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

PHA Plans

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

LAS VEGAS HOUSING AUTHORITY
NM007

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

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

PHA Plan
Agency Identification

PHA Name: *CITY OF LAS VEGAS HOUSING AUTHORITY*

PHA Number: *NM007*

PHA Fiscal Year Beginning: (mm/yyyy) *07/2004*

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)

To manage an efficient, professional, caring Public Housing Authority, which provides families in Las Vegas with secure, clean, and affordable housing. Develop programs that encourage self-sufficiency and economic mobility. Establish drug free, safe neighborhoods for our children to live and play in.

Progress Statement for FY 2003: *The PHA was successful in achieving its mission and will continue the delivery of housing services that provide customers with drug free, safe, and affordable housing.*

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)

Progress Statement for FY 2003: *The PHA will continue to work on establishing a consortia with San Miguel County to centralize housing delivery to the community. To reduce the vacancy rate, the housing authority will be converting 60 units to homeownership, relocating 43 families. The housing authority will continue the homeless component with the Samaritan House and working with the domestic violence shelter, Somos Familia. The PHA will also use homeownership revenue to conduct other housing developments, such as 202 Elderly, Infill Homeownership, Loft Housing and other innovative housing projects.*

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) 74
- ☐ 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)

Progress Statement for FY 2003: *The PHA will improve the PHAS score through improvement in physical, financial, management and resident scores.*

☒ 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:
- ☐ Other: (list below)

Progress Statement for FY 2003: *Twenty-four units have been sold. Housing is continuing to assist prospective owners to completed their homeownership training, and will continue assist future home buyers.*

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)

Progress Statement for FY 2003: *Utilizing tow preferences consisting for working families and homeless, the housing authority can ensure that families are placed in mixed income developments.*

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)

Progress Statement for FY 2003: *The PHA has successfully achieved goals and objectives stated above. The FSS Program has several families that have qualified for homeownership and will be purchasing their homes in the next few months.*

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)

Progress Statement for FY 2003: *The PHA has achieved goals and objectives stated above and will continue to work on providing housing for low income families regardless of race, color religion, national origin, sex, familial status and disability.*

Other PHA Goals and Objectives: (list below)

- **Increase drug elimination dollars through grants and other resources.**
- **Obtain resources that increase life experiences for youth of low and very low-income families.**
- **Reduce public housing vacancies by 20% through homeownership.**
- **Leverage private and other public funds to create additional housing opportunities.**

Progress Statement for FY 2003: *The PHA is working with the following non-profits in the community to deliver affordable housing. Estrella Nativa, Samaritan House, Habitat for Humanity, and the Great American Station Foundation. With this in mind, a housing coalition has been established and meets each month to discuss housing issues. Other projects are being developed with this relationship. The community does have outside housing providers that do not work with the community to deliver housing in a good spirit. This will be worked on by bringing in both the county and city governments to work with the community and regional housing providers.*

Annual PHA Plan
PHA Fiscal Year 2004

[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.

The Housing Authority of the City of Las Vegas has prepared the Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, tenant based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

The most important challenges to be met by the Housing Authority of the City of Las Vegas FY 2003 include:

- Maintain, preserve, improve, and continue to improve the quality of public housing stock through the Capital Funds Activities.
- Involve the public housing residents through the Housing Committee and the Public Housing Advisory Board.
- Train staff and commissioners to fully understand housing delivery systems and take opportunity to increase housing opportunities through development and program delivery.
- Identify, develop and leverage resources to improve the quality of life for residents and motivate families toward Family Self-Sufficiency.
- Work with Non-profit, for profit, and other housing delivery agencies to improve housing in the City of Las Vegas.
- Through special funding conduct collateral rehabilitation.
- Conduct a HOPE VI Demolition and Homeownership at site 7-2 and 7-3, some homeownership will be USDA Self Help.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents **Page #**

Annual Plan

i. Executive Summary 1

ii. Table of Contents 2

1. Housing Needs 5
2. Financial Resources 9
3. Policies on Eligibility, Selection and Admissions 10
4. Rent Determination Policies 17
5. Operations and Management Policies 20
6. Grievance Procedures 21
7. Capital Improvement Needs 21
8. Demolition and Disposition 23
9. Designation of Housing 24
10. Conversions of Public Housing 25
11. Homeownership 26
12. Community Service Programs 27
13. Crime and Safety 29
14. Pets (Inactive for January 1 PHAs) 30
15. Civil Rights Certifications (included with PHA Plan Certifications) 31
16. Audit 31
17. Asset Management 31
18. Other Information 31

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:

☒ A Admissions Policy for Deconcentration

☒ B FY 2003 Capital Fund Program Annual Statement

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ C PHA Management Organizational Chart

