

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2003

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

**PHA Plan  
Agency Identification**

**PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH  
LAS VEGAS**

**PHA Number: NV007**

**PHA Fiscal Year Beginning: 07/2003**

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

- 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)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
*The Housing Authority of the City of North Las Vegas is committed to providing quality, affordable housing that is decent, safe and sanitary, to eligible families in this community through innovative resource development and responsible stewardship of our housing and fiscal resources. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained and attractive. Our goal is to manage our public housing and affordable housing units in a manner that is consistent with good, financially sound property management practices.*

*It is our goal to manage our Section 8 Program in a manner that accomplishes not only our basic objective of providing rental assistance but also assisting our clients in pursuing opportunities for economic self-sufficiency.*

*By taking advantage of available community and government resources, we intend to provide our residents with as many opportunities for economic self-sufficiency as we can identify. We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families. We are committed to serving our residents and this entire community in a manner that demonstrates professional courtesy, respect and caring.*

**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.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers (project based):
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)  
*Convert elderly PH project or portion thereof into Assisted Living Facility.*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - 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**

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

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

**Annual PHA Plan**  
**PHA Fiscal Year 2003**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

**High Performing PHA**

**Small Agency (<250 Public Housing Units)**

**Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

*This Agency Plan is the result of careful and conscientious collaboration among Housing Authority Commissioners, local government representatives, program residents and participants, and Housing Authority staff.*

*This Agency Plan reaffirms the Housing Authority's commitment to its mission of providing quality, affordable housing that is decent, safe and sanitary to eligible families in the community by continuing its current Public Housing, Section 8 and HOME Rental programs.*

*The Housing Authority will continue its Section 8 Homeownership Program; this FY it will be introducing the down payment grant option if and when Congress authorizes it. It also plans to create more unsubsidized affordable housing opportunities in the community by either acquiring existing rental properties or constructing new ones. It is also developing a parcel of land into a development of single-family homes (Desert Mesa) which will be sold under a First-Time Homebuyers' Program. Participants under the Section 8 Homeownership Program from one or all three (3) housing authorities in Southern Nevada will be welcome to use their homeownership option at this development.*

*The Housing Authority will continue its partnerships with the City of North Las Vegas and local non-profits towards their mutual goal of revitalizing old neighborhoods and increasing the availability of affordable housing units to low and moderate income families including the elderly and disabled.*

*This Agency Plan also reflects some changes in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan..*

*Public Housing Program residents and Section 8 program participants played a vital role in the development of this Agency Plan in their capacity as a "Resident Advisory Board" (RAB) which contributed input into policies and strategies contained in this Plan.*

*The Housing Authority is proud of this Agency Plan. As in any plan, the Housing Authority expects that it may become necessary to make changes to this Plan in the future. The agency will monitor its performance and progress with regards to this Plan and will do its best to stay on course in order to maximize its goal of addressing the needs of the community it serves. Funding through tax credits and/or bonding capacity will be explored as necessary.*

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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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:

- Admissions Policy for Deconcentration - **NLVHA is exempt**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)  
**ATTACHMENT nv007a01 (page 51 - 54)**
- Follow-Up Plan to the Resident Satisfaction Survey  
Under R.A.S.S. (Resident Assessment Sub-System under REAC)  
**ATTACHMENT nv007b01 (pages 55 – 56)**
- FY **2003** Capital Fund Program Annual Statement  
**ATTACHMENT nv007c01 (pages 57 – 66)**
- Comprehensive Grant and Capital Fund Programs  
Performance & Evaluation Reports as of 12/31/2002  
**ATTACHMENT nv007d01 (pages 67 - 91)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)

## 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Attachment By Mail	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Attachment By Mail	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
On Display	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
On Display	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	
On Display	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
On Display	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
On Display	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
EXEMPT	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
On Display	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
On Display	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
On Display	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
On Display	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
On Display	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
On Display	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
On Display	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
On Display	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	Annual Plan: Capital Needs

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	other approved proposal for development of public housing	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A No new application	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 No new Application	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
On Display	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
On Display	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
On Display	FSS Action Plan/s for public housing and/or Section 8 <b>(Section 8 Only)</b>	Annual Plan: Community Service & Self-Sufficiency
N/A None	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A Terminated	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
On Display	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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	<b>3,188</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>5</b>
Income >30% but <=50% of AMI	<b>1,063</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>4</b>
Income >50% but <80% of AMI	<b>235</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>3</b>
Elderly	<b>613</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>4</b>
Families with Disabilities	<b>N/A</b>						
Race/Ethnicity	<b>N/A</b>						
Race/Ethnicity	<b>N/A</b>						
Race/Ethnicity	<b>N/A</b>						
Race/Ethnicity	<b>N/A</b>						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
**CHAS Data Book FFY 1994**

## 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.

<b>Housing Needs of Families on the Waiting List</b> <i>As of 02/05/2003</i>			
Waiting list type: (select one) <span style="float: right;"><i>Note: We show only 53 on the waiting list because we conduct a lottery style application taking. We draw names from the lottery barrel periodically and those are the ones placed on the waiting list. The last intake in August 2002 brought in 2,400+ tickets into the lottery barrel.</i></span>			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input 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	<b>53</b>		
Extremely low income <=30% AMI	<b>29</b>	<b>55%</b>	
Very low income (>30% but <=50% AMI)	<b>19</b>	<b>36%</b>	
Low income (>50% but <80% AMI)	<b>5</b>	<b>9%</b>	
Families with children	<b>29</b>	<b>55%</b>	
Elderly families	<b>7</b>	<b>13%</b>	
Families with Disabilities	<b>7</b>	<b>13%</b>	
Race/ethnicity "1" W	<b>14</b>	<b>26%</b>	
Race/ethnicity "2" B	<b>38</b>	<b>72%</b>	
Race/ethnicity "3" AI	<b>0</b>	<b>0%</b>	
Race/ethnicity "4" AP	<b>1</b>	<b>2%</b>	
Characteristics by Bedroom Size			

**Housing Needs of Families on the Waiting List**  
*As of 02/05/2003*

(Public Housing Only)			
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? *5 months (since 08/29/2002 – last lottery intake)*

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

**Housing Needs of Families on the Waiting List**  
*As of 02/05/2003*

Waiting list type: (select one)

- 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/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	<b>1,009</b>		
Extremely low income <=30% AMI	<b>852</b>	<b>84%</b>	
Very low income (>30% but <=50% AMI)	<b>128</b>	<b>13%</b>	
Low income (>50% but <80% AMI)	<b>29</b>	<b>3%</b>	
Families with children	<b>627</b>	<b>62%</b>	
Elderly families	<b>54</b>	<b>5%</b>	
Families with Disabilities	<b>102</b>	<b>10%</b>	
Race/ethnicity "1" W	<b>392</b>	<b>39%</b>	
Race/ethnicity "2" B	<b>589</b>	<b>58%</b>	
Race/ethnicity "3" AI	<b>7</b>	<b>1%</b>	
Race/ethnicity "4" AP	<b>15</b>	<b>1%</b>	
Race/ethnicity "5" O	<b>6</b>	<b>1</b>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<b>364</b>	<b>36%</b>	
2 BR	<b>458</b>	<b>45%</b>	
3 BR	<b>168</b>	<b>17%</b>	
4 BR	<b>15</b>	<b>2%</b>	
5 BR	<b>4</b>	<b>0%</b>	
5+ BR			

## Housing Needs of Families on the Waiting List

As of 02/05/2003

Is the waiting list closed (select one)?  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
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
  - Apply for special-purpose vouchers targeted to the elderly, should they become available
  - Other: (list below)
- Develop elderly housing using tax credits or bond financing if feasible.**

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- 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

- 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

- 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)

