

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of Clark, Nevada

PHA Number: NV013

PHA Fiscal Year Beginning: (07/2001)

Public Access to Information

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

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- 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)

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

5-Year Plan
PHA Fiscal Years 2000 - 2004
[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)

- X 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)

B. Goals

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.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
X Apply for additional rental vouchers:
X Reduce public housing vacancies:
X Leverage private or other public funds to create additional housing opportunities:
X Acquire or build units or developments
Other (list below)
- X PHA Goal: Improve the quality of assisted housing
Objectives:
X Improve public housing management: (PHAS score)
X Improve voucher management: (SEMAP score)
Increase customer satisfaction:
X Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

- *Increase occupancy in Public Housing developments
- *Increase lease-up rate for Housing Choice Voucher Program
- *Conduct quality control inspections for Housing Choice Program

X Renovate or modernize public housing units:
 Demolish or dispose of obsolete public housing:
 Provide replacement public housing:
 Provide replacement vouchers:

X Other: (list below):

CCHA Maintenance and Modernization Goals:

- Complete required maintenance on all vacancies within 7 to 10 calendar days
- Complete or abate all emergency work orders within 24 hours
- Complete 90% of routine work orders within 30 days
- Place all modernization activities on a fast track within budgets and obligated completion dates
- Maintain a clean and good appearance of all grounds to enhance curb appeal and compete with the private market

CCHA Finance Department Goals:

- Develop, monitor and revise budget and financial statements
 - Assure appropriate allocation of labor costs
 - Assure appropriate allocation of expenses
- Maintain and upgrade system to assure maximum capabilities

X PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- X Implement public housing site-based waiting lists:
- 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:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- X Implement public housing security improvements:
Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Other: (list below)

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

1. Continue operation of Memorandum of Understanding with the Housing Authority of the City of Las Vegas and the Housing Authority of the City of

North Las Vegas which permits any certificate/voucher holder to locate and lease safe, decent and affordable housing (in accordance with all Section 8 requirements) any place within the Las Vegas Metropolitan Area (all of Clark County – 8,000 sq. miles, with a total population of approximately 1,400,000), regardless of local political boundaries.

2. Continue all Section 504 activities to ensure that all applicants receive the benefits provided thereunder.
3. Perform self-analysis of the wait lists to ensure that all applicable requirements are met.

**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:

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

Troubled Agency Plan

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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:

- X Admissions Policy for Deconcentration
- X FY 2001 Capital Fund Program Annual Statement
Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X PHA Management Organizational Chart
- X FY 2001 Capital Fund Program 5 Year Action Plan
- X Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
Other (List below, providing each attachment name)

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	Supporting Document	Applicable Plan

& On Display		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]	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
X	Schedule of flat rents offered at each public housing development X 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
X	Public housing grievance procedures X 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
N/A	Policies governing any Section 8 Homeownership program 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
X	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

	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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							
JURISDICTION - COUNTY OF CLARK							
Family Type	Overa	Afford-a	Supply	Quality	Access-	Size	Loca-ti
Income <= 30% of AMI	8,846	5	5	N/A	N/A	5	N/A

Income >30% but <=50% of AMI	9,764	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	6,819	3	3	N/A	N/A	5	N/A
Elderly	0,892	5	5	5	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	NA/	N/A	N/A	N/A	N/A
Hispanic	N/A	5	5	N/A	N/A	5	N/A
Afro/American	N/A	5	5	N/A	N/A	5	N/A
Caucasian	7,051	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
JURISDICTION - CITY OF HENDERSON							
	-	C					
Family Type	Overall	Afford-	Supply	Quality	Access-	Size	Loca-ti
Income <= 30% of AMI	945	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	839	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	1,480	3	3	N/A	N/A	5	N/A
Elderly	920	5	5	5	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	625	5	5	N/A	N/A	5	N/A
Afro/American	272	5	5	N/A	N/A	5	N/A
Caucasian	7,051	5	5	N/A	N/A	5	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.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 1995 ON BOTH
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
American Housing Survey data
Indicate year:

Other housing market study

Indicate year: □□□□□

X Other sources: (list and indicate year of information)

University of Las Vegas, Nevada – 1999

Housing Needs in Clark County

The following were taken from a study entitled, “Affordable Housing Needs in Clark County, Nevada – 1996-2010,” conducted by Dr. Keith Schwer, Ph.D., Director, The Center for Business and Economic Research, University of Nevada, Las Vegas, dated June 1, 1998, and prepared for the Clark County Affordable Housing Committee.

- “The current affordable housing cost-burden gap, illustrated in Figure 1, shows that in 1996, 79,669 households with 80% or less of the median income experienced a 30% or greater housing-cost burden. The corresponding figure for households that experienced a 50% or greater cost burden was 46,226.” (p. vi)
- “In 1996, the average monthly apartment rent was \$631.27. As depicted in Figure 3, an individual earning \$5.15 an hour could afford a monthly apartment rent of \$258.00 using the 30% cost-burden criterion.” (p. vi)
- “Given current market forces and strong population growth, we find a shortage of rental units at \$375 or less. Indeed 90.2% of household (28,715) reporting \$15,000 or less in annual income are unable to find affordable rents.” (p. vii)
- “Not surprisingly, seniors will represent the greatest number of households with a housing-cost burden in the year 2010. The number of senior households with 50% or less of the median household income that will experience a 30% or more housing cost-burden will be 19,612 (13,988 extremely low-income households and 5,624 very-low income households).” (p. vii)
- “Approximately 26% of renters are households with retired or semi-retired persons that have household incomes of under \$20,000.” (p. viii)
- “With a future affordable housing cost-burden gap of 128,054 housing units in 2010, and only 13,718 assisted units in 1996 and few additional assisted unit, if any, expected, a private-supply increase of affordable housing remains a crucial issue.” (p. viii)

**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: (select one)			
X Section 8 tenant-based assistance			
Public Housing			
Combined Section 8 and Public Housing			
Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1579		
Extremely low income <=30% AMI	1053	66.69%	
Very low income (>30% but <=50% AMI)	465	29.45%	
Low income (>50% but <80% AMI)	61	3.86%	
Families with children	1176	74.48%	
Elderly families	179	11.33%	
Families with Disabilities	37	2.34%	

Race/ethnicity – Unspecified, Non-Hisp.	8	.50%	
Race/ethnicity – White, Non-Hisp.	386	24.44%	
Race/ethnicity – Black, Non-Hisp.	968	61.30%	
Race/ethnicity – AmerInd., Non-Hisp	9	.56%	
Race/ethnicity – Asian, Non-Hisp.	19	1.20%	
Race/ethnicity – Unspecified, Hisp.	2	.12%	
Race/ethnicity – White, Hispanic	182	11.52%	
Race/ethnicity – Black, Hispanic	4	.25%	
Race/ethnicity – Asian, Hispanic	1	.06%	
Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)? 7 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input checked="" type="checkbox"/> Yes “Targeted funding – Special Purpose Vouchers”			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1030		
Extremely low income <=30% AMI	799	77.57%	
Very low income (>30% but <=50% AMI)	197	19.12%	

Low income (>50% but <80% AMI)	34	3.30%	
Families with children	728	70.67%	
Elderly families	125	12.13%	
Families with Disabilities	14	1.35%	
Race/ethnicity - Unspecified, Non-Hispanic	5	.48%	
Race/ethnicity - White, Non-Hisp.	335	32.52%	
Race/ethnicity - Black, Non-Hisp.	418	40.58%	
Race/ethnicity - AmerInd, Non-Hisp.	6	.58%	
Race/ethnicity - Asian, Non-Hisp.	40	3.88%	
Race/ethnicity - White, Hispanic	218	21.16%	
Race/ethnicity - Black, Hispanic	7	.67%	
Race/ethnicity - Asian, Hispanic	1	.09%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	253	24.56%	
2 BR	388	37.66%	
3 BR	317	30.77%	
4 BR	64	6.21%	
5 BR	6	.58%	
5+ BR	2	.19%	
Is the waiting list closed (select one)? X No Yes			
If yes:			
How long has it been closed (# of months)? □□□□□			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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
- X Reduce turnover time for vacated public housing units
- X 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
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

- X 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
- X 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

