Ext & Family Focus Center match	Maintain participation of 130 youth in after-school programs. Maintain resident youth advisory board monthly meetings	
3. Youth: recreation & cultural activities + \$1,986	140	356	9/2001	9/2003	17,286	15,000 Boys & Girls Club, VSA Arts, Jr Ski, Mogul Mouse	Maintain/increase # of participants in various arts and sports activities	
4. Youth: employment readiness/job placement + \$6,240	40	243	9/2001	9/2003	7,240	5,000 Various agencies: donated tickets, tours, training	Increase participation in Vocational Visions career exploration program by 20%	
5. Adults/families: Substance abuse education	45	200	9/2001	9/2003	2,000	3,000 Nevada Hispanic Services	Increase participation of Hispanic families in drug education, parenting & teen classes by 6 families	
6. Adults/families: other education	100	953	9/2001	9/2003	10,000	12,000 Donated computers, volunteer & proctor time	Increase computer literacy/computer lending program participation by 5 families	
7. Adults/families: recreational & cultural activities	30	400	9/2001	9/2003	4,000	7,350 Boy & Girl Scouts Baile Foklórico	Increase participation in Scouting and sports programs by 5 families	
8. Adults/families: employment readiness/job placement + \$2,500	13	134	9/2001	9/2003	5,000	25,200 CET, TMCC, Welfare Dept match	Continue training for residents with local agencies	
9. Adults/families: employ residents w/ PHDEP funds	n/a	n/a			0		[none]	
10. Adults/families: community organizing/mobilization	n/a	n/a	9/2001	9/2003	40,350	9,500 VISTA Member	PHDEP Coordinator maintain numerous existing partnerships in community	
11. Adults/families: parenting/family support	100	953	9/2001	9/2003	15,000	15,000 University of Nevada intern time	Maintain or decrease truancy and other high-risk factors through family intervention services	
					143,696	165,850		

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	24,770	Activity 1	33,030
9120	n/a	n/a	n/a	n/a
9130	n/a	n/a	n/a	n/a
9140	n/a	n/a	n/a	n/a
9150	n/a	n/a	n/a	n/a
9160	All activities	39,590	All activities	70,000
9170	n/a	n/a	n/a	n/a
9180	n/a	n/a	n/a	n/a
9190	n/a	n/a	n/a	n/a
TOTAL		\$ 64,360		\$ 103,030

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

The following is a synopsis of the Authority's policy for family complexes. The full policy is available at the Authority and should be used for complete details.