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

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	<b>\$600,000</b>	
b) Public Housing Capital Fund	<b>450,000</b>	
c) HOPE VI Revitalization	<b>N/A</b>	
d) HOPE VI Demolition	<b>N/A</b>	
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>9,700,000 (HAP only)</b>	
f) Resident Opportunity and Self-Sufficiency Grants ( <b>will submit Application</b> )	<b>100,000</b>	
g) Community Development Block Grant (thru City of North Las Vegas)	<b>200,000 (1/2 of grant expected to be received this FY)</b>	Contribution to “City Living” a development for First-Time Homebuyers
h) Community Development Block Grant (thru City of North Las Vegas)	<b>85,000</b>	Grant awarded for improvement of energy efficiency in dwelling units
Other Federal Grants (list below)		
HOME funds (thru City of North Las Vegas - Application submitted; funding approval pending)	<b>165,000</b>	Rehabilitation of 100-unit property – non-PH but accepting applicants from the Sec 8 Voucher Program
HOME funds (thru City of North Las Vegas - will apply for funds for acquisition and rehabilitation of HUD homes in revitalization areas)	<b>400,000</b>	To be sold to low-income homebuyers; Section 8 homeownership participants eligible
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below) – un-obligated as of 12/31/02</b>		
<b>Capital Fund Program FFY 2001</b>	<b>174,478</b>	
<b>Capital Fund Program FFY 2002</b>	<b>366,606</b>	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>	<b>386,000</b>	
<b>4. Other income (list below)</b>		
<b>Late fees, laundry comm. (PH)</b>	<b>33,000</b>	
<b>Interest Income (PH)</b>	<b>7,000</b>	
<b>5. Section 8 Admin Fees</b>	<b>972,000</b>	
<b>6. Section 8 Supportive Services (Non-Federal) Grants from banks and/or private sources (will be submitting applications)</b>	<b>50,000</b>	Support services for Self-sufficiency and/or Homeownership Program activities
<b>7. Non-Federal Resources</b>		
<b>Non-HUD First-Time Homebuyer Program (Desert Mesa Development)</b>	<b>3,000,000</b> (First year of implementation)	Development of a parcel of land into single-family homes to be sold to low-income families. Section 8 Homeownership Program participants will be welcome.
<b>Acquisition and rehabilitation of HUD homes in revitalization areas (using loans and/or other non-HUD resources)</b>	<b>1,300,000</b>	To be sold to low-income homebuyers; Section 8 homeownership participants eligible.
<b>8. Other Non-Federal Resources Non-Aided properties rental income (only for units currently leased to Section 8 Voucher Program participants)</b>	<b>65,000</b>	Section 8 voucher holders are eligible to lease these units.
<b>TOTAL RESOURCES</b>	<b>18,054,084</b>	

### **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)

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe)

***There are two phases to the application process: During the “initial” phase, the PHA will preliminarily assess the family’s eligibility for inclusion on the waiting list. When the family’s name comes up on the waiting list, the “final” phase begins. During the “final” phase, verification of information regarding the family will be completed. Thereafter, the PHA will make its final determination of the family’s eligibility for housing placement.***

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
 Other (describe) ***Debt to NLVHA or other PHAs***

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 Other (describe) ***PHA-wide***

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office  
 PHA development site management office  
 Other (list below)

***On line using the NLVHA web site: [www.nlvha.com](http://www.nlvha.com)***

***For PH, preliminary application by mail is allowed (this is new this year)  
but final application is still done in person.***

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

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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:

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families (*State-mandated*)
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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.

***NOTE: There are no federal preferences used – only the State-mandated Veteran preference.***

Date and Time – ***will be used as a tie-breaker when there is more than one applicant who has the Veterans’ preference.***

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
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

***Broad Range of Income Policy:***

***NLVHA has a "Broad Range of Income Policy" which calls for identifying Gross Income thresholds (ranges) and setting target percentages of families belonging to each income range in relationship to the population of residents in each development. The purpose of this policy is to strike a reasonable balance in the percentage of families with different levels of income around the development and to avoid a disproportionate concentration of families of any one income range.***

***NLVHA will gather data and analyze periodically, at least annually, the distribution of families by income thresholds.***

***NLVHA will give a local preference to a family who belongs to the income threshold that is needed to achieve the target percentage established. Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.***

***This policy will not be used to circumvent HUD's income targeting requirements.***

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease and House Rules
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source (list)

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

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

### **(6) Deconcentration and Income Mixing**

a.  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?

***Our Elderly development is exempt from deconcentration.  
We have only one Family development so a deconcentration.  
Policy is not necessary.***

b.  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)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- 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)

- 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)

- 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)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) ***The Owner (landlord) has the responsibility of screening the applicant but NLVHA may obtain the background information on behalf of Owner on a fee basis.***

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? ***Currently, only for persons being added to lease; in the future, may do so on behalf of Owner on a fee basis.***

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?  
***Same as "b" above***

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)  
***Same as "b" above***

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity – ***See "b", "c" and "d" above***
- Other (describe below)

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

*On line at NLVHA web site (www.nlvha.com) – preliminary application only – final application still done in person.*

## **(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:

### ***Voucher Expirations***

***A family may submit a written request for an extension of the Voucher time period. All requests for extensions must be received prior to the expiration date of the Voucher.***

***Extensions are permissible at the discretion of the PHA up to a maximum of an additional thirty (30) calendar days primarily for these reasons:***

- 1. Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial 60-day period. Verification is required.***
- 2. The PHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the PHA, throughout the initial 60-day period. A completed search record is required.***
- 3. The family was prevented from finding a unit due to a disability accessibility requirement or large bedroom size requirement. The search record is part of the required verification.***

#### **(4) Admissions Preferences**

##### a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

##### b. Preferences

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

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)

***NOTE: No federal preferences are used; only the State-mandated Veteran preference.***

##### Former Federal preferences

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

##### Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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.

***Date and Time as established by lottery procedures will be used only as a tie- breaker when preferences are equal or when there are no applicants with 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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

- Date and time of application *as established by lottery procedures*
- 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
- 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)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

*On line at NLVHA web site: [www.nlvha.com](http://www.nlvha.com)*

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

Through published notices

Other (list below)

*On line at NLVHA web site: [www.nlvha.com](http://www.nlvha.com)*

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

***Flat Rents - See Sub-Section A-2 in following page(s)***

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  
***(per Earned Income Disallowance Policy)***
- 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)  
***For income increases which result in family's net rent going up by less than \$200 per month cumulative from the last annual reexamination***

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one) ***Not anymore - Ceiling Rents were eliminated on 09/30/2002 - effective 10/01/2002, the family's choice is limited to "income-based rent" or "flat rent"***

- Yes for all developments ( Yes but only for some developments)
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

*Any time family composition changes*

*Any time family has an income increase (but whether an interim recertification is conducted depends on whether the increase results in the family's net rent going up by \$200 or more per month)*

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

*When circumstances warrant re-evaluation*

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)

***NOT APPLICABLE because Minimum Rent is zero.***

## **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning 07/01/03</b>	<b>Expected Turnover</b>
Public Housing	<i>218</i>	<i>est. 5 per mo.</i>
Section 8 Vouchers	<i>1283</i>	<i>est. 5 per mo.</i>
Section 8 Certificates	<i>NA</i>	
Section 8 Mod Rehab	<i>NA</i>	
Special Purpose Section 8 Certificates/Vouchers (list individually)	<i>30</i> <i>"Enhanced Vouchers"</i>	<i>est. 1 per mo.</i>
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
HOME Rental Program	<i>39</i>	<i>est. 1 per mo.</i>

### **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)
- (a) *Admissions and Continued Occupancy Policy*
- (b) *Public Housing Lease*

- (c) Public Housing House Rules***
- (d) Public Housing Pet Policy***
- (e) Agency-Wide Personnel Policies & Procedures***
- (f) Agency-Wide Procurement Policy***
- (g) Agency-Wide Travel Policy***
- (h) Agency-Wide Investment Policy***
- (i) Agency-Wide Capitalization Policy***

(2) Section 8 Management: (list below)

- (a) Section 8 Administrative Plan***
- (b) Agency-Wide Personnel Policies & Procedures***
- (c) Agency-Wide Procurement Policy***
- (d) Agency-Wide Travel Policy***
- (e) Agency-Wide Investment Policy***
- (f) Agency-Wide Capitalization Policy***

## 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)

- PHA main administrative office  
 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)

- 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:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ATTACHMENT nv007c01**

-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) **ATTACHMENT nv007c01**

-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:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b><i>ROSE GARDEN ELDERLY</i></b>
1b. Development (project) number:	<b><i>NV007-003</i></b>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<b><i>(09/29/00)</i></b>
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? <b><i>Approved in prior FY</i></b>
6. Number of units affected:	<b><i>120</i></b>
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

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

- 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  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.)