☒ D FY 2003 Capital Fund Program 5 Year Action Plan

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ E Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

☒ F Other (List below, providing each attachment name)

1. Resident Member on PHA Board
2. Goals & Objectives CFP
3. Pet Ownership Policy
4. Substantial Deviation from 5-Year Plan

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	
	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	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	841	5	5	4	5	5	4
Income >30% but <=50% of AMI	132	4	5	4	5	5	4
Income >50% but <80% of AMI	746	3	5	4	5	5	4
Elderly	1370	4	5	5	5	5	4
Families with Disabilities	2511	5	5	5	5	5	4
Race/Ethnicity	14565						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year: 2001

☒ 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

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	240		64
Extremely low income <=30% AMI	179	75	
Very low income (>30% but <=50% AMI)	40	17	
Low income (>50% but <80% AMI)	17	7	
Families with children	99	42	
Elderly families	19	8	
Families with Disabilities	3	2	
Race/ethnicity	237	99	
Race/ethnicity	3	2	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	118	50	19
2 BR	73	31	23
3 BR	40	2	19
4 BR	9	4	3
5 BR			
5+ BR			

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)

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.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	536,082	
b) Public Housing Capital Fund	636,347	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	2,530,810	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Capital Fund Program 2003	134,341	PHA Capital improvements
3. Public Housing Dwelling Rental Income	452,440	Public Housing Operations
4. Other income (list below)		Public Housing Operations
Interest income, late fees, misc. tenant charges, operations from CFP	41,337	
5. Non-federal sources (list below)		
Total resources	**4,345,843**	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**

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) At the time they apply for assistance.

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

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☐ Other (describe)

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☒ Other (describe) Emergency housing 10 unit waiting list located at 7-2 and 7-3

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? The PHA does not operate a site-based waiting list.

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) Samaritan House

(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: N|A

(4) Admissions Preferences

a. Income targeting:
☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences
1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

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

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

Other preferences: (select below)
☒ Working families and those unable to work because of age or disability
☐ 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)

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.

1 Date and Time

Former Federal preferences:
3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
4 Victims of domestic violence
5 Substandard housing
2 Homelessness
6 High rent burden

Other preferences (select all that apply)
☒ 1 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)

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
☒ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☐ Other source (list)

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?

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) N/A

☐ 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)

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

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

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

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

☐ Criminal or drug-related activity
☐ Other (describe below)

(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)

(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:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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
☐ 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)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☐ Through published notices
☐ Other (list below)

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: This is located in the A&O Policy under rent hardship

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:
   a) When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State or local assistance program;
   b) When a family would be convicted as a result of the imposition of the minimum rent requirement;
   c) When the income of the family has decreased because of changed circumstances, including loss of employment;
   d) When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education or similar items;
   e) When a death has occurred in the family.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member
☐ For increases in earned income
☒ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below: Flat Rent: Eff. $203, 1br $208, 2br. $274, 3br. $357, 4br $403, and 5br $463.

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☒ For household heads
☒ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
☐ Never
☒ At family option
☒ Any time the family experiences an income increase

☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

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)
Note: FMR and current market rents in community

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 below100% 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)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☐ Success rates of assisted families
☐ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☐ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	302	58
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	374	58
Other Federal Programs(list individually)	N/A	N/A
Capital Fund Program	374	58

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)
OPERATIONS AND MANAGEMENT POLICY, MAINTENANCE POLICY, PEST CONTROL, ADMISSIONS AND (CONTINUED) OCCUPANCY POLICY
(2) Section 8 Management: (list below)

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 (B)

-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 (D)

-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? 2004
If yes, list developments or activities below: USDA Self-Help, IRS Tax Credit

☒ 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: USDA Self-Help, 20 units

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: RIO GALLINAS 1b. Development (project) number: NM007002
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission: (16/01/2004)
5. Number of units affected: 22 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: NOV 2004 b. Projected end date of activity: NOV 2006
Demolition/Disposition Activity Description
1a. Development name: RIO GALLINAS 1b. Development (project) number: NM007003
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☒

Planned application ☐
4. Date application approved, submitted, or planned for submission: (16/01/2004)
5. Number of units affected: 60 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: NOV 2004 b. Projected end date of activity: NOV 2006

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

☐ Part of the development ☐ 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 N/A

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

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

Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? 7
b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments are not general occupancy projects)? 0
c. How many Assessments were conducted for the PHA's covered developments? 7
d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 1
e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: N/A

Development Name	Number of Units
NM007001	18
NM007002	22
NM007003	60
NM007004	70
NM007006	100
NM007007	100