- X Employ admissions preferences aimed at families who are working
- X 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
- X Apply for special-purpose vouchers targeted to the elderly, should they become 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
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
Market the section 8 program to owners outside of areas of poverty /minority concentrations
Other: (list 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:

- X 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
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
Results of consultation with local or state government
Results of consultation with residents and the Resident Advisory Board
Results of consultation with advocacy groups
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 2000 grants)		
a) Public Housing Operating Fund	1,894,772.00	
b) Public Housing Capital Fund	1,615,284.00	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	13,792,711.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	206,072.00	
g) Resident Opportunity and Self-Sufficiency Grants	30,600.00	
h) Community Development Block Grant	NONE	
i) HOME	NONE	
Other Federal Grants (list below)		
DEPT. OF AGING	15,000.00	SENIOR SERVICES
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,843,990.00	PHA OPERATIONS
4. Other income (list below)		
4. Non-federal sources (list below)		
SECTION 8 RESERVE INVESTMENT INCOME	10,000.00	SEC. 8 OPERATIONS
PH INVESTMENT INCOME	48,750.00	PH OPERATIONS

PH RESIDENT CHARGES	63,653.00	PH OPERATIONS
Total resources	19,520,832.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- X When families are within a certain number of being offered a unit: (state number)
50
When families are within a certain time of being offered a unit: (state time)
Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- X Criminal or Drug-related activity
X Rental history
X Housekeeping
X Other (describe)
- c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes X 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)
- X Community-wide list
Sub-jurisdictional lists
X Site-based waiting lists
Other (describe)

- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)
- 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? 3
 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? 3
 3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 5 (3 Site based, 1 Community-wide, 1 Section 8)
 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)

(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: one (1) offer only from a Site based Wait List

(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)

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
- X Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- X 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)

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.

X 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)

- Working families and those unable to work because of age or disability
- X Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- X 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)

4. Relationship of preferences to income targeting requirements:

- 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) 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)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- X Other source (list) : HOUSE RULES

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

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

(6) Deconcentration and Income Mixing

a. X Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. X Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- X Adoption of site-based waiting lists
If selected, list targeted developments below: NV39-P013-002 ESPINOZA TERRACE, NV39-P013-003 LANDSMAN GARDENS, NV39-P013-005 HAMPTON COURT
- X Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: NV39-P013-002 ESPINOZA TERRACE, NV39-P013-003 LANDSMAN GARDENS, NV39-P013-005 HAMPTON COURT, NV39-P013-006 MILLER PLAZA, NV39-P013-007 HULLUM HOMES, NV39P013-008 BIEGGER ESTATES, NV39-P013-010 JONES GARDENS, NV39-P013-016, 018, 019 AND 023 SCATTERED SITES

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing
Actions to improve the marketability of certain developments
Adoption or adjustment of ceiling rents for certain developments
Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

X Not applicable: results of analysis did not indicate a need for such efforts
List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

X Not applicable: results of analysis did not indicate a need for such efforts
List (any applicable) developments below:

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)

X 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)
X Other (list below): LANDLORD INQUIRIES

- 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): PRIOR LANDLORD NAME & ADDRESS, FAMILY'S CURRENT ADDRESS, PRIOR VERIFIED DAMAGES TO PROPERTY

(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): TENANT BASED RENTAL ASSISTANCE PROGRAM (TBRA) UTILIZING FEDERAL AND STATE FUNDING (HOME FUNDS AND/OR STATE LOW-INCOME HOUSING TRUST FUND; SPECIAL PURPOSE VOUCHERS i.e. FAMILY UNIFICATION PROGRAM
- 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): SPECIAL PURPOSE VOUCHER APPLICANTS QUALIFYING FOR THE FAMILY UNIFICATION PROGRAM ARE REFERRED FROM THE NEVADA STATE WELFARE 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: 30-DAY EXTENSIONS MAY BE GRANTED UPON

WRITTEN REQUEST. AN ADDITIONAL 30-DAY EXTENSION MAY ALSO BE GRANTED FOR REASONABLE ACCOMMODATION PURPOSES TO PERSONS WITH DISABILITIES.

(4) Admissions Preferences

a. Income targeting

X 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. X 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
- X 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)

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.

X 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)

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

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)

- 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)

b. 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):

REFERRALS FROM NEVADA STATE WELFARE FOR SPECIAL PURPOSE
VOUCHERS UNDER THE FAMILY UNIFICATION PROGRAM

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)

X 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

X \$1-\$25

\$26-\$50

2. Yes X 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

1. Yes X 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)

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

X 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
- X 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) _____
- X Other (list below): FAMILY MAY REPORT DECREASED INCOME

g. Yes X 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

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- X The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- X Other (list/describe below): CALCULATION OF PHA ACTUAL COST TO OPERATE UNITS OF THE SAME SIZE (COST TO OPERATE BASIS)

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
- X 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)

- 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:

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 "NA" 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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually):		

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)

- Personnel Rules and Regulations
- Administrative Rules and Regulations
- Admissions and Continued Occupancy Policy (ACOP)
- Public Housing Lease Agreement & House Rules
- Procurement Policies
- Maintenance Policies
- Asset Disposition Policies

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan

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 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
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes 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
- Other (list below)

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:

- X 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)

(2) Optional 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 an optional 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)

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:

1. 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:

X 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:

The Clark County Housing Authority is nearing completion of plans and specifications for development of Project NV39-PO13-020, sixty-one (61) units of family public housing to be developed.

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:	Demolition Disposition
3. Application status (select one)	Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
6. Coverage of action (select one)	Part of the development 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 X 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: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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 X 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?	<ul style="list-style-type: none"> Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes 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)	<ul style="list-style-type: none"> Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) 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)	<ul style="list-style-type: none"> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/>) Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: <input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/>) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: <input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/>) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

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
- 26 - 50 participants
- 51 to 100 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:

12.PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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:

X Yes No: Has the PHA has 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)?

NEVADA STATE WELFARE

If yes, what was the date that agreement was signed? 03/12/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

X Client referrals

X 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.)

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 or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	50	38 active as of 02/12/01
Section 8	172	73 active as of 02/12/01

b. X 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?
 If no, list steps the PHA will take below:

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)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X 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. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

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 used 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 anticrime/anti drug programs
Other (describe below)

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

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)

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

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)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

X Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

X Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

X Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

SEE ATTACHMENTS

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? _____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

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) NV013n01
Provided below:

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)

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.): THE RESIDENT WAS SELECTED AND APPOINTED UNDER PROVISIONS OF CHAPTER 315 OF THE NEVADA REVISED STATUTES.

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) – SEE #2 ABOVE

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

- X Any adult recipient of PHA assistance - SEE #2 ABOVE
- 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
- X Other (list):

RESIDENT WAS NOMINATED AND APPOINTED UNDER PROVISIONS OF CHAPTER 315 OF THE NEVADA REVISED STATUTES.

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: (provide name here) COUNTY OF CLARK AND CITY OF HENDERSON

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)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below):

Both the Consolidated Plan for the City of Henderson and for the County of Clark recognize the needs for lower-income rents in their respective areas. Both plans include goals for increasing the availability of affordable rental housing for the identified groups.

The Clark County Housing Authority has received direct financial support from Clark

County for housing purposes almost every year from County/consortium allocations of Federal CDBG funds, and on several occasions from Federal HOME funds. On at least one occasion, the Authority has been funded through Henderson's allocation of CDBG funds for refurbishing of a building to serve as a location for the resident council of a public housing development.

The Clark County Housing Authority has been intimately involved with the development of the respective Consolidated Plans (and prior arrangements for local cooperation). We have no reason to believe that each of the financial and planning activities will be any different in the future than in the past.