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

### B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24

CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: ***Use of tenant-based assistance under Section 8 Housing Choice Voucher Program by participating family for Homeownership purposes***

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:

- 1. Participation in FSS Program is a preference***
- 2. Minimum one year residency in unit***
- 3. No family-caused violations of Housing Quality Standards within the last year***
- 4. No money owed to the Housing Authority***
- 5. No serious lease violations within the last year***

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 02/15/01

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

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

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

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

##### b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2,

Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
<b>Program Name &amp; Description (including location, if appropriate)</b>	<b>Estimated Size</b>	<b>Allocation Method (waiting list/random selection/specific criteria/other)</b>	<b>Access (development office / PHA main office / other provider name)</b>	<b>Eligibility (public housing or section 8 participants or both)</b>
<i>Head Start Day Care Center (in coordination with Clark County EOB – located in 2 of our PH Units</i>	<b>100</b>	<i>EOB- operated; Available to our PH residents</i>	<i>Head Start Center</i>	<i>PH residents and also the public</i>
<b>Section 8 Homeownership Program</b>	<b>100</b>	<b>Section 8 Voucher participants; FSS participants have a preference</b>	<b>PHA Main Office</b>	<b>Section 8 Voucher participants; FSS participants have a preference</b>
<b>Family and Youth Counseling – with the elimination of the PH Drug Elimination Program, we can fund only a minimal amount of this activity from PH operations</b>	<b>10</b>	<b>PH residents</b>	<b>PHA Main Office and Office of the Resident Services Coordinator</b>	<b>PH resident</b>
<b>First-time Homebuyer Program (Desert Mesa Development)</b>	<b>130</b>	<b>Community- wide including Section 8 participants</b>	<b>PHA Main Office and Desert Mesa Site</b>	<b>Low-income Families</b>
<b>Resident employment</b>	<b>10</b>	<b>PH residents</b>	<b>PHA Main Office</b>	<b>PH residents</b>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2002Estimate)	Actual Number of Participants (As of: 02/05/03)
Public Housing		
Section 8	<b>47</b>	<b>44</b>

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

The Federal Fiscal Year 2003 Omnibus Appropriations Act was signed into law by the President on February 20, 2003 which allows the Public Housing Community Service requirement to again take effect. Housing Authorities included in the FFY 2003 funding are those whose fiscal years begin on January 1, 2003 and later. The PHA fiscal year begins on July 1, 2003. Therefore, this requirement is being reinstated. Procedures are contained in the Public Housing Admissions and Continued Occupancy Policy (ACOP).

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

***CASA ROSA FAMILY DEVELOPMENT NV007-004***

#### **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)

***CASA ROSA FAMILY DEVELOPMENT NV007-004***

**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)

***CASA ROSA FAMILY DEVELOPMENT NV007-004***

**D. Additional information as required by PHDEP/PHDEP Plan**

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

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

***PHDEP Program has been eliminated by Congress.***

Yes  No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?

Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

***PROGRAM HAS BEEN ELIMINATED***

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

***Public Housing Pet Policy is contained in the PHA's Admissions and Continued Occupancy Policy (ACOP)***

## **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)

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:

***There were no significant changes made.***

***See Attachment nv007a01 for Resident Comments***

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.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **CLARK COUNTY  
CONSORTIA – includes the CITY OF NORTH LAS VEGAS**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

### D. Other Information Required by HUD

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

# ATTACHMENT nv007a01 - PHA PLAN for 2003

## COMMENTS OF RESIDENT ADVISORY BOARD

### MEETING OF RESIDENT ADVISORY COMMITTEE FOR DISCUSSION AND REVIEW OF THE ANNUAL PLAN AND THE RELATED CHANGES TO POLICIES AND PROCEDURES OF THE HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS

DATE AND TIME: WEDNESDAY, JANUARY 15, 2003  
6:00 PM

PLACE: ROSE GARDEN SENIOR COMPLEX  
RECREATIONAL HALL  
1632 YALE STREET  
NORTH LAS VEGAS, NV

PRESENT: SEE ATTACHED ATTENDANCE SHEET

The following is a summary of the meeting.

#### **Item I – Welcome and Introductions**

Ingrid Cabrera, Chief Financial Officer (CFO) welcomed the group and thanked them for their presence. She explained that their input was very important to the Housing Authority as we review our policies. Cabrera explained that staff had an opportunity to recommend changes.

#### **Item II – Summary of Proposed Revisions to the Admissions and Continued Occupancy Plan (ACOP) for the Public Housing Programs**

Nicole Lindsey, Program Services Coordinator distributed one copy of the proposed changes of the plan to each committee member present. All proposed changes were indicated throughout the document.

One copy of the Current Admissions and Continued Occupancy Plan (ACOP) for the Public Housing Programs was available for review to everyone.

CFO, Cabrera began reviewing each change for this Plan. All proposed added, deleted, changed and formatted text was introduced and reviewed by the committee. Information concerning overall general changes to the agency's policies were as follows:

- 1) Chapter 4 - TENANT SELECTION AND ASSIGNMENT PLAN: Plan for unit offers, was clarified that there is only one offer per applicant.
- 2) Chapter 6 - DETERMINATION OF TOTAL TENANT PAYMENT: Added the qualifying TANF assistance may consist of any amount of monthly income maintenance, and/or at least \$500 in such TANF benefits and services as one-time payments, wage subsidies, and transportation assistance.
- 3) Chapter 15 - COMMUNITY SERVICE: Was added that the community service requirement has been suspended for Federal Fiscal Year 2002, for all developments except HOPE VI developments. PHAs may continue to implement or enforce current community service requirements until the beginning of their 2002 fiscal years. Alternatively, PHAs may choose to suspend the requirement immediately.

Residents had neither specific comments nor objections regarding the above overall changes.

### **Item III– Summary of Proposed Revisions to the Section 8 Administration Plan**

Nicole Lindsey, Program Services Coordinator distributed one copy of the proposed changes of the plan to each committee member present. All proposed changes were indicated throughout the document.

One copy of the Current Section 8 Administration Plan was available for review to everyone.

CFO, Cabrera began reviewing each change for this Plan. All proposed added, deleted, changed, and formatted text was introduced and reviewed by the committee. Information concerning overall general changes to the agency's policies were as follows:

- 1) Chapter 1 - STATEMENT OF POLICIES AND OBJECTIVES: Revision in language regarding the purpose of the plan. Also revisions in overall terminology from Regular Tenancy Certificate to Housing Choice Voucher Program.
- 2) Chapter 4 - ESTABLISHING PREFERNCES MAINTAINING THE WAITING LIST: Revisions regarding local preferences and preference denial.
- 3) Chapter 5 – SUBSIDY STANDARDS: In determining unit size, a regulation regarding temporary guardianship of children was added.
- 4) Chapter 6 – FACTORS RELATED TO TOTAL TENANT PAYMENT AND FAMILY SHARE DETERMINATION: The word 'disabled' was added prior to 'family' and 'member' for appropriateness; Revisions regarding contributions and gifts; Changes regarding notarized documents which will be accepted as it pertains to the 40% rule.
- 5) Chapter 7 – VERIFICATION PROCEDURES: Added school records and the requirement to accept them as verifiable documentation.
- 6) Chapter 10 - HOUSING QUALITY STANDARDS AND INSPECTIONS: General revisions were made regarding the amount of days in which an inspection must be reviewed due to an increase in our unit size.
- 7) Chapter 20 – SPECIAL HOUSING TYPES: HUD policy and language revisions for assistance regarding Manufactured Home Space.