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

11. Homeownership Programs Administered by the PHA
[24 CFR Part 903.7 9 (k)]

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

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

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

Public Housing Homeownership Activity Description

(Complete one for each development affected)
1a. Development name: ESPERANZA 1b. Development (project) number: NM007006
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 05/19/2003
5. Number of units affected: 60 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
RESIDENT COUNCIL	*15*	*ROSS*	*RC CENTERS*	*PHA RESIDENTS*
RECREATION PROGRAMS	*15*	*HOMEOWNERSHIP FUNDS*	*RECREATION CENTER*	*PHA RESIDENTS*

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	20	02/15/2002
Section 8		

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

☒ Safety and security survey of residents

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

3. Which developments are most affected? (list below) 7-2 TAOS, 7-3 ENCINO 7-7 Hanna/Vigil

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) 7-2 TAOS, 7-3 ENCINO 7-7 Hanna/Vigil

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) ALL SITES

D. Additional information as required by PHDEP/PHDEP Plan

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

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

ATTACHMENT NO. H

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:

☒ Other: (list below) RESIDENTS WERE IN AGREEMENT WITH PHA PLAN.

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 N/A

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) A representative from the Resident Board is nominated by the Mayor for appointment.

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) NEW MEXICO MORTGAGE FINANCE AUTHORITY

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)

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

The consolidated plan supports the service delivery for affordable low-rent housing.

C. Other Information Required by HUD

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

Attachments

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

Required Attachment A: Admissions Policy for Deconcentration

Sub-title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 amends Section 16 of the USHA to establish public housing deconcentration requirements.

The QHWRA requires PHA's to submit with their annual public housing agency plan an admissions policy designed to provide for deconcentration of poverty and income mixing, by bringing higher income tenants into lower income public housing projects and bringing lower income tenants into higher income public housing projects.

A PHA may offer incentives for eligible families having higher income to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in projects predominantly occupied by eligible families having higher incomes.

Incentives may be made in a manner that allows the eligible family to have the sole discretion in determining whether to accept the incentive and the PHA may not take any adverse action toward the family for not accepting the incentive and occupancy of a project having lower incomes, provided that the skipping of a family to reach another family to implement the policy shall not be considered an adverse action. The PHA must implement this Admission Policy in a manner that does not interfere with the use of site based waiting list authorized under QHWRA.*

- Though incentives may be offered as part of QHWRA, the PHA does not intend to offer incentives until such time as HUD offers clear guidance on the provision of incentives by the PHA.

Through the February 18, 1999 initial guidance Notice, HUD is requiring PHA's to begin implementing this public housing deconcentration policy. Within 120 days of the Notice (June 18, 1999), the PHA's Board of Commissioners must pass a resolution indicating that any necessary changes have been made in the PHA's admission policy. PHA's must keep this Board Resolution on file for possible HUD review. While PHA's must take any necessary actions now to have an appropriate policy in place, the admissions policy to promote deconcentration of poverty also will be part of the PHA Plan process from its inception.

Site-Based Waiting List

PHA's may institute site-based waiting list. All civil rights and fair housing laws must be complied with.*

- Though PHA's may institute site-based waiting list as part of QHWRA, the PHA does not intend to institute a site-based application system until such time as HUD offers clear guidance on the implementation of site-based waiting lists by the PHA.

Income Targeting

PHA's with Public Housing must reserve at least 40% of its public housing new admissions each fiscal year for families whose incomes do not exceed 30% of the area medium income.

PHA's with Section 8 must reserve at least 75% of its new section 8 admissions each fiscal year for families whose incomes do not exceed 30% of the area medium income. PHA's that exceed the Section 8 minimum rule of 75% may apply a portion of the excess to the public housing goal. This provision is called fungibility because to a limited extent, it makes the targeting requirements in public housing and tenant-based assistance interchangeable or fungible. There are three further limitations on a PHA's use of fungibility.

Fungibility credits only can be used to drop the annual requirements for housing very poor families below 40 percent of newly available units in public housing, be the lowest of the following amounts:

a) The number of units equivalent to ten (10) percent of the number of newly available vouchers and certificates in that fiscal year.
b) The number of units that (i) are in projects located in census tracts having a poverty rate of 30% or more, and (ii) are made available for occupancy by and actually occupied in that year by families other than very poor families.
c) The number of units that cause the PHA's overall requirement for housing very poor families to drop to 30% of its newly available units.

The income targeting requirements will be applied on a prorata basis to the remainder of the PHA's current fiscal year starting with April 1, 1999 to the end of the current fiscal year, and thereafter by applicable fiscal year.