D. Other Information Required by HUD

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

Attachments

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

NV013a01: Admissions Policy for Deconcentration-Broad Range of Income; Resolution No. 2001-8

NV013b02: FY2001 Capital Fund Program Tables including Part I: Annual Statement/Performance and Evaluation Report, Part II: Supporting Pages, Part III: Implementation Schedule and Capital Fund Program Five-Year Action Plan Parts I and II (HUD-52837)

NV013c01: Deconcentration addendum questions for PHA's with Fiscal Years Beginning 07/01/01

NV013d01: FY2001 Public Housing Drug Elimination Grant (PHDEP) Application

NV013e01: Pet Policy, adopted by Board of Commissioners on December 20, 2000 with effective date of 01/01/01

NV013f01: PHA Management Organization Chart

NV013g01: County Certification of Consistency with Consolidated Plan

NV013h01: Henderson Certification of Consistency with Consolidated Plan

NV013i01: Drug Free Workplace Certification

NV013j01: Certification of Payments

NV013k01: Standard Form-LLL Disclosure of Lobbying Activities

NV013l01: PHA Certifications of Compliance with the PHA Plans and Related Regulations

NV013m01: Board Resolution No. 2001-9: Requesting Board of Commissioners Approval of the PHA's Five-Year and Annual Plan

NV013n01: Resident Comments on FY2001 Annual Plan

RESOLUTION NO. 2001-8

A RESOLUTION APPROVING AND ADOPTING REVISED RENT RANGES
APPLICABLE TO ALL FEDERALLY-AIDED LOW-RENT PUBLIC HOUSING DEVELOP-
MENTS UNDER MANAGEMENT BY THE AUTHORITY, AND RESCINDING
THE PREVIOUS RENT-RANGE RESOLUTION

WHEREAS, Section 6(c)(4) of Title II of the Housing and Community Development Act of 1974 provides in part as follows:

“The public housing agency shall comply with such procedures and requirements as the Secretary may prescribe to assure that sound management practices will be followed in the operation of the project, including requirements pertaining to (A) the establishment of tenant selection criteria designed to assure that within a reasonable period of time, the project will include families with a broad range of income and will avoid concentration of low-income and deprived families with serious social problems. . .”; and

WHEREAS, continued inflation in the cost of operation, management and maintenance of said low-rent public housing developments has resulted in increases in the cost of the development operations, while income from rents and from federal operating subsidies has not increased commensurately with such increased operating costs; and

WHEREAS, since the adoption of Resolution No. 2000-9 (the most recent revision of rent ranges), management of housing developments has been affected by approval and adoption of operating budgets for the coming fiscal year, said budgets reflecting increased operating costs and an anticipated reduction in rental and Federal subsidy income; and

WHEREAS, it appears necessary and desirable to modify the Authority's current rent range policy and procedures in view of the public policy set forth in the Housing and Community Development Act of 1974 and the current financial condition of said low-rent public housing developments:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA:

Section 1. That Resolution No. 2000-9 be and it is hereby rescinded in its entirety, effective immediately upon the approval and adoption of this resolution.

Section 2. That the following Ranges of Rent and allocation of specific numbers of units thereto be and they are hereby established for each of the housing developments managed by the Authority:

<u>Ranges of Contract Rent (Dollars per Month)</u>	<u>No. of Units Allocated to Range</u>	<u>Average Rent per Month</u>	<u>Estimated Monthly Dwelling Rental Income</u>
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NV39-PO13-002 (Espinoza Terrace)

\$UR to \$50	1	\$ 25	\$ 25
51 to 80	1	66	66
81 to 110	14	95	1,330
111 to 140	25	125	3,125
141 to 170	19	155	2,945
171 to 200	19	185	3,515
201 and up	<u>21</u>	<u>300</u>	<u>6,300</u>
TOTALS.....	100	\$ 173.06	\$ 17,306

NV39-P013-003 (Landsman Gardens)

\$UR to 50	20	\$ 0	\$ 0
51 to 80	20	66	1,320
81 to 110	10	95	950
111 to 140	10	125	1,250
141 to 170	10	155	1,550
171 to 200	10	185	1,850
201 and up	<u>20</u>	<u>300</u>	<u>6,000</u>
TOTALS.....	100	\$ 129.20	\$ 12,920

NV39-PO13-005 (Hampton Court)

\$UR to \$50	15	\$ 0	\$ 0
51 to 80	15	66	990
81 to 110	15	95	1,425
111 to 140	14	125	1,750
141 to 170	14	155	2,170
171 to 200	13	185	2,405
201 and up	<u>14</u>	<u>300</u>	<u>4,200</u>
TOTALS.....	100	\$129.40	\$12,940

<u>Ranges of Contract Rent (Dollars per Month)</u>	<u>No. of Units Allocated to Range</u>	<u>Average Rent per Month</u>	<u>Estimated Monthly Dwelling Rental Income</u>
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NV39-PO13-006 (Miller Plaza)

\$UR to \$50	25	\$ 0	\$ 0
51 to 80	16	66	1,056
81 to 110	6	95	570
111 to 140	6	125	750
141 to 170	5	155	775
171 to 200	5	185	925
201 and up	<u>7</u>	<u>300</u>	<u>2,100</u>
TOTALS.....	70	\$ 88.23	\$6,176

NV39-P013-007 (Hullum Homes)

\$UR to \$50	7	\$ 0	\$ 0
51 to 80	6	66	396
81 to 110	6	95	570
111 to 140	6	125	750
141 to 170	9	155	1,395
171 to 200	11	185	2,035
201 and up	<u>14</u>	<u>300</u>	<u>4,200</u>
TOTALS.....	59	\$ 158.41	\$ 9,346

NV39-P013-008 (Biegger Estates)

\$UR to \$50	13	\$ 0	\$ 0
51 to 80	13	66	858
81 to 110	14	95	1,330
111 to 140	15	125	1,875
141 to 170	17	155	2,635
171 to 200	23	185	4,255
201 and up	<u>24</u>	<u>300</u>	<u>7,200</u>
TOTALS.....	119	\$ 152.55	\$ 18,153

<u>Ranges of Contract Rent (Dollars per Month)</u>	<u>No. of Units Allocated to Range</u>	<u>Average Rent per Month</u>	<u>Estimated Monthly Dwelling Rental Income</u>
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NV39-P013-009 (Schaffer Heights)

\$UR to \$50	1	\$ 0	\$ 0
51 to 80	2	66	132
81 to 110	18	95	1,710
111 to 140	18	125	2,250
141 to 170	11	155	1,705
171 to 200	8	185	1,480
201 and up	<u>17</u>	<u>300</u>	<u>5,100</u>
TOTALS.....	75	\$ 165.03	\$ 12,377

NV39-P013-010 (Jones Gardens)

\$UR to \$50	11	\$ 0	\$ 0
51 to 80	11	66	132
81 to 110	11	95	1,045
111 to 140	11	125	1,375
141 to 170	14	155	2,170
171 to 200	15	185	2,775
201 and up	<u>17</u>	<u>300</u>	<u>5,100</u>
TOTALS.....	90	\$ 146.57	\$ 13,191

NV39-PO-13-016/018/019/023 (Scattered Sites)

\$UR to \$50	12	\$ 0	\$ 0
51 to 80	12	66	792
81 to 110	12	95	1,140
111 to 140	13	125	1,625
141 to 170	14	155	2,170
171 to 200	20	185	3,700
201 and up	<u>103</u>	<u>350</u>	<u>36,050</u>
TOTALS.....	186	\$ 244.50	\$ 45,477

Section 3. Implementation of the above rent ranges shall be made in accordance with all applicable provisions of the Authority's "Statement of Policies," and more specifically as follows, according to the status of each development in management for the month in which admission is to be considered:

- A. For a housing development whose average actual PUM income for the previous month (not considering retroactive rent determined to be due) has been equal to or higher than the required average PUM rent, as set forth above:

Each vacancy shall be filled by selecting the next applicant from the range which then is the most under-populated. If there are then no eligible applicants for the most under-populated range, selection shall be made from the second most under-populated range, and so on, until an eligible applicant shall have been selected for the vacancy.

- B. For a housing development whose average actual PUM income for the previous month (not considering retroactive rent determined to be due) has been less than the average required PUM rent, as set forth above:

Each vacancy shall be filled by selecting the applicant from the highest rent range in which there is then an eligible applicant. If there are then no eligible applicants in the highest rent range, selection shall then be made from the second highest range, and so on until an eligible applicant shall have been selected for the vacancy.

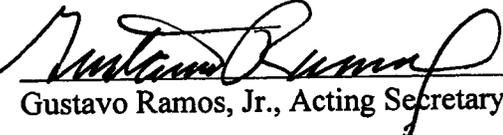
- C. Notwithstanding the provisions of subsections "A" and "B" above, for any month in which any housing development has a vacancy rate of 3% or higher, any and all vacancies in that housing development shall be filled from applicants in the highest rent range then available, until such time as the vacancy rate in that development shall drop below 3%, at which time the provisions of subsections "A" and "B" above shall be implemented as appropriate.