Residents had neither specific comments nor objections regarding the above overall changes.

### **Item IV– Summary of Proposed Additions to the Section 8 Homeownership Program**

- 1) Chapter 20 – PORTABILITY: A handout was distributed regarding Portability as it pertains to the Section 8 Homeownership Program.
- 2) Chapter 20 – PROGRAM PROCESS: Information regarding revisions in the Section 8 Homeownership Program were distributed and discussed.

Residents had neither specific comments nor objections regarding the above overall changes.

### **Item V Adjournment:**

Meeting was adjourned at 9:10pm

Respectfully submitted by:  
Nicole Lindsey, Program Services Coordinator

# MEETING OF RESIDENT ADVISORY COMMITTEE FOR DISCUSSION AND REVIEW OF THE ANNUAL PLAN AND THE RELATED CHANGES TO POLICIES AND PROCEDURES

OF  
THE HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS

DATE AND TIME: **TUESDAY, JANUARY 28, 2003**  
**6:00 PM**

PLACE: ROSE GARDEN SENIOR COMPLEX  
RECREATIONAL HALL  
1632 YALE STREET  
NORTH LAS VEGAS, NV

PRESENT: SEE ATTACHED ATTENDANCE SHEET

The following is a summary of the meeting.

## **Item I – Welcome and Introductions**

Nicole Lindsey, Program Services Coordinator, welcomed the group and thanked them for attending this second meeting of the Resident Advisory Committee. Lindsey explained that we received more policy revisions.

## **Item II – Summary of Proposed Revisions to the Section 8 Administration Plan**

Nicole Lindsey, Program Services Coordinator distributed one copy of the proposed changes of the plan to each committee member present. All proposed revisions were indicated throughout the document.

One copy of the Current Section 8 Administration Plan was available for review to everyone.

Lindsey began reviewing each change for this Plan. All proposed added, deleted, changed and formatted text was introduced and reviewed by the committee. Information concerning overall general changes to the agency's policies were as follows:

- 1) Chapter 6 - DETERMINATION OF TOTAL TENANT PAYMENT: Section added regarding acceptance of notarized documents as pertains to the 40% rule.

Question (6-57): Can I, as a mother take care of my grandchildren because my daughter is working?

Answer: Yes, if you do not live in the household

- 2) Chapter 7 - VERIFICATION PROCEDURES: Added language which more accurately defined the methods; Throughout the chapter added 'self-declaration' with 'self-certification'; School records verification was removed from the policy.

- 3) Chapter 12- RECERTIFICATIONS: All language was changed to reflect the term 'Recertifications' to replace 'Reexaminations'; Added policy regarding reporting interim changes and issues.

- 4) Chapter 20 – SPECIAL HOUSING TYPES: Homeownership as it pertains to Portability and changes in the Section 8 Homeownership Program were revisited.

Question (20-186): Is it ok to have a unit financed at a higher rate but to accept the down payment option?

Answer: As long as it is in the best interest of the homebuyer.

Question (20-180 #6): Can you be on welfare and still buy a home?

Answer: This refers to Head of Household not feasible to afford a home if all income is welfare.

### **Item III– Summary of Proposed Revisions to the Admissions and Continued Occupancy Plan (ACOP) for the Public Housing Programs**

One copy of the Current Admissions and Continued Occupancy Plan (ACOP) for the Public Housing Programs was available for review to everyone.

Lindsey began reviewing each change for this Plan. All proposed added, deleted, changed, and formatted text was introduced and reviewed by the committee. Information concerning overall general changes to the agency's policies were as follows:

- 1) Chapter 7 - VERIFICATION PRODEDURES: Throughout the chapter added 'self-declaration' with 'self-certification'
- 2) Chapter 11 - RECERTIFICATIONS: All language was changed to reflect the term 'Recertifications' instead of 'Reexaminations'
- 3) Chapter 3 –  
**Question (3-30)** Why can't we mail-in applications when we allow on-line applications?

Discussion followed

**Decision** to allow mail-in applications, however the preliminary application must be sent certified via US mail.

### **Item IV Adjournment:**

Meeting was adjourned at 8:35pm

Respectfully submitted by:

Nicole Lindsey, Program Services Coordinator

# ATTACHMENT nv007b01 – PHA PLAN for 2003

## FOLLOW-UP PLAN TO THE RESIDENT SATISFACTION SURVEY UNDER R.A.S.S. (RESIDENT ASSESSMENT SUB-SYSTEM)

FISCAL YEAR ENDED 06/30/2002

**OBJECTIVE:** To improve any survey area where the R.A.S.S. score was below 75%

### **AREAS TO IMPROVE AND STRATEGIES FOR IMPROVEMENT:**

#### I. General Strategy:

The Agency is currently in the process of reorganization. The main thrust of this reorganization is to put in place an organizational structure that will have seasoned professionals in the right positions to cover every area of operation. First and foremost, a Property Manager was hired effective 01/21/2003. The holder of this position is exclusively assigned to properties that the Housing Authority owns and will be directly responsible for the day-to-day operations of those properties. Before this reorganization, there was one department head overseeing both the Public Housing and the Section 8 programs.

The second major change under the reorganization is the establishment of the position of Special Assistant to the Chief Executive Officer for Customer Service and Quality Assurance. As the title indicates, this is the position that is directly responsible for responding to and investigating concerns from residents as well as conducting quality control activities to insure that all operational areas are functioning properly and efficiently.

The third major change under the reorganization is the recruitment of a Maintenance Crew Supervisor in place of a Director of Maintenance, the difference being that the Maintenance Crew Supervisor is more of a hands-on maintenance man rather than an administrative supervisor. This change should have a significant impact on the delivery and quality of service to our residents.

The fourth major change under the reorganization is the establishment of an Applications/Waitlist Specialist. Prior to the establishment of this position, the Eligibility/Occupancy Specialist was charged with intake activities as well as ongoing casework for existing residents. This change should also have a significant impact on the delivery and quality of service to our residents.

#### II. Specific Strategies

##### A. Survey Area: Communication

1. Eligibility/Occupancy staff must take time to explain the Lease and the House Rules to each new family that moves in.
2. Resident Services Coordinator should introduce self to every new resident in order to inform them of programs that are available at the community center and to encourage them to attend meetings.
3. Staff must conduct a re-briefing of new families after six (6) months of occupancy, preferably in a group setting.
4. Staff must review the Lease and the House Rules to the family at the annual recertification.
5. Agency should use incentives to motivate residents to attend meetings and events such as door prizes.

##### B. Survey Area: Safety

1. Assess the need, and implement improvements to the physical safety features such as brighter parking lights. Funding may come from Capital Fund Program.
2. Enforce curfew for children under 7 years old. Currently, they are allowed to be out until 10:00 p.m. Curfew should be no later than 8:00 p.m.
3. Assertively enforce the rule on unauthorized persons. If they are not to be added to the lease, use warning system and follow through with appropriate enforcement procedures.
4. Assertively enforce the lease against residents who are involved in drug and criminal activity.
5. Look into funding from other sources to increase security services now that Drug Elimination funds have been discontinued.
6. Solicit cooperation from local law enforcement for more visibility of mobile units and/or officers in the neighborhood.
7. Property manager and occupancy staff should be more visible on site.

C. Survey Area: Property Appearance

1. Daily walk through of property by management.
2. Reinstate progressive warning-and-fine system for damage or litter to common areas or area identifiable with the unit (porch or stoop). Assign a property management representative or maintenance personnel to issue a **written warning** to resident for litter or destruction of area identifiable to his/her unit (porch or stoop) or any common area. Copy to resident, copy to caseworker and copy to Finance. Finance Department will be keeping a tickler file on every unit in violation. Any resident unit that receives a third written warning will be fined. The Finance Department will send a bill to the resident. Fines will be collected, using the same first-in-first-out policy of the Agency for collecting charges.
3. Enforce a progressive warning-and-fine system for damage to playground or any facility on the housing property. Parents should be held accountable for their children's actions. Follow the same procedure as #2 above.
4. Only minor repairs or maintenance to vehicles are to be permitted in parking lots.
5. Assertively enforce the towing of inoperable vehicles after proper notice.
6. Seek ways to improve and maintain landscaping. Funding may come from Capital Fund Program.