1. **Approval of Pet.** It is policy that all residents be allowed quiet enjoyment of the premises. No pet will be allowed which constitutes a nuisance or threat to any resident or which detracts from any resident's quiet enjoyment of their unit or the common areas of the complex. Therefore, residents must have prior written approval before bringing **any** pets onto the premises. Only approved resident pets will be allowed on the premises (guest's pets are prohibited). Approval for owning or keeping a common household pet in the dwelling unit will be determined without consideration of resident race, sex, age, national origin, religion or disability. Upon approval and registration of the pet, RHA will supply a pet sticker that must be placed in the front window nearest the main entrance of the unit for management and maintenance identification.
2. **Pet Agreement and Costs.** A Pet Agreement which constitutes an addendum to the Dwelling Lease must be signed by the resident and will be made part of the lease prior to bringing any pet onto the premises. The resident shall pay a refundable pet deposit of \$200 for each pet (except those normally in a cage or aquarium) when the pet agreement is signed. The resident shall also pay a non-refundable fee of \$10 per pet each month the pet is on the premises of the unit covered by the Dwelling Lease. This monthly fee covers reasonable operating costs and administrative fees relating to the presence of pets. Residents shall be liable for all damages caused by such pet and all cleaning, destruction of fleas, and deodorizing required because of such pet, and such costs will be deducted from the deposit. The unused portion of the deposit will be refunded after the resident moves out or no longer has a pet on the premises.
3. **Types and Number of Pets Allowed.** Only domesticated dogs, cats, birds, normally caged animals (such as a hamster, guinea pig, mouse, rat, or rabbit), and aquariums (50 gallons or less and sealed against leakage) are permitted. No unit can have more than two pets (an aquarium or normally caged animal counts as one). Dogs and cats must weigh under 20 pounds when full grown. Bird cages may be no larger than 4 feet high by 3 feet wide by 2 feet deep and must have a removable litter tray. Other animals including but not limited to ferrets, potbelly pigs, farm animals, birds of prey, and reptiles are not permitted. The following breeds of dogs are also excluded: pit bull, chow, akita, rotweilers, german shepherds, doberman pincers, and any mixed breed which has substantial characteristics of these breeds or has otherwise demonstrated aggressive behavior. The exclusion of any pet rests in the sound discretion of the Authority. Based on the physical layouts of each complex, the maximum number of dogs or cats by complex is: Essex Manor, one dog *or* not more than two cats; Hawk View Apartments, one or two cats; Mineral Manor, one dog, *or* not more than two cats; Myra Birch Manor, one or two cats; and Stead Manor, one or two cats. No substitutions are allowed; no pet offspring are allowed.
4. **Responsibilities of Pet Owner(s).** The pet policy outlines specific requirements and rules for clean-up, exercise areas, disturbances, neutering/spaying and other health requirements, feeding and general care. It also specifies that failure to comply will result in a pet waste removal charge of \$25 per incident, or removal of the pet, and/or possible eviction. Each Resident Council may, upon receipt of a request(s), designate one pet-free building, i.e., as a reasonable accommodation for persons with allergies.
5. **Applicability.** This policy does not apply to complexes built exclusively for occupancy by the elderly, handicapped or disabled, which are governed by a separate pet policy. Service animals that assist persons with disabilities are exempt from certain provisions of this policy which are inconsistent with state law, federal law or HUD regulations.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes ___ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes ___ No: Was the most recent fiscal audit submitted to HUD?
- 3. ___ Yes No: Were there any findings as the result of that audit?
- 4. ___ Yes ___ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ___ n/a
- 5. ___ Yes ___ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)? ___ n/a

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. ___ Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ___ Not applicable
 - ___ Private management
 - ___ Development-based accounting
 - ___ Comprehensive stock assessment
 - ___ Other: (list below)
- 3. ___ Yes ___ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- 1. Yes ___ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - ___ Attached at Attachment (File name)
 - Provided below:

1/18/01: The Resident Advisory Board voted to : (1) approve the recommendation to set aside up to 50 Section 8 Project-Based Vouchers for special needs populations, and (2) approve the initiation of a separate waiting list for the Stead Manor Public Housing complex. (3) The Board also recommended changes in the pet policy for family Public Housing complexes: grandfathering in existing pets, including ferrets, owned by residents for more than six months; allowing aquariums up to 50 gallons; raise the pet deposit from \$150 to \$200 per dog/cat.

These comments resulted after the PHA Plan was discussed in meetings on October 26 (PH), November 1 (S8), November 16, December 6, and January 3.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - Other: (list below)

(1) The proposed wording accepted by the Resident Advisory Board was confirmed. (2) The proposed separate waiting list for Stead Manor was confirmed. (3) Changes were made in the full version of the pet policy, and the one-page summary in the Plan was reviewed for conformity.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; **if no, skip to sub-component C.**)
3. Description of Resident Election Process
- a. Nomination of candidates for place on the ballot: (select all that apply)
 - Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance
 - Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - Other: (describe)
 - b. Eligible candidates: (select one)
 - Any recipient of PHA assistance
 - Any head of household receiving PHA assistance
 - Any adult recipient of PHA assistance
 - Any adult member of a resident or assisted family organization
 - Other (list)
 - c. Eligible voters: (select all that apply)
 - All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 - Representatives of all PHA resident and assisted family organizations
 - Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Reno, Sparks, Washoe County
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Section 8 project-based assistance to serve currently under-served special needs populations in partnership with non-profit agencies, first-time homebuyer opportunities (down payment assistance), modernization of public housing
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Priorities in the 2000-2005 Plan identifies street replacement at Mineral Manor, street lights near Essex Manor, and park improvements adjacent to Mineral Manor as public housing needs. The park improvements adjacent to Mineral Manor have already been completed. Matching funds for homeownership programs are available. The Plan encourages partnerships between public and private agencies to serve the currently under-served special needs populations with competitive funding possibilities.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