Section 4. That the Executive Director be and she is hereby authorized and directed to take all actions required to implement the provisions hereof immediately, and to transmit copies of this resolution to the U.S. Department of Housing and Urban Development, Pacific/Hawaii Office.

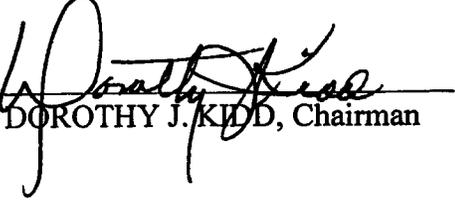
Section 5. That this Resolution shall be in full force and effect immediately upon its approval and adoption and shall be implemented as of July 1, 2001.

APPROVED AND ADOPTED THIS TWENTY-FIRST DAY OF MARCH 2001.

Attest:


Gustavo Ramos, Jr., Acting Secretary

BY:


DOROTHY J. KIDD, Chairman

CAPITAL FUND PROGRAM TABLES START 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 COUNTY OF CLARK, NEVADA	Grant Type and Number Capital Fund Program Grant No: NV39-P013-2001 CFP Replacement Housing Factor Grant No:	Federal FY of Grant 2001
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X Original Annual Statement Reserve for Disasters/ Emergencies XRevised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	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	323,056	323,056	0	
4	1410 Administration	161,528	161,528	0	
5	1411 Audit	1,583	1,580	0	
6	1415 Liquidated Damages	0	0	0	
7	1430 Fees and Costs	20,000	20,000	0	
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	0	0	0	
10	1460 Dwelling Structures	1,009,000	1,009,000	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	
12	1470 Nondwelling Structures	4,000	4,000	0	

19	1501 Collateralization or Debt Service	0	0	0	
20	1502 Contingency	26,117	28,092	0	
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,645,284	1,647,256	0	
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 compliance	0	0		
24	Amount of line 21 Related to Security – Soft Costs	25,000	25,000		
25	Amount of Line 21 Related to Security – Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	0	0		

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 COUNTY OF CLARK, NEVADA		Grant Type and Number Capital Fund Program Grant No: NV39-P013-2001 CFP Replacement Housing Factor Grant No:				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		Sta V
				Original	Revised	Funds Obligated	Funds Expended	
NV39-P013-003 Landsman Gardens	Abate Ceilings – Phase 1	1460	40	40,000.00	40,000.00			
	Replace Back Doors – FA	1460	100	30,000.00	30,000.00			
			SUBTOTAL	70,000.00	70,000.00	0.00	0.00	
NV39-P013-005 Hampton Court	Abate Ceilings – Phase 2	1460	30	99,000.00	99,000.00			
	Replace Ceilings (patch&paint) Phase 2 -FA	1460	30	66,000.00	66,000.00			
	Replace Power Panels (in&ex) Phase 2	1460	30	140,000.00	140,000.00			
	Air Condition Units – Phase 2 – FA	1460	30	123,000.00	123,000.00			
	Replace Cabinets – Phase 2 – FA	1460	30	66,000.00	66,000.00			

			SUBTOTAL	42,000.00	42,000.00	0.00	0.00	
NV39-P013-008 Biegger Estates	Renovate Site Office – FA	1470	2700 sq ft	4,000.00	4,000.00			
	Air Condition Units – Phase 2 – FA	1460	60	150,000.00	150,000.00			
			SUBTOTAL	154,000.00	154,000.00	0.00	0.00	
NV39-P013-010 Jones Gardens	Air Condition Units – Phase 1 – FA	1460	20	50,000.00	50,000.00			
			SUBTOTAL	50,000.00	50,000.00	0.00	0.00	
NV39-P013-016 Scattered Sites	Rehab Interiors – FA	1460	2	10,000.00	10,000.00			
	Replace Kitchen Cabinets – FA	1460	2	10,000.00	10,000.00			
	Paint Exteriors – FA	1460	2	10,000.00	10,000.00			
			SUBTOTAL	30,000.00	30,000.00	0.00	0.00	
PHA Wide								
Fees & Costs	Fees & Costs (A & E)	1430		20,000.00	20,000.00			
			SUBTOTAL	20,000.00	20,000.00	0.00	0.00	
NonDwelling Equipment	Maintenance Vehicles	1475	2	60,000.00	60,000.00			
	Lawn Mowers	1475	2	33,000.00	33,000.00			
	Generator	1475	1	7,000.00	7,000.00			

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA		Grant Type and Number Capital Fund Program No: NV39-P013-2001 CFP Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NV39-P013-002 Espinoza Terrace	09/30/03			09/30/05			
NV39-P013-003 Landsman Gardens	09/30/03			09/30/05			
NV39-P013-005 Hampton Court	09/30/03			09/30/05			
NV39-P013-006 Miller Plaza	09/30/03			09/30/05			
NV39-P013-007 Hullum Homes	09/30/03			09/30/05			
NV39-P013-008 Biegger Estates	09/30/03			09/30/05			
NV39-P013-009 Schaffer Heights	09/30/03			09/30/05			
NV39-P013-010 Jones Gardens	09/30/03			09/30/05			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
NV39-P013-002 Espinoza Terrace			94,000	343,000	
NV39-P013-003 Landsman Gardens			60,000	320,000	
NV39-P013-005 Hampton Court		1,110,000		25,000	
NV39-P013-006 Miller Plaza			170,000	50,000	
NV39-P013-007 Hullum Homes			130,000	126,000	
NV39-P013-008 Biegger Estates			310,000	15,000	
NV39-P013-009 Schaffer Heights			90,000		
NV39-P013-010 Jones Gardens			206,000		
NV39-P013-016 Scattered Sites				200,000	
PHA Wide		537,256	587,256	568,256	
CFP Funds Listed for 5-year planning		1,647,256	1,647,256	1,647,256	
Replacement Housing Foster Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: 2002 PHA FY: 2002			Activities for Year: <u> 3 </u> FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	E
See	NV39-P013-005	Abate Ceilings, Phase 3, 40	\$132,000	NV39-P013-002	Paint Exteriors, FA, 100	
Annual	Hampton Court	Replace Ceilings, Phase 3, FA, 40	\$88,000	Espinoza Terrace	Install Solar Screens, FA, 500	
Statement		Replace power panels, Phase 3, 40	\$186,000		Replace Smoke Detectors, FA, 100	
		Add Exterior Surfacing, FA, 100 units	\$20,000	NV39-P013-003	Repair Courtyard, FA, 300 sq ft	
		Replace Stoves, FA, 100	\$22,000	Landsman Gardens	Replace Asphalt, 5500 sq ft	
		Install A/C Units, Phase 3, FA, 40	\$164,000		Install Solar Screens, FA, 500	
		Replace Refrigerators, FA, 100	\$38,000	NV39-P013-006	Replace Laundry Rooms, FA, 70	
		Install Solar Screens, FA, 500	\$30,000	Miller Plaza	Install Solar Screens, FA, 360	
		Replace Doors, FA, 100	\$30,000		Repair Concrete, FA, 1684 lin ft	
		Replace Cabinets, Phase 3, FA, 40	\$88,000		Relocate Hall Lights, FA, 70	
		Replace Parking Lot, 30,000 sq ft	\$60,000		Repair Asphalt, FA, 3500 sq ft	
		Landscaping, FA, 800 yds	\$40,000		Renovate Site Office, 600 sq ft	
		Stucco Exteriors, Phase 3, FA, 40	\$200,000	NV39-P013-007	Install A/C Units, FA, Phase 2, 28	
		Install Roll-on Shower, FA, 2	\$12,000	Hullum Homes	Install Solar Screens, FA, 285	
	PHA Wide	Contingency	\$51,089		Replace Window Coverings, FA, 57	
		Management Improvements			Convert Tubs to Roll-in Showers, FA, 2	
		1) Resident Training	\$25,000	NV39-P013-008	Install Solar Screens, FA, 600	
		2) Staff Training	\$46,670	Diagona Estates	Convert Tubs to Roll-In Showers, FA, 2	