# ATTACHMENT nv007c01

## PHA Plan for 2003

### Capital Fund Program (CFP) 5-Year Action Plan – Page 1 of 7

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NV 007-003			
NV007-003	ROSE GARDEN ELDERLY PROJECT	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>PHYSICAL IMPROVEMENTS</b>			
CARBON MONOXIDE DETECTORS ALL UNITS		10,000 annually	FYE 06-30-2004
REPLACE CARPETING		5,000 annually	FYE 06-30-2004
REPLACE WINDOW BLINDS		10,000 annually	FYE 06-30-2004
UPDATE LANDSCAPING		5,000 annually	FYE 06-39-2004
INSPECT FOR MOLD		8,000 annually	FYE 06-30-2004
ABATE MOLD/REHAB		7,000 annually	FYE 06-30-2004
REPLACE TOILETS		10,000 annually	FYE 06-30-2004
COMPLETE PAINTING EXTERIOR OF BUILDING		7,000 annually	FYE 06-30-2004
REPLACE REFRIGERATORS & STOVES		6,000 annually	FYE 06-30-2004
<b>Total estimated cost over next 5 years</b>		<b>\$340,000</b>	

**ATTACHMENT nv007c01**

**PHA Plan for 2003**

**Capital Fund Program (CFP) 5-Year Action Plan – Page 2 of 7**

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
NV007-003	ROSE GARDEN ELDERLY PROJECT (CONT'D)			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
PHYSICAL IMPROVEMENTS (continued)				
<b>Total estimated cost over next 5 years</b>				

# ATTACHMENT nv007c01

## PHA Plan for 2003

### Capital Fund Program (CFP) 5-Year Action Plan – Page 3 of 7

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NV007-004	CASA ROSA FAMILY DEVELOPMENT	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>PHYSICAL IMPROVEMENTS</b>  ADD FIBAR TO TOT LOTS INSPECT FOR MOLD ABATE MOLD/REHAB REPLACE WINDOW BLINDS UPDATE LANDSCAPING REPLACE FLOOR COVERING REPLACE REFRIGERATORS & STOVES			2,000 annually 5,000 annually 21,716 annually 20,000 annually 5,000 annually 5,000 annually 10,000 annually	FYE 06-30-2004 FYE 06-30-2004 FYE 06-30-2004 FYE 06-30-2004 FYE 06-30-2004 FYE 06-30-2004 FYE 06-30-2004
<b>Total estimated cost over next 5 years</b>			<b>\$343,580</b>	

# ATTACHMENT nv007c01

## PHA Plan for 2003

### Capital Fund Program (CFP) 5-Year Action Plan – Page 4 of 7

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NV007	PHA-WIDE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
OPERATIONS TRANSFER			150,000 60,000 60,000 60,000 60,000	FYE 06-30-2004 FYE 06-30-2005 FYE 06-30-2006 FYE 06-30-2007 FYE 06-30-2008
<b>Total estimated cost over next 5 years</b>			<b>\$390,000</b>	

**ATTACHMENT nv007c01**

**Capital Fund Program (CFP) 5-Year Action Plan – Page 5 of 7**

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>NV-007</b>	<b>PHA – WIDE</b>	<b>0</b>	<b>0</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>MANAGEMENT IMPROVEMENTS</b>			<b>10,000</b>	<b>FYE 06-30-2004</b>
<b>Security</b>			<b>20,000</b>	<b>FYE 06-30-2005</b>
			<b>20,000</b>	<b>FYE 06-30-2006</b>
			<b>20,000</b>	<b>FYE 06-30-2007</b>
			<b>20,000</b>	<b>FYE 06-30-2008</b>
<b>MANAGEMENT IMPROVEMENTS</b>			<b>100,000</b>	<b>FYE 06-30-2004</b>
<b>Computer software &amp; hardware</b>			<b>20,000</b>	<b>FYE-06-30-2005</b>
			<b>20,000</b>	<b>FYE-06-30-2006</b>
			<b>20,000</b>	<b>FYE 06-30-2007</b>
			<b>20,000</b>	<b>FYE- 06-30-2008</b>
<b>Employee training</b>			<b>2,000 annually</b>	<b>FYE 06-30-2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$280,000</b>	

# ATTACHMENT nv007c01

## PHA Plan for 2003

### Capital Fund Program (CFP) 5-Year Action Plan – Page 6 of 7

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NV007	PHA – WIDE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>NON-DWELLING EQPT.</b> Maintenance tools & equipment Office equipment Community equipment Automotive equipment			5,000 annually 10,000 annually 1,000 annually 20,000 annually	FYE 06-30-2004 FYE-06-30-2004 FYE 06-30-2004 FYE 06-30-2004 FYE 06-30-2004
<b>Total estimated cost over next 5 years</b>			<b>\$180,000</b>	

# ATTACHMENT nv007c01

## PHA Plan for 2003

### Capital Fund Program (CFP) 5-Year Action Plan – Page 7 of 7

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	P H A – W I D E			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>TOTAL EST. NON-DWELLING EQUIPMENT OVER NEXT 5 YEARS</b>				
<b>Total estimated cost over next 5 years</b>				

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

**ATTACHMENT nv007d01**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number            FFY of Grant Approval: (07/2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0
2	1406 Operations	150,000
3	1408 Management Improvements	101,270
4	1410 Administration	45,635
5	1411 Audit	3,000
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	0
8	1440 Site Acquisition	0
9	1450 Site Improvement	12,000
10	1460 Dwelling Structures	98,716
11	1465.1 Dwelling Equipment-Nonexpendable	16,000
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	25,000
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	0
18	1498 Mod Used for Development	0
19	1502 Contingency	4,730

20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>456,351</b>
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	0
24	Amount of line 20 Related to Energy Conservation Measures	0

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	150,000
	Software & Hardware	1408	89,270
	Employee Training	1408	2,000
	Security	1408	10,000
	CFP Salary/Fringe	1410	45,635
	Audit Fees	1411	3,000
NV 007-003	UPDATE LANDSCAPING	1450	5,000
NV 007-003	REPLACE WINDOW BLINDS	1460	10,000
NV 007-003	CARBON MONOXIDE DETECTORS	1460	10,000
NV 007-003	INSPECT FOR MOLD	1460	8,000
NV 007-003	ABATE MOLD/REHAB	1460	7,000
NV 007-003	REPLACE TOILETS	1460	10,000
NV 007-003	PAINT BLDG EXTERIOR	1460	7,000
NV 007-003	REPLACE CARPETING	1460	5,000
NV 007-003	REFRIGERATORS & STOVES	1465	6,000
NV 007-004	ADD FIBAR TO TOT LOTS	1450	2,000
NV 007-004	UPDATE LANDSCAPING	1450	5,000
NV 007-004	INSPECT FOR MOLD	1460	5,000
NV 007-004	ABATE MOLD/REHAB	1460	21,716

NV 007-004	REPLACE WINDOW BLINDS	1460	10,000
NV 007-004	REPLACE UNIT FLOOR COVERS	1460	5,000
NV 007-004	REFRIGERATORS & STOVES	1465	10,000
HA-Wide	MAINTENANCE TOOLS & EQUIPMENT	1475	5,000
HA-Wide	REPLACEMENT OF STAFF VEHICLE	1475	20,000
HA-Wide	Contingency	1502	4,730

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Activities	03/31/05	09/30/06
Rose Garden NV007-003	03/31/05	09/30/06
Casa Rosa NV007-004	03/31/05	09/30/06
<p>The above target dates are based on the assumption that HUD will be approving this grant and executing the ACC amendment by 09/30/2003. If so, the obligation date shall be the end of the quarter 18 months from that date; the Expending date shall be the end of the Quarter 36 months from that date.</p>		