- Resident Commissioner: Doris Isaeff; appointed by Mayor of Reno and ratified by Reno City Council; four-year term is October 1997 to October 2001
- Resident Advisory Board members: Lucy Benitez, Dorothe W. Buckley, Susy DeRivas Majano, Melanie Groves, Margaret Henry, Rita Holliday, Bridgett Isiramen, Dena Jones, Deborah Mollinedo, Patricia Morris, Ryan Scott Petersen, Rose Ramirez, Karen Spracklin, Jodie Tuttle, Carol Walsh, Shannon Williams

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A. Section 8 Project-Based Voucher Program

The projected number of project-based units is at least 25, with a maximum of 50. These units will be located in the City of Reno, City of Sparks, or Washoe County in census tracts which have poverty rates of less than 20 percent.

Project-based voucher units were included in last year's 5-Year Plan and Annual Plan. They are also consistent with the City of Reno, City of Sparks, and Washoe County Consolidated Plan, serving currently under-served special populations in partnership with a local nonprofit agency. This provides a win-win-win situation for the local agency, their clients, and RHA: the nonprofit agency can leverage funding for affordable housing for its clients, the clients receive quality housing and services on-site, and RHA has an on-going partner helping meet the needs of its Section 8 voucher holders. This program will be carried out in conformity with the nondiscrimination requirements and affirmatively further fair housing as required by HUD regulations. Project-basing vouchers in non-poverty census tracts will assure the availability of units for these special populations for at least ten years, subject to the continued availability of funding from HUD.

Attachment B. Statement of Policy on Deconcentration [adopted in 1999]

Policies Governing Admission to and Continued Occupancy of Low-Rent Public Housing Program

2.6. DECONCENTRATION OF POVERTY. The Quality Housing and Work Responsibility Act requires the Authority to take certain steps to prohibit concentrations of low-income families in any specific public housing development and to deconcentrate any such existing developments. The Board of Commissioners has determined that no such concentrations exist within the Authority's public housing developments as of May 1999 and therefore no specific plan was necessary at that time. The Executive Director will review resident income data on an annual basis to ensure that no concentration of poverty arises or exists in any public housing developments in the future and, if necessary, request approval to take steps to correct or prevent such from occurring.

19. Definition of "Substantial Deviation" and "Significant Amendment or Modification"

[24 CFR Part 903.7 9 (r)]

Substantial Deviation: Substantial deviation relates to changes in the annual plan which cause substantial deviation from the five-year plan. RHA defines substantial deviation as: significant amendments or modifications to the annual plan which materially impact the goals and objectives of the five-year plan. This would include any change in the mission statement or a major revision or abandonment of one or more of the goals in the five-year plan. It would not include a delay in the implementation of any particular component caused by business needs or deviations based on emergencies or circumstances out of RHA's control.

Significant Amendment or Modification. After submitting the five-year plan or annual plan to HUD, RHA may amend or modify any policy, rule, regulation or other aspect of the plan. Each significant amendment or modification to a plan submitted to HUD is subject to the requirements of §§ 903.13, 903.15, and 903.17. If the amendment or modification is a significant amendment or modification, RHA:

1. May not adopt the amendment or modification until RHA has duly called a meeting of its Board of Commissioners and the meeting, at which the amendment or modification is adopted, is open to the public; and
2. May not implement the amendment or modification, until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures, as provided in § 903.23.

The following items will be considered as significant amendments or modifications to the annual plan and, accordingly, will require the above process prior to adoption:

- Changes to rent or admissions policies or organization of the waiting list
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund
- Additions of new activities (as defined in the PHDEP Internet semi-annual report) not included in the current PHDEP Plan
- Any change with regard to proposed public housing demolition or disposition, designation, conversion activities, or ownership of public housing units.