		8) Management Analyst	\$72,800		Replace Smoke Detectors, FA, 119
		Salaries	\$106,608	NV39-P013-009	Repair Concrete, FA, 800 sq ft
		Benefits	\$54,920	Schaffer Heights	Rehab Shop Area, 1,000 sq ft
		Audit	\$1,583		Repair Stucco, FA, 75 units
					Repair Landscape, FA, 400 yds
					Renovate Community Center, FA, 1
				NV39-P015-010	Replace Swamp Coolers, FA, 45
				Jones Gardens	Install A/C Units, Phase 2, FA, 40
					Install Solar Screens, FA, 600
					Paint Exterior, FA, 90 units
				PHA Wide	Maintenance Truck
					Mower
					Contingency
					Management Improvements
					1) Resident Training
					2) Staff Training
					5) Upgrade Computer
					6) Background Checks
					7) Community Policing
					Staff Salaries
					3) Eligibility Specialist
					10) Office Assistant II
					8) Management Analyst
					Salaries
					Benefits
					Audit

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities for Year : <u> 4 </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u> 5 </u> FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NV39-P013-002	Desert Landscape, FA, 400 yds	\$20,000	NV39-P013-002	Repair Concrete, FA, 1500 sq ft	\$30,000
Espinoza Terrace	Convert Tub to Roll-In Shower, FA, 2	\$12,000	Espinoza Terrace	Directory Sign, FA, 2	\$5,000
	Replace Cabinets, FA, 100	\$250,000	NV39-P013-003	Abate Ceilings, Phase 3, 40	\$40,000
	Replace Refrigerators, FA, 100	\$38,000	Landsman Gardens	Overlay Roofs, FA, 50	\$35,000
	Replace Stoves, FA, 100	\$23,000		Directory Sign, FA, 1	\$3,000
NV39-P013-003	Desert Landscape, FA, 800 yds	\$40,000	NV39-P013-005	Install Solar Screens, FA, 500	\$30,000
Landsman Gardens	Replace Cabinets, FA, 100	\$250,000	Hampton Court	Replace Refrigerators, FA, 100	\$38,000
	Abate Ceilings, 10	\$10,000		Replace Stoves, FA, 100	\$22,000
	Repair Concrete, Phase 1, FA, 820 lin ft	\$20,000	NV39-P013-006	Paint Exterior, FA, 70	\$55,000
NV39-P013-005	Replace 2 nd Story Flooring, FA, 35	\$25,000	Miller Plaza	Replace Refrigerators, FA, 70	\$27,000
Hampton Court				Replace Stoves, FA, 70	\$16,000
NV39-P013-006	Replace 2 nd Story Flooring, FA, 70	\$50,000		Replace Water Heaters, FA, 70	\$35,000
Miller Plaza				Replace Cabinets, FA, 70	\$175,000
NV39-P013-007	Install A/C Units, FA, Phase 3, 29	\$81,000		Directory Sign, FA, 2	\$5,000
Hullum Homes	Paint Exterior, FA, 59 units	\$45,000	NV39-P013-007	Overlay Roofs, FA, 57	\$80,000
NV39-P013-008	Desert Landscape, FA, 300 yds	\$15,000	Hullum Homes	Directory Sign, FA, 1	\$3,000
Biegger Estates				Replace Asphalt, 39000 sq ft	\$78,000
NV39-P013-016	Desert Landscape, FA, 800 yds	\$40,000	NV39-P013-008	Directory Sign, FA, 2	\$5,000

	Maintenance Truck	\$30,000	NV39-P013-016	Install Dual Pane Windows, FA, 13	\$25,000
	Mower	\$16,000	Scattered Site homes	Install Vinyl Siding, 13	\$90,000
	Contingency	\$36,089		Desert Landscape, FA, 800 yds	\$40,000
	Management Improvements			Repair Stucco, FA, 100 yds	\$30,000
	1) Resident Training	\$25,000		Replace Patio Doors, FA, 20	\$20,000
	2) Staff Training	\$27,879		Replace Cabinets, FA, 20	\$100,000
	5) Upgrade Computer	\$33,823		Renovate Interiors, FA, 6	\$60,000
	6) Background Checks	\$15,000	PHA Wide	Contingency	\$58,089
	7) Community Policing	\$25,000		Management Improvements	
	Staff Salaries			1) Resident Training	\$25,000
	3) Eligibility Specialist	\$65,700		2) Staff Training	\$27,879
	10) Office Assistant II	\$47,354		5) Upgrade Computer	\$20,127
	8) Management Analyst	\$83,300		6) Background Checks	\$15,000
	Salaries	\$106,608		7) Community Policing	\$25,000
	Benefits	\$54,920		Staff Salaries	
	Audit	1,583		3) Eligibility Specialist	\$70,301
				10) Office Assistant II	\$50,671
				8) Management Analyst	\$89,078
				Salaries	\$106,608
				Benefits	\$54,920
				Audit	\$1,583
Total CFP Estimated Cost		\$1,647,256			\$1,647,256

Component 3, (6) Deconcentration and Income Mixing

- 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)]
NV39-P013-003 Landsman Gardens	100	Effective 01/01/01, this site is covered by a Site Based Wait List.	Existing Broad Range of Income Policy will be adjusted to bring additional lower income families to the Site and bring the incomes in line with other similar properties.
NV39-P013-005 Hampton Court	100	Effective 01/01/01, this site is covered by a Site Based Wait List.	Existing Broad Range of Income Policy will be adjusted to bring additional higher income families to the Site and bring the incomes in line with other similar properties.

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 \$206,062

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R

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

The Housing Authority of the County of Clark, Nevada are located in the most heavily populated portion of the state and within a jurisdiction containing two of the fastest growing cities in the nation (Las Vegas and Henderson, NV). The need for programs to combat crime and to promote a healthy and independent lifestyle for residents is great within our jurisdiction. As our economy continues to boom, more families are moving to the area in hopes of jobs and prosperity. We wish to build a strong community for our residents and newcomers, enhancing the quality of life for our families and providing families with a chance at success.

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)
NV-P013-002 Espinoza Terrace	100	Max. 107
NV-P013-003 Landsman Gardens	100	Max. 407
NV-P013-005 Hampton Court	100	Max. 187
NV-P013-006 Miller Plaza	70	Max. 239
NV-P013-007 Hullum Homes	59	Max. 180
NV-P013-008 Biegger Estates	119	Max. 319
NV-P013-009 Schaffer Heights	75	Max. 86
NV-P013-010 Jones Gardens	90	Max. 262
NV-P013-016, 018, 019, 023 Scattered Sites	186	Max. 662

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	\$250,000	NV39DEP0130195			
FY 1996	\$250,000	NV39DEP0130196			
FY 1997	\$275,402	NV39DEP0130197	20,921.15	GE requested	04/01/2001
FY 1998	\$201,000	NV39DEP0130198	84,386.90	GE requested	04/01/2001
FY 1999	\$197,726	NV39DEP0130199	72,150.59		01/01/2002
FY 2000	\$206,072	NV39DEP0130100	196,991.18		01/01/2003

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.

CCHA’s PHDEP goals are to work closely with the local police departments to open lines of communication between police personnel, CCHA staff, and CCHA residents to ensure law enforcement situations are resolved, “One Strike” initiative are enforced, and the concept of community policing is promoted with the goal of further reducing and/or deterring drug and drug-related crime on the properties. Youth will be provided opportunities to participate in a variety of recreational and educational programming offered through the Police Athletic League (P.A.L.), Clark County Department of Parks and Recreation (New Directions) program, the Henderson Boys and Girls Club, Frontier Girl Scouts and Boulder Dam Area Council of Boy Scouts, and Classroom on Wheels designed to promote community cohesiveness, drug/crime prevention, and the determent of criminal activity. Adults will have the opportunity to earn their GED, attend computer classes and drug prevention programming through the Computer on Wheels program. CCHA’s plans consists of a wholistic approach to drug prevention and intervention, treatment referral and crime prevention. Annual evaluations will determine programming growth and completion of goals and objectives. Evaluations will be conducted annually, utilizing assessment tools to include written surveys, monthly monitoring reports, focus groups, and in-house evaluation and resident evaluation of program effectiveness.