## ATTACHMENT nv007d01 – PHA PLAN for 2003

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS		Grant Type and Number Capital Fund Program Grant No: NV39P00770899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input checked="" type="checkbox"/> Final Performance and Evaluation Report – Program was completed 06/30/2002					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	84,989	83,715	83,715	83,715
	Management Improvements Hard Costs				
4	1410 Administration	39,745	39,745	39,745	39,745
5	1411 Audit	3,000	700	700	700
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	16,000	12,614	12,614	12,614
10	1460 Dwelling Structures	193,712	202,583	202,583	202,583
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	14,000	10,312	10,312	10,312
13	1475 Nondwelling Equipment	26,000	47,777	47,777	47,777
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	30,000	30,000	30,000	30,000
19	1502 Contingency	20,000	0	0	0
	Amount of Annual Grant: (sum of lines.....)	<b>427,446</b>	<b>427,446</b>	<b>427,446</b>	<b>427,446</b>

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS	Grant Type and Number Capital Fund Program Grant No: NV39P00770899 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement (revision no:   )  
 Performance and Evaluation Report for Period Ending: 12/31/2002    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	10,000	20,000	20,000	20,000
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	52,000	51,662	51,662	51,662
	Collateralization Expenses or Debt Service				

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00770899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Soft	Upgrade computer software & hardware		1408		66,989	59,780	59,780	59,780	
Costs	Employee training		1408		8,000	3,935	3,935	3,935	
	Security		1408		10,000	20,000	20,000	20,000	Completed
	<b>SUB-TOTAL</b>				<b>84,989</b>	<b>83,715</b>	<b>83,715</b>	<b>83,715</b>	
	Administrative Salaries & Benefits		1410		39,745	39,745	39,745	39,745	
	<b>SUB-TOTAL</b>				<b>39,745</b>	<b>39,745</b>	<b>39,745</b>	<b>39,745</b>	
	Audit		1411		3,000	700	700	700	Completed
	<b>SUB-TOTAL</b>				<b>3,000</b>	<b>700</b>	<b>700</b>	<b>700</b>	
Rose Garden	Replace vanity tops & sinks		1460		42,000	27,488	27,488	27,488	Completed
NV007-003	Replace carpet in 40% of units		1460		14,012	9,841	9,841	9,841	Completed
	<b>SUB-TOTAL</b>				<b>56,012</b>	<b>37,329</b>	<b>37,329</b>	<b>37,329</b>	
	Refurbish Elevators		1470			10,312	10,312	10,312	Completed
	<b>SUB-TOTAL</b>					<b>10,312</b>	<b>10,312</b>	<b>10,312</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00770899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Casa Rosa	Update landscaping		1450		10,000	12,614	12,614	12,614	Completed
NV007-004	<b>SUB-TOTAL</b>				<b>10,000</b>	<b>12,614</b>	<b>12,614</b>	<b>12,614</b>	
	Replace bad stair treads		1460		7,000	5,263	5,263	5,263	
	Install window sunscreens		1460		25,000	25,360	25,360	25,360	Completed
	Replace flooring		1460		20,000	0	0	0	
	Install carpeting		1460		0	0	0	0	
	Ductless hoods & ceiling fans		1460		14,700	6,577	6,577	6,577	Completed
	Replace bath ceiling fans		1460		6,000	2,588	2,588	2,588	Completed
	<b>SUB-TOTAL</b>				<b>72,700</b>	<b>39,787</b>	<b>39,787</b>	<b>39,787</b>	
	Replace laundry swamp cooler		1470		2,000	0	0	0	
	<b>SUB-TOTAL</b>				<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Scattered Sites	Prune trees		1450		6,000	0	0	0	
NV007-005	<b>SUB-TOTAL</b>				<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Rehabilitation: re-roofing, repainting, window replacement, kitchen refurbishing, etc.		1460		65,000	125,467	125,467	125,467	
	<b>SUB-TOTAL</b>				<b>65,000</b>	<b>125,467</b>	<b>125,467</b>	<b>125,467</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00770899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Hard	Apply CGP funds for Development		1460		30,000	30,000	30,000	30,000	Completed
Costs	<b>SUB-TOTAL</b>				<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	
HA-Wide Hard	Repair Tonopah storage room		1470		2,000	0	0	0	
Costs (cont'd)	Enlarge Admin bathroom		1470		10,000	0	0	0	
	<b>SUB-TOTAL</b>				<b>12,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Non-Dw. Eqpt: Office & Maint Eqpt.		1475		10,000	10,361	10,361	10,361	Completed
	Recreation Hall Equipment		1475			4,327	4,327	4,327	Completed
	Replace staff vehicle		1475		16,000	33,089	33,089	33,089	Completed
	<b>SUB-TOTAL</b>				<b>26,000</b>	<b>47,777</b>	<b>47,777</b>	<b>47,777</b>	
	Contingency		1502		20,000	0	0	0	
	<b>SUB-TOTAL</b>				<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>GRAND TOTAL</b>				<b>427,446</b>	<b>427,446</b>	<b>427,446</b>	<b>427,446</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>	Grant Type and Number Capital Fund Program No: <b>NV39P00770899</b> Replacement Housing Factor No:	Federal FY of Grant: <b>1999</b>
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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	
HA-Wide Activities	03/28/01	06/30/01	06/30/01	07/15/02	12/31/02	06/30/02	The target date for fund obligation was corrected from 03/28/01 to 06/30/01 because HUD executed the ACC amendment (Form HUD-52840) on 11/19/99 and the end of the quarter 18 months from that date is 06/30/01.
Rose Garden Elderly NV007-003	03/28/01	06/30/01	06/30/01	07/15/02	12/31/02	06/30/02	
Casa Rosa Family NV007-004	03/28/01	06/30/01	06/30/01	07/15/02	12/31/02	06/30/02	Similarly, the date for expending funds was corrected to 12/31/02 because the end of the quarter 36 months from that date is 12/31/02.
Scattered Sites NV007-005	03/28/01	06/30/01	06/30/01	07/15/02	12/31/02	06/30/02	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS	Grant Type and Number Capital Fund Program Grant No: NV39P00750100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  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				
2	1406 Operations	75,064	23,000	23,000	18,000
3	1408 Management Improvements Soft Costs	26,000	19,800	19,800	13,510
	Management Improvements Hard Costs				
4	1410 Administration	39,745	47,151	47,151	47,151
5	1411 Audit	3,000	1,000	1,000	1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	4,871	4,871	4,871
8	1440 Site Acquisition	1,000	0	0	0
9	1450 Site Improvement	72,000	61,015	61,015	31,015
10	1460 Dwelling Structures	38,000	58,016	58,016	42,252
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	163,701	213,492	213,492	213,492
13	1475 Nondwelling Equipment	30,000	43,165	43,165	39,692
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	8,000	0	0	0
	Amount of Annual Grant: (sum of lines.....)	<b>471,510</b>	<b>471,510</b>	<b>471,510</b>	<b>410,983</b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS	Grant Type and Number Capital Fund Program Grant No: NV39P00750100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2001  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	18,000	0	0	
	Amount of Line XX related to Security-- Hard Costs		29,800 (Note 1)	25,000	
	Amount of line XX Related to Energy Conservation Measures	48,000	24,000 (Note 2)		
	Collateralization Expenses or Debt Service				

Note 1: Fire sprinklers & emergency system  
Note 2: Site lighting & parking lot lights