Exceptions to these definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements or other mandated regulatory changes such as building codes, health codes, etc.; such changes will not be considered significant amendments by HUD.

Additional Certifications Necessary for the Receipt of Grant Funds

In order to receive federal funds under the Capital Fund and PHDEP grant programs, PHAs must complete and submit certain certifications in addition to the "PHA Certifications of Compliance with the PHA Plans and Related Regulations" (PHA Plan Certifications) and "State or Local Certification of Consistency with the Consolidated Plan." These include certifications with regard to a drug-free workplace and restrictions on lobbying. PHAs should submit signed, original copies of all applicable certifications and disclosure forms by mail to the local HUD office.

For receipt of Federal Fiscal Year (FFY) 2001 funds, PHAs must provide the following certifications:

- Form HUD-50070, Certification for a Drug-Free Workplace
- Form HUD-50071, Certification of Payments to Influence Federal Transactions
- Standard Form SF-LLL and SF-LLLa, Disclosure of Lobbying Activities (where applicable) **none**

Attachment C. Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P001-50100 Replacement Housing Factor Grant No: n/a		Federal FY of Grant: 10/2000	
X Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2000		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:) Final Performance and Evaluation Report	
Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	75,000		75,000	0
	Management Improvements Hard Costs	25,000		25,000	0
4	1410 Administration	76,000		76,000	0
5	1411 Audit	2,500		2,500	0
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	80,000		80,000	2,968
8	1440 Site Acquisition	0			
9	1450 Site Improvement	49,000		0	0
10	1460 Dwelling Structures	865,000		0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	40,764		40,764	0
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant (Sum of lines 2-19)	1,213,264		299,264	2,968
	Amount of line 20 Related to LBP Activities	0			
	Amount of line 20 Related to Section 504 Compliance	0			
	Amount of line 20 Related to Security -- Soft Costs	0			
	Amount of line 20 Related to Security -- Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	595,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

As of 12/31/2000

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P001-50100 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2000		
Development Number/Name/ HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Obligated	Expended	Obligated	Expended	
NV39-P001-001, Mineral Manor	Replace roofs	1460		380,000				
	Add storage and patio	1460		170,000				
	Project Total			550,000				
NV39-P001-002, Tom Sawyer Village	Refinish cabinets	1460		20,000				
	Replace trash enclosures	1450		24,000				
	Concrete replacement	1450		25,000				
	Project Total			69,000				
NV39-P001-003, Silverada Manor	Roof replacement	1460		215,000				
	Refinish cabinets	1460		35,000				
	Project Total			250,000				
NV39-P001-006, Stead Manor	None			0				
NV39-P001-007, Hawk View Apartments	Rain gutter rehab	1460		15,000				
	Project Total			15,000				
NV39-P001-009, Essex Manor	Deck rehab and paint	1460		30,000				
	Project Total			30,000				
NV39-P001-010, Myra Birch Manor	None			0				
NV39-P001-018, John McGraw Court	None			0				
PHYSICAL IMPROVEMENTS TOTAL					914,000			

NV39-P001-PHA WIDE	FEES AND COSTS	1430						
	Inspection							
	Architect							
	Draftsman							
	Outside A&E							
	FEES AND COSTS TOTAL			80,000		80,000	2,968	
	ADMINISTRATION	1410						
	Non-technical salaries							
	Contracting Officer							
	Director of Finance							
Director of Development Maintenance								
Development Clerk								
Legal expenses								
Travel								
Sundry								
ADMINISTRATION TOTAL			76,000		76,000			
MANAGEMENT IMPROVEMENTS	1408							
Replace office furniture and equipment			15,000					
Establish policies and procedures			10,000					
Resident initiatives programs			25,000					
Temp assistance to meet PHAS goals			25,000					
Upgrade computer systems			10,000					
Expand maintenance training program			5,000					
Improve parts ordering and stock filing			10,000					
MANAGEMENT IMPROVEMENTS TOTAL			100,000		100,000			
NON-DWELLING EQUIPMENT	1475.1							
Maintenance equipment			20,000					
Computers/telecommunications			20,764					
NON-DWELLING EQUIPMENT TOTAL			40,764		40,764			
OTHER COSTS	1411							
Audit costs			2,500					
OTHER COSTS TOTAL			2,500		2,500			
TOTAL COSTS			1,213,264					