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	\$25,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$180,072
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$1,000
TOTAL PHDEP FUNDING	\$206,072

C. 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.

****NOTE: Based on the above, CCHA has deleted the tables for Line Items 9120, 9130, 9140, 9150, 9170 and 9180, as there are no program funds requested in those Line Items.**

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$ 25,000	
Goal(s): Implement and anti-crime/anti-drug program for 2 developments, Landsman Gardens and Hampton Court.							
Objectives: Identify program areas and interven through Community Policing efforts.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
						\$65,000 In-Kind from Henderson	Additional patrols over normal baseline duty assignments, Community Policing, working with residents and staff to reduce incidents of crime/drugs or

1. Community Policing – Henderson PD			/2002	1/2005	\$25,000	PD	address identified crime/drugs on property
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9160 - Drug Prevention	Total PHDEP Funding: \$ 180,072
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Goal(s): Implement drug prevention programming utilizing a wholistic approach.

Objectives: Provide educational, recreational, career development and professional development activities for resident youth and adults.

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. "COW" Classroom on Wheels	38	Biegger Estates and Hampton Court preschoolers	/2002	1/2005	\$20,000	\$18,000 In-Kind	Provide drug abuse prevention through accredited drug prevention program and preschool activities
2. "COW" Computer on Wheels	30	Biegger Estates adults	/2002	1/2005	\$14,800		Provide GED classes, computer classes and drug prevention education by bringing classes to the site level
3. Clark County Parks and Recreation "New Directions"	150	Biegger Estates, Jones Gardens, and Hullum Homes adults	/2002	1/2005	\$25,000	\$30,000 In-Kind	Provide community building activities, drug/crime prevention through drug education, sports, recreational activities and summer camp
4. Henderson Boys and Girls Club	350	Miller Plaza and Hampton Court Youth	/2002	1/2005	\$47,000	\$80,000 In-Kind	Provide drug abuse prevention education, recreational activities, and employment preparation guidance
5. Frontier Girl Scouts	50	Miller Plaza female youth	/2002	1/2005	-0-	\$16,800 In-Kind	Provide recreational and educational activities
6. Boulder Dam Area Council Boys Scouts	50	All public housing male youth	/2002	1/2005	\$350	\$5,000 In-Kind	Provide recreational and educational activities
7. Police Athletic League "P.A.L."	150	Biegger Estates, Jones Gardens, Hullum Homes, Miller Plaza youth	/2002	1/2005	\$11,429	\$80,000 In-Kind	Provide drug/crime prevention through educational and recreational activities, afterschool tutoring program, and field trips
8. Consumer Credit							Provide money management classes for debt repayment, clearing

Counseling Services of Southern Nevada	60	All public housing adults	/2002	1/2005	-0-	\$2,940 In-Kind	credit history, and basic budgeting skills
9. Personnel: 75% of salary of Resident Programs Coordinator		All public housing residents	/2002	1/2005	\$40,398	\$13,466 CCHA erating Budget and FSS Budget	Provide administrative oversight of PHDEP program including execution and management of service provider contracts, program monitoring, program evaluation
10. Personnel: 75% of benefits of Resident Programs Coordinator		All public housing residents	/2002	1/2005	\$14,295	\$4,765 CCHA erating Budget and FSS Budget	See Activity #9 above.
11. Supplies		All public housing residents	/2002	1/2003	\$2,800	\$500 In-Kind	Basic office supplies for administration and monitoring of PHDEP
12. Travel and Training		All public housing residents and Resident Programs Coordinator	/2002	1/2005	\$4,000		Provide vehicle maintenance for vans purchased in previous PHDEP grants for PHDEP activities and provide training opportunities for Resident Programs Coordinator and/or resident leaders

9190 - Other Program Costs					Total PHDEP Funds: \$1,000		
Goal(s): Program liability							
Objectives: Program liability							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Liability Insurance			/2002	1/2005	\$1,000		N/A

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	Total PHDEP Funding Expended (sum)	50% Obligation of Total Grant Funds by Activity	Total PHDEP Funding Obligated (sum)
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	Funds By Activity #	of the activities)	#	of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$25,000		
9160	Activities 1, 2, 3, 4, 6, 7, 9, 10, 11, 12	\$180,072		
9190	Activity 1	\$1,000		
TOTAL		\$206,072		\$

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.”

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

5390 East Flamingo Road, Las Vegas, NV 89122-5335
Phone: (702) 451-8041 Fax: (702) 435-3039 TDD: (702) 922-1558

PET POLICY **[24 CFR 5.309]**

INTRODUCTION

Housing Authorities have discretion to decide whether or not to develop policies pertaining to the keeping of pets in public housing units. This policy explains Clark County Housing Authority's (CCHA) policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of CCHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of CCHA.

The purpose of this policy is to establish CCHA's policy and procedures for ownership of pets in elderly and disabled units as well as in family units, and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

The resident/pet owner will be required to qualify animals (for exclusion from the pet policy) that assist persons with disabilities.

Pet rules will not be applied to animals who assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by CCHA management.

The pet owner must submit and enter into a Pet Agreement with CCHA.

Registration of Pets

HM-050PH Pet Policy



Pets must be registered with CCHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

HM-050PH Pet Policy



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Dogs and cats must be spayed or neutered.

Execution of a Pet Agreement with CCHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

CCHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If CCHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

CCHA will refuse to register a pet if:

The pet is not a common household pet as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

CCHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify CCHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

Pet rules will not be applied to animals who assist persons with disabilities.

Persons With Disabilities

To be excluded from the pet policy, the resident/pet owner must certify:

HM-050PH Pet Policy



That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability; and

That the animal actually assists the person with the disability.

HM-050PH Pet Policy



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Types of Pets Allowed

Each registering household may keep one (1) pet dog or cat, in addition to one (1) small caged contained animal and/or fish as defined below.

Guidelines and Restrictions for Dogs and Cats

Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Maximum height: 20" at shoulder at full growth

Must adhere to breed restrictions found elsewhere in this policy.

Must be spayed or neutered.

Must be housebroken.

Must have all required inoculations.

Must be licensed as specified now or in the future by State law and local ordinance.

Cats

Maximum number: 1

Must be spayed or neutered.

Must have all required inoculations.

Must be trained to use a litter box.

Must be licensed as specified now or in the future by State or local ordinance.

Guidelines and Restrictions for Small Caged Animals and Fish

Birds

Maximum number: 2

Must be enclosed in a cage at all times.

Fish

HM-050PH Pet Policy



Maximum aquarium size: 20 gallons

Aquariums must be on an approved stand that is stable and cannot be easily pushed over.



HM-050PH Pet Policy

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Page 6 of 9

Rodents (Guinea pig, hamster, or gerbil ONLY; mice are not allowed.)

Maximum number: 1

Must be enclosed in an acceptable cage at all times.

Must have any or all inoculations as specified now or in the future by State law or local ordinance.

Turtle

Maximum number: 1

Must be enclosed in an acceptable cage or container at all times.

Types of Pets Not Allowed

Common household pets permitted in dwelling units do not include:

Animals who would be allowed to produce offspring for sale.

Wild animals, feral animals, and any other animals that are unamenable to routine human handling.

Animals of species commonly used on farms.

Non-human primates.

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit.

Pot-bellied pigs.

Snakes, lizards, spiders, chickens.

The following restrictions apply to pets, based on weight, size and inherent dangerousness, including prohibitions against the keeping of:

Any animals whose weight could exceed 30 pounds by adulthood.

Dogs of the Pit Bull, Rottweiler, Doberman, Chow, or Boxer breeds.

Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites and lacerations.

HM-050PH Pet Policy



Hedgehogs or other animals whose protective instincts and natural body armor produce a risk to children of serious puncture injuries.

HM-050PH Pet Policy



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Page 8 of 9

Chicks or other animals that pose a significant risk of salmonella infection to those who handle them.

Pigeons, doves, mynah birds, psittacine birds, and birds of other species that are hosts to the organisms causing psittacosis in humans.

Tenants must adhere to the restrictions on numbers and types of pets.

C. PETS TEMPORARILY ON THE PREMISES

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by CCHA.

D. ADDITIONAL FEES AND DEPOSITS FOR PETS

CCHA requires a pet deposit of \$150 for dogs and cats.

The deposit will be waived for seniors (age 62 or over), and the disabled who were in residency prior to January 1, 2001. After said date, all new owners of dogs or cats must pay the required pet deposit.

CCHA will allow gradual payment of the deposit in accordance with the following:

An initial payment of \$50 on or prior to the date the pet is properly registered and brought into the apartment, and;

Monthly payments in an amount no less than \$50 until the specified deposit has been paid.