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
HA-Wide Soft Costs	Operations		1406		75,064	23,000	23,000	18,000	
	<b>SUB-TOTAL</b>				<b>75,064</b>	<b>23,000</b>	<b>23,000</b>	<b>18,000</b>	
	Upgrade computer software & hardware		1408		10,000	12,815	12,815	12,815	
	Employee Training		1408		5,000	6,290	6,290	0	
	Fast color printer		1408		1,000	0	0		
	Web site development		1408		1,000	695	695	695	Completed
	Security		1408		5,000	0	0		
	<b>SUB-TOTAL</b>				<b>26,000</b>	<b>19,800</b>	<b>19,800</b>	<b>13,510</b>	
	Administrative Salaries & Benefits		1410		39,745	47,151	47,151	47,151	Completed
	<b>SUB-TOTAL</b>				<b>39,745</b>	<b>47,151</b>	<b>47,151</b>	<b>47,151</b>	
	Audit		1411		3,000	1,000	1,000	1,000	Completed
	<b>SUB-TOTAL</b>				<b>3,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	
	Architectural		1430		15,000	4,871	4,871	4,871	Completed
	<b>SUB-TOTAL</b>				<b>15,000</b>	<b>4,871</b>	<b>4,871</b>	<b>4,871</b>	
Rose Garden	Replace site lighting		1450		10,000	10,000	10,000		
NV007-003	New parking lot lights		1450		15,000	14,000	14,000		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Rose Garden	Replace irrigation sprinkler system		1450		6,000	6,000	6,000		
NV007-003 (cont)	Prune trees/upgrade landscape		1450		6,000	4,584	4,584	4,584	Completed
	<b>SUB-TOTAL</b>				<b>37,000</b>	<b>34,584</b>	<b>34,584</b>	<b>4,584</b>	
	More effective emergency system		1460		8,000	6,369	6,369		
	Replace kitchen countertops		1460		15,000	10,000	10,000	605	
	Fire sprinklers		1460			25,000	25,000	25,000	Completed
	Screen balconies for pigeon control		1460		10,000	16,647	16,647	16,647	Completed
	<b>SUB-TOTAL</b>				<b>33,000</b>	<b>58,016</b>	<b>58,016</b>	<b>42,252</b>	
	Build New Sr. Activity Center		1470		0	141,544	141,544	141,544	Completed
	Redo old Sr. Center to add 1 offices		1470		0	71,948	71,948	71,948	Completed
	<b>SUB-TOTAL</b>				<b>0</b>	<b>213,492</b>	<b>213,492</b>	<b>213,492</b>	
Casa Rosa	New parking lot lights		1450		25,000	0			
NV007-004	Replace worn out sprinklers		1450			7,081	7,081	7,081	
	Prune trees/update landscaping		1450		10,000	19,350	19,350	19,350	Completed
	<b>SUB-TOTAL</b>				<b>35,000</b>	<b>26,431</b>	<b>26,431</b>	<b>26,431</b>	

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED			
Casa Rosa	Add security lights at end of bldg exteriors		1460		5,000	0			
NV007-004 (cont)	<b>SUB-TOTAL</b>				<b>5,000</b>	<b>0</b>			
	Addition to Youth Center		1470		140,701	0			
	Replace laundry swamp coolers		1470		3,000	0			
	<b>SUB-TOTAL</b>				<b>143,701</b>	<b>0</b>			
HA-Wide Hard Costs	Bank land for future low-cost housing		1440		1,000	0			
	<b>SUB-TOTAL</b>				<b>1,000</b>	<b>0</b>			
	Remodel/refurbish maintenance shop		1470		20,000	0			
	<b>SUB-TOTAL</b>				<b>20,000</b>	<b>0</b>			
	Maintenance Tools		1475		5,000	6,500	6,500	3,995	
	New copy machine		1475		20,000	0			
	Office Equipment		1475		5,000	14,014	14,014	13,046	
	Replace staff vehicle		1475			17,281	17,281	17,281	Completed
	Community Space Equipment		1475			5,370	5,370	5,370	Completed
	<b>SUB-TOTAL</b>				<b>30,000</b>	<b>43,165</b>	<b>43,165</b>	<b>39,692</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages – Period Ended 12/31/2002</b>									
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>			Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
HA-Wide Hard	Contingency		1502		8,000	0		0	
Costs (cont)	<b>SUB-TOTAL</b>				<b>8,000</b>	<b>0</b>		<b>0</b>	
	<b>GRAND TOTAL</b>				<b>471,510</b>	<b>471,510</b>	<b>471,510</b>	<b>410,983</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule - Period Ended 12/31/2002							
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>			Grant Type and Number Capital Fund Program No: <b>NV39P00750100</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2000</b>	
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	
HA-Wide Activities	03/31/02	09/30/02 per e-LOCCS*	06/30/02**	09/30/03	09/30/04 per e-LOCCS*		*We are revising the Obligation Target Date to match what is in the e-LOCCS System.
Rose Garden Elderly NV007-003	03/31/02	09/30/02 per e-LOCCS*	06/30/02**	09/30/03	09/30/04 per e-LOCCS		**Actual full obligation was on 04/30/02 – so we are inputting the end of that quarter 06/30/02.
Casa Rosa Family NV007-004	03/31/02	09/30/02 per e-LOCCS*	06/30/02**	09/30/03	09/30/04 per e-LOCCS		*** We are revising the Fully Expended Target Date to match what is in the e-LOCCS System.
Scattered Sites NV007-005	03/31/02	09/30/02 per e-LOCCS*	06/30/02**	09/30/03	09/30/04 per e-LOCCS		

## ATTACHMENT nv007d01 – PHA PLAN for 2003

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS		Grant Type and Number Capital Fund Program Grant No: NV39P00750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input type="checkbox"/> 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				
2	1406 Operations	15,206	4,406	4,406	4,406
3	1408 Management Improvements Soft Costs	15,700	21,500	21,500	19,019
	Management Improvements Hard Costs	7,000	7,000	7,000	5,575
4	1410 Administration	42,745	44,803	44,803	44,803
5	1411 Audit	3,000	1,000	1,000	1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	17,850	17,850	11,850
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	7,084	7,084	7,084
10	1460 Dwelling Structures	185,580	173,754	173,754	167,754
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	0	0	0
12	1470 Nondwelling Structures	174,000	191,971	17,493	13,511
13	1475 Nondwelling Equipment	10,000	11,658	11,658	11,333
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	4,795	0		
	Amount of Annual Grant: (sum of lines 1-19)	<b>481,026</b>	<b>481,026</b>	<b>306,548</b>	<b>286,335</b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS	Grant Type and Number Capital Fund Program Grant No: NV39P00750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	5,000	15,000	15,000	15,000
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages - Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS -</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750101</b> 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		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
HA-Wide Soft Costs	Operations		1406		15,206	4,406	4,406	4,406	
	<b>SUB-TOTAL</b>				<b>15,206</b>	<b>4,406</b>	<b>4,406</b>	<b>4,406</b>	
	Computer software		1408		3,700	4,500	4,500	4,019	
	Computer hardware		1408		7,000	7,000	7,000	5,575	
	Employee training		1408		7,000	2,000	2,000		
	Security		1408		5,000	15,000	15,000	15,000	
	<b>SUB-TOTAL</b>				<b>22,700</b>	<b>28,500</b>	<b>28,500</b>	<b>24,94</b>	
	Administrative Salaries & benefits		1410		42,745	44,803	44,803	44,803	Completed
	<b>SUB-TOTAL</b>				<b>42,745</b>	<b>44,803</b>	<b>44,803</b>	<b>44,803</b>	
	Audit		1411		3,000	1,000	1,000	1,000	Completed
	<b>SUB-TOTAL</b>				<b>3,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	
	Architectural Fees & costs		1430		8,000	17,850	17,850	11,850	
	<b>SUB-TOTAL</b>				<b>8,000</b>	<b>17,850</b>	<b>17,850</b>	<b>11,850</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - For Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750101</b> 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		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Rose Garden	New parking lot coating/striping		1450		5,000	1,771	1,771	1,771	Completed
NV007-003	<b>SUB-TOTAL</b>				<b>5,000</b>	<b>1,771</b>	<b>1,771</b>	<b>1,771</b>	
	Mold testing & abatement		1460			1,600	1,600	1,600	Completed
	Resurface roofs		1460		25,000		0	0	Deleted
	5-year Paint Program		1460		5,000	5,606	5,606	5,606	Completed
	Paint building exteriors		1460		35,000	39,808	39,808	39,808	Completed
	Range hoods		1460		12,000	6,762	6,762	6,762	F/A
	Unit fire sprinklers		1460		5,000	27,946	27,946	27,946	Completed
	<b>SUB-TOTAL</b>				<b>82,000</b>	<b>81,722</b>	<b>81,722</b>	<b>81,722</b>	
	Resurface walkways (Force account)		1470		8,000	8,000	8,000		F/A
	Replace awnings		1470		15,000	9,493	9,493	9,493	
	Refurbish elevators		1470		0	0			
	<b>SUB-TOTAL</b>				<b>23,000</b>	<b>17,493</b>	<b>17,493</b>	<b>9,493</b>	
Casa Rosa	New parking lot coating/striping		1450		5,000	5,313	5,313	5,313	Completed
NV007-004	<b>SUB-TOTAL</b>				<b>5,000</b>	<b>5,313</b>	<b>5,313</b>	<b>5,313</b>	
	Resurface decks (Force account)		1460		6,000	6,000	6,000		F/A
	Mold testing & abatement		1460			21,065	21,065	21,065	
	<b>SUB-TOTAL</b>				<b>6,000</b>	<b>27,065</b>	<b>27,065</b>	<b>21,065</b>	
s	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NV007-004	Water heaters		1465		5,000	0	0	0	Deleted
Casa Rosa (cont'd)	<b>SUB-TOTAL</b>				<b>5,000</b>	<b>0</b>			
	Addition to Youth Activity Center		1470		150,000	174,478		4,018	Obligated