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

As of 12/31/2000

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P001-50100 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2000	
Development Number/Name/ HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NV39-P001-001, Mineral Manor	05/31/02			09/30/03			
NV39-P001-002, Tom Sawyer Village	05/31/02			09/30/03			
NV39-P001-003, Silverada Manor	05/31/02			09/30/03			
NV39-P001-006, Stead Manor	05/31/02			09/30/03			
NV39-P001-007, Hawk View Apartments	05/31/02			09/30/03			
NV39-P001-009, Essex Manor	05/31/02			09/30/03			
NV39-P001-010, Myra Birch Manor	05/31/02			09/30/03			
NV39-P001-018, John McGraw Court	05/31/02			09/30/03			
MANAGEMENT IMPROVEMENTS TOTAL	05/31/02			9/30/03			

Capital Fund Program Five-Year Action Plan Part I: Summary

As of 12/31/2000

PHA Name: Housing Authority of the City of Reno												X Original 5-Year Plan		Revision No:	
YEAR 1, FFY 2000			YEAR 2, FFY 2001			YEAR 3, FFY 2002			YEAR 4, FFY 2003			YEAR 5, FFY 2004			
Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	Major Work Category	Quan %	Estimated Costs	
NV39-P001-001: MINERAL MANOR															
Replace roofs	93%	380,000	Refinish cabinets	25%	20,000							Concrete replacement	30%	45,000	
Add storage and patio	100%	170,000	Concrete replacement	20%	30,000							Siding replacement	100%	750,000	
												Re-pave Andesite Ave.	100%	370,000	
												Landscape upgrades	100%	100,000	
												Exterior paint	100%	750,000	
												Appliance replacement	50%	50,000	
												Exterior door replacement	100%	864,000	
												Bathroom vanities	100%	28,800	
												Replace windows	100%	350,000	
												Ground electrical circuits	100%	150,000	
												Add air conditioning	100%	144,000	
												Stove anti-tip	100%	5,000	
NV39-P001-001: Project Total		550,000	NV39-P001-001: Project Total		50,000							NV39-P001-001: Project Total		3,606,800	
NV39-P001-002: TOM SAWYER VILLAGE															
Refinish cabinets	25%	20,000	Appliance replacement	60%	40,000				Concrete replacement	10%	30,000	Roof replacement	100%	325,000	
Replace trash enclosures	100%	24,000										Exterior paint	30%	100,000	
Concrete replacement	6%	25,000										Concrete replacement	30%	100,000	
												Add air conditioning	100%	400,000	
												Ground electrical circuits	100%	100,000	
NV39-P001-002: Project Total		69,000	NV39-P001-002: Project Total		40,000	NV39-P001-002: Project Total		0	NV39-P001-002: Project Total		30,000	NV39-P001-002: Project Total		1,025,000	
NV39-P001-003: SILVERADA MANOR															
Roof replacement	100%	215,000	Appliance replacement	25%	30,000	Exterior paint	80%	80,000	Concrete replacement	20%	50,000	Entry door replacement	100%	66,000	
Refinish cabinets	50%	35,000	Interconnect AC units	94%	90,000							Re-pave Broadleaf	100%	250,000	
												Lighting improvements-interior	100%	25,000	
												Electrical system upgrades	100%	225,000	
												Interior door replacement	100%	50,000	
												Landscape improvements	80%	150,000	
												Sewer line replacement	100%	400,000	
												Soffit support	100%	75,000	
												Rain gutters	100%	30,000	
NV39-P001-003: Project Total		250,000	NV39-P001-003: Project Total		120,000	NV39-P001-003: Project Total		80,000	NV39-P001-003: Project Total		50,000	NV39-P001-003: Project Total		1,271,000	
NV39-P001-006: STEAD MANOR															
			Appliance replacement	10%	10,000				Flooring repairs	100%	215,000	Stove anti-tip	100%	2,500	
									Screen door deadbolt locks	100%	10,000	Brick replacement	100%	125,000	
									Water heater replacement	75%	37,400	Appliance replacement	75%	50,000	
												Replace exterior doors	75%	17,000	
												Replace furnace gas valves	100%	10,200	
												Sewer line replacement	100%	150,000	
												Concrete replacement	40%	50,000	
												Add air conditioning	100%	270,000	
												Kitchen renovation	100%	256,000	
												Playground rehabilitation	67%	60,000	
NV39-P001-006: Project Total		0	NV39-P001-006: Project Total		10,000	NV39-P001-006: Project Total		0	NV39-P001-006: Project Total		262,400	NV39-P001-006: Project Total		990,700	