CCHA reserves the right to change or increase the required deposit by amendment to these rules.

CCHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

CCHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

HM-050PH Pet Policy



CCHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, CCHA will provide a meeting to discuss the charges.

HM-050PH Pet Policy



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Page 10 of 9

All reasonable expenses incurred by CCHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the project.

Pet Deposits are not a part of rent payable by the resident.

E. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

F. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$10 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by CCHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

The cost of repairs and replacements to the dwelling unit;

Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

The expense of flea disinfestations shall be the responsibility of the resident.

HM-050PH Pet Policy



G. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

H. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

I. CLEANLINESS REQUIREMENTS

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the grounds by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 10 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must

HM-050PH Pet Policy



agree to exercise courtesy with respect to other residents.

K. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

L. INSPECTIONS

CCHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

M. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has 5 days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

N. NOTICE FOR PET REMOVAL

If the resident/pet owner and CCHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by CCHA, CCHA may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for CCHA's determination of the Pet Rule that has been violated;

HM-050PH Pet Policy



The requirement that the resident /pet owner must remove the pet within 5 days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

O. TERMINATION OF TENANCY .

CCHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

HM-050PH Pet Policy



P. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 10 hours.

If the responsible party is unwilling or unable to care for the pet, or if CCHA after reasonable efforts cannot contact the responsible party, CCHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Q. EMERGENCIES

CCHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for CCHA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.





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**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA
ORGANIZATIONAL CHART - OVERALL STRUCTURE EFFECTIVE 04/03/00
DIVISIONS AND DEPARTMENTS**

LEGEND

DIVISIONS

DEPARTMENTS

BOARD OF COMMISSIONERS

EXECUTIVE DIRECTOR
(Central Administration)

DEPUTY EXECUTIVE DIRECTOR
(Management & Operations)

DIRECTOR OF FINANCE
(Division Head)

FINANCE

INFO SYSTEMS

DIRECTOR OF MAINTENANCE AND MODERNIZATION
(Division Head)

BLDG MAINT.

MODERNIZATION

PAINT

GROUNDS

DIRECTOR OF HOUSING MANAGEMENT
(Division Head)

HOUSING MGT NORTH

HOUSING MGT SOUTH

RESIDENT SERVICES

SECTION 8

ELIGIBILITY

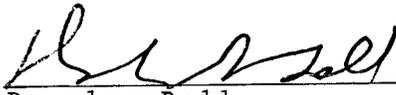
PROCUREMENT

ADMINISTRATION AND DEVELOPMENT

HUMAN RESOURCES

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Douglas Bell the Manager of Community Resources certify
that the Five Year and Annual PHA Plan of the Housing Authority of the
County of Clark is
consistent with the Consolidated Plan of Clark County prepared
pursuant to 24 CFR Part 91.

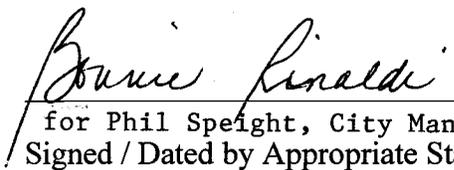


Douglas Bell

Signed / Dated by Appropriate State or Local Official

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Philip D. Speight the City Manager certify
that the Five Year and Annual PHA Plan of the Housing Authority of the
County of Clark is
consistent with the Consolidated Plan of City of Henderson prepared
pursuant to 24 CFR Part 91.

 Bonnie Linardi, Assistant City Manager
for Phil Speight, City Manager April 5, 2001
Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

Program/Activity Receiving Federal Grant Funding

CAPITAL GRANT (2001)

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Espinoza Terrace	171 Van Wagenen	Henderson	Clark	Nevada	89015
Landsman Gardens	750 Major Street	Henderson	Clark	Nevada	89015
Hampton Court	1030 Center Street	Henderson	Clark	Nevada	89015
Miller Plaza	3920 Perry Street	Sunrise Manor Township	Clark	Nevada	89122
Hullum Homes	4980 E. Owens Avenue	Sunrise Manor Township	Clark	Nevada	89110
Biegger Estates	5701 Missouri Avenue	Sunrise Manor Township	Clark	Nevada	89122

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Betty J. Turner	Title Executive Director
Signature 	Date 04/04/01

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

Program/Activity Receiving Federal Grant Funding

CAPITAL GRANT (2001)

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I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

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- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

SchafferHeights	2901 Schaffer Circle	Sunrise Manor Township	Clark	Nevada	89121
Jones Gardens	1750 Marion Drive	Sunrise Manor Township	Clark	Nevada	89115
Scattered Sites	Various single family dwellings		Clark	Nevada	
Administration/Maintenance Bldg.,	5390 East Flamingo Rd.		Clark	Nevada	89122

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Betty J. Turner	Executive Director
Signature	Date
X <i>Betty J. Turner</i>	04/04/01

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

Program/Activity Receiving Federal Grant Funding

CAPITAL GRANT (2001)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

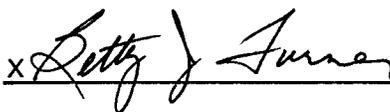
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
BETTY J. TURNER	EXECUTIVE DIRECTOR
Signature	Date
	04/04/01

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**PHA Certifications of Compliance with the PHA Plans
and Related Regulations
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning 7/01/01, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes the Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measure to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

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

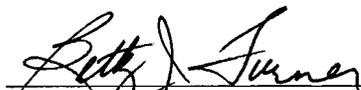
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize Capital Grant Funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the
County of Clark

NV013

PHA Name

PHA Number



04/04/01

Signed/Dated by PHA Board Chair or other authorized PHA official
Betty J. Turner, Executive Director

RESOLUTION NO. 2001-9

A RESOLUTION REQUESTING BOARD OF COMMISSIONERS APPROVAL
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLARK'S
ANNUAL AGENCY PLAN

WHEREAS, the Congress of the United States passed the Quality Housing and Work Responsibility Act of 1998 (QHWRA) that requires the Housing Authority of the County of Clark to make changes in its operations; and

WHEREAS, one of the changes in the QWHRA is a requirement that the Authority prepare and submit an Annual Agency Plan to the U.S. Department of Housing and Urban Development before April 15, 2001.

WHEREAS, The Authority has met the requirements of making the Plan available to residents, local government and the general public; and

WHEREAS, The Authority held a Public Hearing on March 16, 2001 to accept any comments on the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA:

Section 1. That the Board of Commissioners does hereby approve the adoption of the Housing Authority of the County of Clark's Annual Agency Plan as required under the Quality Housing and Work Responsibility Act of 1998.

Section 2. That the Chairman of the Board and the Executive Director are hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the Agency's Annual Plan.

Section 3. That this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED THIS TWENTY-FIRST DAY OF MARCH 2001.

Attest: 
Gustavo Ramos, Jr., Secretary

BY: 
DOROTHY J. KIDD, CHAIRMAN

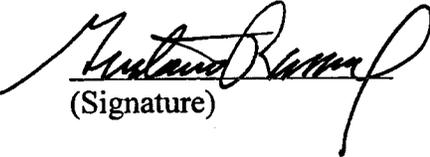
C E R T I F I C A T E
O F
R E C O R D I N G O F F I C E R

I, the undersigned, the duly qualified and Acting Secretary of the Board of Commissioners of the Housing Authority of the County of Clark, Nevada do hereby certify:

1. That the attached Resolution is a true and correct copy of a Resolution as finally adopted at a duly called regular meeting of the Board of Commissioners held on March 21, 2001, and duly recorded in the official records of this Body, that the Resolution has not been amended, modified, or rescinded, and is now in full force and effect;
2. That the meeting was duly convened and held in all respects in accordance with law; that to the extent required by law, that due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and that a legally sufficient number of members of the Board of Commissioners voted in the proper manner for adoption of said Resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of the Resolution, including the publication, if required, have been duly fulfilled, carried out, and otherwise observed; that I am authorized to execute this Certificate; and that the seal affixed below constitutes the official seal of the Housing Authority of the County of Clark, Nevada and this Certificate is hereby executed under such official seal.

IN WITNESS WHEREOF, I have hereunto set my hand on
the Twenty-Second day of March 2001 _____.

(Date)



(Signature)

Gustavo Ramos, Jr.