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - For Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750101</b> 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		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	<b>SUB-TOTAL</b>				<b>150,000</b>	<b>174,478</b>		<b>4,018</b>	Obligated
Scattered Sites	Rehabilitation		1460		97,580	64,967	64,967	64,967	Completed
NV007-005	<b>SUB-TOTAL</b>				<b>97,580</b>	<b>64,967</b>	<b>64,967</b>	<b>64,967</b>	
HA-Wide Hard Costs	New Maintenance shop		1470		1,000	0			
	<b>SUB-TOTAL</b>				<b>1,000</b>	<b>0</b>			
	Maintenance tools		1475		2,000	2,000	2,000	1,675	
	Office equipment		1475		8,000	9,658	9,658	9,658	Completed
	<b>SUB-TOTAL</b>				<b>10,000</b>	<b>11,658</b>	<b>11,658</b>	<b>11,333</b>	
	Contingency		1502		4,795	0	0	0	Deleted
	<b>SUB-TOTAL</b>				<b>4,795</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>GRAND TOTAL</b>				<b>481,026</b>	<b>481,026</b>	<b>306,548</b>	<b>286,335</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>	Grant Type and Number Capital Fund Program No: <b>NV39P00750101</b> Replacement Housing Factor No:	Federal FY of Grant: <b>2001</b>
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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	
HA-Wide Activities	03/31/03	06/30/03 per e-LOCCS*		09/30/04	06/30/05 per e-LOCCS**		*We are revising the Obligation Target Date to match what is in the e-LOCCS System.
Rose Garden NV007-003	03/31/03	06/30/03 per e-LOCCS*		09/30/04	06/30/05 per e-LOCCS**		**We are revising the Fully Expended Target Date to match what is in the e-LOCCS System.
Casa Rosa NV007-004	03/31/03	06/30/03 per e-LOCCS*		09/30/04	06/30/05 per e-LOCCS**		
Scattered Sites NV007-005	03/31/03	06/30/03 per e-LOCCS*		09/30/04	06/30/05 per e-LOCCS**		

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS	Grant Type and Number Capital Fund Program Grant No: NV39P00750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  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				
2	1406 Operations	8,000		8,000	8,000
3	1408 Management Improvements Soft Costs	44,000		10,000	
	Management Improvements Hard Costs	11,000			
4	1410 Administration	46,745		46,745	16,440
5	1411 Audit	3,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	21,200			
10	1460 Dwelling Structures	252,906		25,000	5,654
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	64,500			6,472
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	5,000			
	Amount of Annual Grant: (sum of lines1-19)	<b>456,351</b>		<b>89,745</b>	<b>36,566</b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS	Grant Type and Number Capital Fund Program Grant No: NV39P00750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
HA-Wide Soft Costs	Operations		1406		8,000		8,000	8,000	
	<b>SUB-TOTAL</b>				<b>8,000</b>		<b>8,000</b>	<b>8,000</b>	
	Upgrade computer software & hardware		1408		41,000		10,000		
	Employee Training		1408		14,000				
	<b>SUB-TOTAL</b>				<b>55,000</b>		<b>10,000</b>		
	Administrative Salaries & Benefits		1410		46,745		46,745	16,440	
	<b>SUB-TOTAL</b>				<b>46,745</b>		<b>46,745</b>	<b>16,440</b>	
	Audit		1411		3,000		0	0	
	<b>SUB-TOTAL</b>				<b>3,000</b>		<b>0</b>	<b>0</b>	
	Architectural		1430		0		0	0	
	<b>SUB-TOTAL</b>				<b>0</b>		<b>0</b>	<b>0</b>	
Rose Garden	Update landscaping		1450		10,000		0	0	
NV007-003	Lighting for 5th Street Gate		1450		1,200		0	0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Rose Garden	<b>SUB-TOTAL</b>				<b>11,200</b>		<b>0</b>	<b>0</b>	
NV007-003 (cont)									
	New condensing units		1460		37,500				
	Power wash sewer lines		1460		1,800				
	Controls-window blinds		1460		4,800				
	Clean HVACs		1460		2,481				
	Replace thermostats w/ easy to read		1460		25,000				
	New bath light fixtures		1460		7,500				
	<b>SUB-TOTAL</b>				<b>79,081</b>		<b>0</b>	<b>0</b>	
Casa Rosa	Replace irrigation lines		1450		10,000		0	0	
NV007-004	<b>SUB-TOTAL</b>				<b>10,000</b>		<b>0</b>	<b>0</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages – Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV39P00750102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					ORIGINAL	REVISED			
Casa Rosa	Faucets		1460		8,000		8,000	4,474	
NV007-004 (cont)	Replace water heaters		1460		35,000		17,000	1,180	
	Replace window blinds		1460		40,000				
	Replace 50% building roofs		1460		30,000				
	Replace 50% bath vanities		1460		8,000				
	Replace bad plumbing		1460		12,825				
	Test 50% for mold		1460		40,000				
	<b>SUB-TOTAL</b>				<b>173,825</b>		<b>25,000</b>	<b>5,654</b>	
HA-Wide Hard Costs	Maintenance Tools		1475		10,000				
	Office Equipment		1475		26,500			6,472	
	Replace staff vehicle		1475		25,000				
	Community Space Equipment		1475		3,000				
	<b>SUB-TOTAL</b>				<b>64,500</b>			<b>6,472</b>	
	Contingency		1502		5,000				
	<b>SUB-TOTAL</b>				<b>5,000</b>				
	<b>GRAND TOTAL</b>				<b>456,351</b>		<b>89,745</b>	<b>36,566</b>	

**ATTACHMENT nv007d01 – PHA PLAN for 2003**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule - Period Ended 12/31/2002**

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS</b>	Grant Type and Number Capital Fund Program No: <b>NV39P00750102</b> Replacement Housing Factor No:	Federal FY of Grant: <b>2002</b>
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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	
HA-Wide Activities	03/31/04	06/29/04 per e-LOCCS*		09/30/05	06/20/06 per e-LOCCS**		*We are revising the Obligation Target Date to match what is in the e-LOCCS System.
Rose Garden Elderly NV007-003	03/31/04	06/29/04 per e-LOCCS*		09/30/05	06/20/06 per e-LOCCS**		**We are revising the Fully Expended Target Date to match what is in the e-LOCCS System.
Casa Rosa Family NV007-004	03/31/04	06/29/04 per e-LOCCS*		09/30/05	06/20/06 per e-LOCCS**		