NV39-P001-007: HAWK VIEW APARTMENTS														
Rain gutter rehab	100%	15,000	Appliance replacement	15%	20,000	Replace windows and trim	100%	350,000	Concrete replacement	30%	150,000	Retaining wall replacement	100%	200,000
									Screen door deadbolt locks	100%	11,000	Brick veneer reinstallation	100%	300,000
												Parking lot improvements	100%	550,000
												Landscape improvements	100%	200,000
												Flooring replacement	100%	400,000
												Sidewalk replacement	100%	150,000
												Stair landing adjustments	100%	225,000
												Kitchen renovation	100%	500,000
												Playground rehabilitation	67%	60,000
												Add air conditioning	100%	400,000
												Stove anti-tip	100%	5,000
												Replace roofs	100%	140,000
NV39-P001-007: Project Total		15,000	NV39-P001-007: Project Total		20,000	NV39-P001-007: Project Total		350,000	NV39-P001-007: Project Total		161,000	NV39-P001-007: Project Total		3,130,000
NV39-P001-009: ESSEX MANOR														
Deck rehab and paint	100%	30,000	Replace furnace gas valves	100%	15,900				Appliance replacement	20%	20,000	Floor replacement	100%	300,000
			Appliance replacement	20%	20,000				Parking lot repairs	5%	15,000	Concrete replacement	60%	150,000
									Screen door deadbolt locks	100%	15,000	Parking lot replacement	100%	664,000
												Bathroom vanity installation	100%	95,000
												Landscape improvements	40%	60,000
												Playground rehabilitation	67%	60,000
												Appliance replacement	40%	40,000
												Add air conditioning	100%	400,000
												Stove anti-tip	100%	5,000
												Replace closet doors	100%	74,000
												Rehab rain gutters	100%	115,000
NV39-P001-009: Project Total		30,000	NV39-P001-009: Project Total		35,900	NV39-P001-009: Project Total		0	NV39-P001-009: Project Total		50,000	NV39-P001-009: Project Total		1,963,000
NV39-P001-010: MYRA BIRCH MANOR														
			Replace windows and trim	100%	320,000	Kitchen repairs	100%	140,000				Playground rehabilitation	67%	40,000
						Appliance replacement	15%	20,000				Concrete replacement	30%	50,000
												Appliance replacement	60%	30,000
												Roof repairs	100%	100,000
												Install water pressure reg.	100%	20,000
												Add air conditioning	100%	225,000
												Stove anti-tip	100%	2,500
												Drainage northwest side	100%	30,000
NV39-P001-010: Project Total		0	NV39-P001-010: Project Total		320,000	NV39-P001-010: Project Total		160,000	NV39-P001-010: Project Total		0	NV39-P001-010: Project Total		497,500
NV39-P001-018: JOHN MCGRAW COURT														
NV39-P001-018: Project Total		0	NV39-P001-018: Project Total		0	NV39-P001-018: Project Total		0	NV39-P001-018: Project Total		40,000	Exterior paint	100%	40,000
												Concrete replacement	20%	20,000
														NV39-P001-018: Project Total
Total Physical Improvements		914,000	Total Physical Improvements		595,900	Total Physical Improvements		590,000	Total Physical Improvements		593,400	Total Physical Improvements		12,504,000
Administration		76,000	Administration		105,000	Administration		105,000	Administration		105,000	Administration		140,000
Management Improvements		100,000	Management Improvements		100,000	Management Improvements		100,000	Management Improvements		100,000	Management Improvements		100,000
A&E, Permits, Inspections		80,000	A&E, Permits, Inspections		100,000	A&E, Permits, Inspections		100,000	A&E, Permits, Inspections		100,000	A&E, Permits, Inspections		625,200
Non-dwelling Equipment		40,764	Non-dwelling Equipment		38,249	Non-dwelling Equipment		44,149	Non-dwelling Equipment		40,749	Non-dwelling Equipment		50,000
Other Costs		2,500	Other Costs		3,000									
Grand Total		1,213,264	Grand Total		942,149	Grand Total		942,149	Grand Total		942,149	Grand Total		13,422,200