(Typed Name)

Acting Secretary to the
Board of Commissioners

(Title)

EXTRACT FROM MINUTES OF A MEETING

Extract from the Minutes of a Regular
Meeting of the Board of Commissioners of
the Housing Authority of the County of
Clark, Nevada held
on Wednesday, March 21, 2001

The Board of Commissioners of the Housing Authority of the County of Clark, Nevada met in Regular Session Wednesday, March 21, 2001, in the Board Room, Administration Building, 5390 East Flamingo Road, Las Vegas, Nevada; this being the place and date duly established for the holding of such Regular Meeting, and notice thereof having been given as required by Nevada Revised Statutes by posting in the following locations:

1. Clark County Housing Authority, Administration Building, 5390 East Flamingo Road, Las Vegas, Nevada 89122-5338.
2. Henderson City Hall, 240 South Water Street, Henderson, Nevada 89015.
3. Janice Brooks Bay, Administrative Office, 5201 Walnut Avenue, Las Vegas, Nevada 89110.
4. Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155.

Posting of Notices The Acting Executive Director confirmed that notices of the meeting had been posted in accordance with requirements of law.

Call to Order Chairman Kidd called the meeting to order at 12:05 p.m.

Roll Call Upon roll call, the following answered present or were absent:

Present

Absent

Chairman Kidd
Vice Chairman Simmons
*Commissioner Brooks
Commissioner Romero
Commissioner Reynolds

(None)

The Chairman thereupon declared a quorum present.

* Arrived at 12:10 p.m.

Also present were the following:

Legal Counsel Bryan Lowe, Attorney at Law
Arrived at 12:10 p.m.

Staff Gustavo Ramos, Jr., Acting Executive Director
Lynette Boyd, Resident Program Coordinator
Karen Cano, Management Analyst/QC Specialist
Laura Coleman, Administrative Assistant - Section 8
Jeri Creech, Accountant
June Fleming, Human Resources Manager

Ellen Freel, Senior Services Program Coordinator
 Robert Gibeault, Procurement Manager
 Fernando Gomez, Information Systems Coordinator
 Cheryl Hale, Section 8 Manager
 Robert Herrera, Lead Painter
 Sharon Johns, Acting Director of Finance
 Nicole Lindsey, FSS Case Manager
 Joyce McInerney, Administrative Assistant
 Ken Nelson, Development Coordinator
 Diane Shapiro, Executive Assistant
 Tom Sheehan, Director of Maintenance & Mod.

* * * * *

New Business (Action Items):

* * * * *

Resolution No. 2001-2. Certifying compliance with HUD regulations concerning re-examination of income of families in residence, etc. was read aloud and duly considered.

After brief discussion and upon motion by Commissioner Brooks and second by Vice Chairman Simmons, Resolution No. 2001-2 was approved upon roll call as follows:

AYE

NAY

Chairman Kidd
 Vice Chairman Simmons
 Commissioner Brooks
 Commissioner Romero
 Commissioner Reynolds

(None)

Resolution No. 2001-3. Approving operating budget for Conventional Low-Rent Public Housing Program for FY ending June 30, 2002 was read aloud and duly considered.

After brief discussion and upon motion by Commissioner Brooks and second by Commissioner Romero, Resolution No. 2001-3 was approved upon roll call as follows:

AYE

NAY

Chairman Kidd
 Vice Chairman Simmons
 Commissioner Brooks
 Commissioner Romero
 Commissioner Reynolds

(None)

New Business (Action Items) (continued)

Resolution No. 2001-4. Approving budget for the Section 8 Moderate Rehabilitation Program for FY ending June 30, 2002 was read aloud and duly considered.

After brief discussion and upon motion by Commissioner Brooks and second by Commissioner Reynolds, Resolution No. 2001-4 was approved upon roll call as follows:

<u>AYE</u>	<u>NAY</u>
Chairman Kidd	(None)
Vice Chairman Simmons	
Commissioner Brooks	
Commissioner Romero	
Commissioner Reynolds	

Resolution No. 2001-5. Approving budget for the Section 8 HAPP Voucher Program for the FY ending June 30, 2002 was read aloud and duly considered.

After brief discussion and upon motion by Commissioner Brooks and second by Commissioner Reynolds, Resolution No. 2001-5 was approved upon roll call as follows:

<u>AYE</u>	<u>NAY</u>
Chairman Kidd	(None)
Vice Chairman Simmons	
Commissioner Brooks	
Commissioner Romero	
Commissioner Reynolds	

Resolution No. 2001-6. Approving the budget for the Section 8 HAPP Certificate Program for the FY ending June 30, 2002 was read aloud and duly considered.

After brief discussion and upon motion by Commissioner Brooks and second by Commissioner Reynolds, Resolution No. 2001-6 was approved upon roll call as follows:

<u>AYE</u>	<u>NAY</u>
Chairman Kidd	(None)
Vice Chairman Simmons	
Commissioner Brooks	
Commissioner Romero	
Commissioner Reynolds	

* * * * *

New Business (Action Items) (continued)

Resolution No. 2001-8. Approving and adopting revised rent ranges applicable to all Federally-aided Low-Rent Public Housing Developments under management by the Authority, and rescinding the previous rent-range resolution, was read aloud and duly considered.

After brief discussion and upon motion by Vice Chairman Simmons and second by Commissioner Brooks, Resolution No. 2001-8 was approved upon roll call as follows:

<u>AYE</u>	<u>NAY</u>
Chairman Kidd	(None)
Vice Chairman Simmons	
Commissioner Brooks	
Commissioner Romero	
Commissioner Reynolds	

Resolution No. 2001-9. Requesting Board of Commissioners approval of the Housing Authority of the County of Clark's Annual Agency Plan was read aloud and duly considered.

After brief discussion and upon motion by Commissioner Brooks and second by Vice Chairman Simmons, Resolution No. 2001-9 was approved upon roll call as follows:

<u>AYE</u>	<u>NAY</u>
Chairman Kidd	(None)
Vice Chairman Simmons	
Commissioner Brooks	
Commissioner Romero	
Commissioner Reynolds	

* * * * *

Recess

There being no further business to come before the Board, the meeting was recessed to the Call of the Chair at 1:10 p.m.

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA
INTEROFFICE MEMORANDUM

TO: Betty Turner, Executive Director
FROM: Karen Stratton, Director of Housing Management
DATE: 16 March 2001
RE: Resident Advisory Board on FY2001 Annual Plan

Twenty-three (23) residents were invited to participate in the Resident Advisory Board process for review and input to the FY2001 Annual Plan. The residents represented Section 8 (twelve residents) and Public Housing (eleven residents). Only five residents attended the meeting; all were representatives from the Public Housing program.

The meeting was open forum with residents encouraged to express to attending staff policies that the residents felt worked in their benefit as well as any policies that residents felt were a detriment to their success. There were only two main areas of concern expressed by residents, neither of which would result in a change to existing policies: the Pet Policy and the Capital Fund program.

As to the Pet Policy, one person in attendance had been at the Public Meeting of Residents when the Pet Policy was being planned and written. There were no negative comments on the policy. The concerns expressed were Property Management/ Maintenance issues of enforcement of cleaning up outside areas after a pet (a matter which is in writing in the policy), and further clarification that residents could not have both a cat and a dog, but rather, a cat or a dog.

The bulk of the meeting was spent in explanation of the FY2001 Capital Fund budget and the remaining four years of the five-year plan for Capital Fund expenditures.

The one issue that did arise that has been procedural rather than policy, is in the selection of paint colors when rehabbing exteriors of buildings. Residents requested input into the selection of colors, understanding that a limited pallet of colors would be presented to them if allowed input into color selection for sites. A brief explanation was given on paint colors and their reactions (fading) to the desert climate in Clark County.

There being no policy changes for the FY2001 Annual Plan, the Plan will not be amended based on input of the Resident Advisory Board. At this time, page 51 of the plan will be amended to reflect this fact.

Letters posting the Resident Advisory Board meeting and attendees, as well as the sign in sheet from today's meeting are available in my office for review.

Cc: G. Ramos, Deputy Executive Director
T. Sheehan, Director of Maintenance & Modernization
S. Johns, Acting Director of Finance
C. Hale, Section 8 Programs Manager

N. Gruber, Support Services Manager
FY2001 Annual Plan file