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Reno	Grant Type and Number Comprehensive Grant Program Grant No: NV39P001-70899 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: 10/1999
---	--	--

X Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 12/31/2000
 Revised Annual Statement (revision no:) Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	92,853	92,853	92,853	76,524
	Management Improvements Hard Costs	25,000	25,000	25,000	5,397
4	1410 Administration	90,000	90,000	90,000	77,150
5	1411 Audit	2,000	2,000	0	0
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	64,790	64,790	64,790	26,555
8	1440 Site Acquisition	0			
9	1450 Site Improvement	137,300	137,300	104,224	0
10	1460 Dwelling Structures	536,462	536,462	410,878	285,436
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	34,235	34,235	34,235	34,235
13	1475 Nondwelling Equipment	43,889	43,889	43,889	25,400
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant (Sum of lines 2-19)	1,026,529	1,026,529	865,869	530,697
	Amount of line 20 Related to LBP Activities	0			
	Amount of line 20 Related to Section 504 Compliance	40,000	40,000	33,695	33,695
	Amount of line 20 Related to Security -- Soft Costs	0			
	Amount of line 20 Related to Security -- Hard Costs	22,877	22,877	27,087	27,087
	Amount of line 20 Related to Energy Conservation Measures	55,810	55,810	49,505	49,505
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

As of 12/31/2000

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Comprehensive Grant Program Grant No: NV39P001-70899 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 1999			
Development Number/Name/ HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Obligated	Expended	Obligated	Expended	
NV39-P001-001, Mineral Manor	Heating ducts sanitized	1460		9,000	9,000	0	0	from FY98
	Replace floor tile	1460		0	0	0	0	to FY04
	Replace office carpet	1470		34,235	34,235	34,235	34,235	done
	Roof repairs and replacement	1460		19,179	19,179	19,179	19,179	done
	Exterior lighting	1450		2,000	2,000	0	0	from FY98
	Project Total				64,414	64,414	53,414	53,414
NV39-P001-002, Tom Sawyer Village	Ceiling fans Project Total	1460		15,810 15,810	15,810 15,810	15,810 15,810	15,810 15,810	done
NV39-P001-003, Silverada Manor	Eliminate steps into units	1460		40,000	40,000	33,695	33,695	
	Replace porch lights	1460		0	0	0	0	done
	Project Total			40,000	40,000	33,695	33,695	
NV39-P001-006, Stead Manor	Closet door replacement	1460		44,435	44,435	44,435	44,435	done
	Hand rails	1460		35,000	35,000	19,900	0	
	Replace exterior trim	1460		134,780	134,780	123,900	21,542	from FY01
	Exterior paint	1460		70,000	70,000	0	3,060	from FY03
	Exterior paint	1460		15,000	15,000	0	0	from FY98
	Playground equipment	1450		25,000	25,000	26,707	0	contract
	Project Total			324,215	324,215	214,942	69,037	
NV39-P001-007, Hawk View Apartments	Playground equipment	1450		25,000	25,000	23,021	0	contract
	Exterior paint	1460		15,000	15,000	15,000	15,000	in work
	Exterior paint	1460		56,267	56,267	56,267	50,023	in work
	Project Total			96,267	96,267	94,288	65,023	
NV39-P001-009, Essex Manor	Roof replacement	1460		0	0	0	0	to FY98
	Underfloor drainage	1460		35,532	35,532	35,532	35,532	done
	Playground equipment	1450		25,000	25,000	23,054	0	contract
	Landscape improvements	1450		30,300	30,300	0	0	from FY98
	Sprinkler system modifications	1450		30,000	30,000	31,442	0	contract
	Project Total			120,832	120,832	90,028	35,532	
NV39-P001-010, Myra Birch Manor	Security screen doors	1460		22,877	22,877	27,087	27,087	done
	Exterior paint	1460		19,382	19,382	20,073	20,073	done
	Lock furnace rooms	1460		4,200	4,200	0	0	from FY98
	Project Total			46,459	46,459	47,160	47,160	
NV39-P001-018, John McGraw Court	None			0	0	0	0	
PHYSICAL IMPROVEMENTS TOTAL				707,997	707,997	549,337	319,671	

NV39-P001-PHA WIDE	FEES AND COSTS	1430						
	Inspection							
	Architect							
	Draftsman							
	Outside A&E							
	FEES AND COSTS TOTAL			64,790	64,790	64,790	26,555	
	ADMINISTRATION	1410						
	Non-technical salaries							
	Contracting Officer							
	Director of Finance							
	Director of Development Maintenance							
	Development Clerk							
	Legal expenses							
Travel								
Sundry								
ADMINISTRATION TOTAL			90,000	90,000	90,000	77,150		
MANAGEMENT IMPROVEMENTS	1408							
Replace office furniture and equipment			15,000	15,000	15,000	3,707		
Establish policies and procedures			10,000	10,000	10,000	9,618		
Resident initiatives programs			25,000	25,000	25,000	27,310		
Temp assistance to meet PHAS goals			42,853	42,853	42,853	39,596		
Upgrade computer systems			10,000	10,000	10,000	1,690		
Expand maintenance training program			5,000	5,000	5,000	0		
Improve parts ordering and stock filing			5,000	5,000	5,000	0		
Improve inspection data collection			5,000	5,000	5,000	0		
MANAGEMENT IMPROVE. TOTAL			117,853	117,853	117,853	81,921		
NON-DWELLING EQUIPMENT	1475.1							
Maintenance equipment			21,210	21,210	21,210	25,015		
Computers/telecommunications			22,679	22,679	22,679	385		
NON-DWELLING EQUIPMENT TOTAL			43,889	43,889	43,889	25,400		
OTHER COSTS: Audit	1411		2,000	2,000	0	0		
OTHER COSTS TOTAL			2,000	2,000	0	0		
TOTAL COSTS			1,026,529	1,026,529	865,869	530,697		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

As of 12/31/2000

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Comprehensive Grant Program No: NV39P001-70899 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 1999	
Development Number/Name/ HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NV39-P001-001, Mineral Manor	05/31/01			09/30/01			
NV39-P001-002, Tom Sawyer Village	05/31/01			09/30/01			
NV39-P001-003, Silverada Manor	05/31/01			09/30/01			
NV39-P001-006, Stead Manor	05/31/01			09/30/01			
NV39-P001-007, Hawk View Apartments	05/31/01			09/30/01			
NV39-P001-009, Essex Manor	05/31/01			09/30/01			
NV39-P001-010, Myra Birch Manor	05/31/01			09/30/01			
NV39-P001-018, John McGraw Court	05/31/01			09/30/01			
MANAGEMENT IMPROVEMENTS TOTAL	05/31/01			09/30/01			