Federal Preferences

The QHWRA permanently repels federal preference requirements for Public Housing and Section 8 programs. PHA's need to make adjustments in their admissions policies to assure the preferences used comply with public housing deconcentration and Public Housing and Section 8 income targeting. Local preferences may be established based on local housing needs and priorities as determined by the PHA, including comments received during the public hearing for the PHA plan, and information from the local consolidated plan. Existing local preferences may remain without further PHA action or may be altered as authorized before QHWRA. A PHA may establish, after Public Notice an opportunity for Public comment, a written system of preferences for selection that is not inconsistent with the Local or State consolidated Plan. The preference for admitting elderly, disabled, and dislaced persons before other single persons has been eliminated. PHA's must revise their Admissions and Continued Occupancy Policy when writing their five-year plan.

REQUIRED ATTACHMENT B: FY 2004 CAPITAL FUND PROGRAM ANNUAL STATEMENT

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
CITY OF LAS VEGAS HOUSING AUTHORITY	Capital Fund Program: NM02P007501-04 Capital Fund Program Replacement Housing Factor Grant No:	2004

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20000			
3	1408 Management Improvements	17000			
4	1410 Administration	63634			
5	1411 Audit	1000			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	37000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	40000			
10	1460 Dwelling Structures	379213			
11	1465.1 Dwelling Equipment—Nonexpendable	15000			
12	1470 Nondwelling Structures	50000			
13	1475 Nondwelling Equipment	12500			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1000			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	**Amount of Annual Grant: (sum of lines 2-19)**	**636347**			
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance	`			
24	Amount of line 20 Related to Security				
25	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program #: NM02P007501-04 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant:** **2004**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	**OPERATIONS**	**1406**	1	**20000**				
HA WIDE	**MANAGEMENT IMPROVEMENTS**	**1408**		**17000**				
	SOFT COSTS – TRAINING		1	15000				
	SOFT COSTS - SOFTWARE		1	2000				
HA WIDE	**ADMINISTRATION**	**1410**		**63634**				
	COORDINATOR I		8 months	30000				
	COORDINATOR II		8 months	18551				
	BENEFITS		8 months	13221				
	ADVERTISING/CELL PHONE SERVICE		1	1862				
HA WIDE	**AUDIT**	**1411**	**1**	**1000**				
HA WIDE	**FEES & COSTS**	**1430**		**37000**				
	A&E SERVICE		1	37000				
HA WIDE	**SITE IMPROVEMENTS**	**1450**		**40000**				
	SIDEWALKS/FENCING		1					
HA WIDE	**DWELLING STRUCTURES**	**1460**		**379213**				
	FORCED LABOR		1	50000				
	FORCED LABOR MATERIALS		1	264213				
	PLUMBERS, ELECTRICIAN, SERVICE PERSONNEL		1	65000				
HA WIDE	**DWELLING EQUIPMENT**	**1465**		**15000**				
	REFRIGERATORS/RANGES		1	15000				

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program #: NM02P007501-04 Capital Fund Program Replacement Housing Factor #:				**Federal FY of Grant:** **2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
7-6	**NON-DWELLING STRUCTURES**	**1470**	1	**50000**				
	MAINTENANCE/ADMIN BUILDING							
HA WIDE	**NON-DWELLING EQUIPMENT**	**1475**		**12500**				
	MAINTENANCE EQUIPMENT		1	10500				
	COMPUTER HARDWARE		1	2000				
HA WIDE	**RELOCATION COSTS**	**1495**	**1**	**1000**				

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: NM02P007501-04 Replacement Housing Factor No:	**Federal FY of Grant: 2004**

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	09/14/2006			09/14/2008			

OPTIONAL ATTACHMENT D: FY 2002 CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name LAS VEGAS HOUSING AUTHORITY				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005/2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006/2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007/2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008/2009
7-1	Annual Statement		EXTERIOR DOORS, WINDOWS, SECURITY SCREEN DOORS, PRO-PANEL ROOFING, ELECTRICAL, FLOORS		
7-2					EXTERIOR DOORS, WINDOWS, SECURITY SCREEN DOORS, PRO-PANEL ROOFING, ELECTRICAL, INDIVIDUAL METERS
7-3					EXTERIOR DOORS, WINDOWS, SECURITY SCREEN DOORS, PRO-PANEL ROOFING, ELECTRICAL, INDIVIDUAL METERS
7-4		EXTERIOR DOORS, WINDOWS, SECURITY SCREEN DOORS, PRO-PANEL ROOFING, ELECTRICAL, INDIVIDUAL METERS			
7-6		EXTERIOR DOORS, WINDOWS, SECURITY SCREEN DOORS, PRO-PANEL ROOFING, ELECTRICAL			
7-7				UTILITY INFRASTRUCTURE UPGRADES, STUCCO (5) UNITS	
HA-WIDE		MANAGEMENT IMPROVEMENTS	MANAGEMENT IMPROVEMENTS	MANAGEMENT IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
CFP Funds Listed for 5-year planning		636347	636347	636347	636347
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

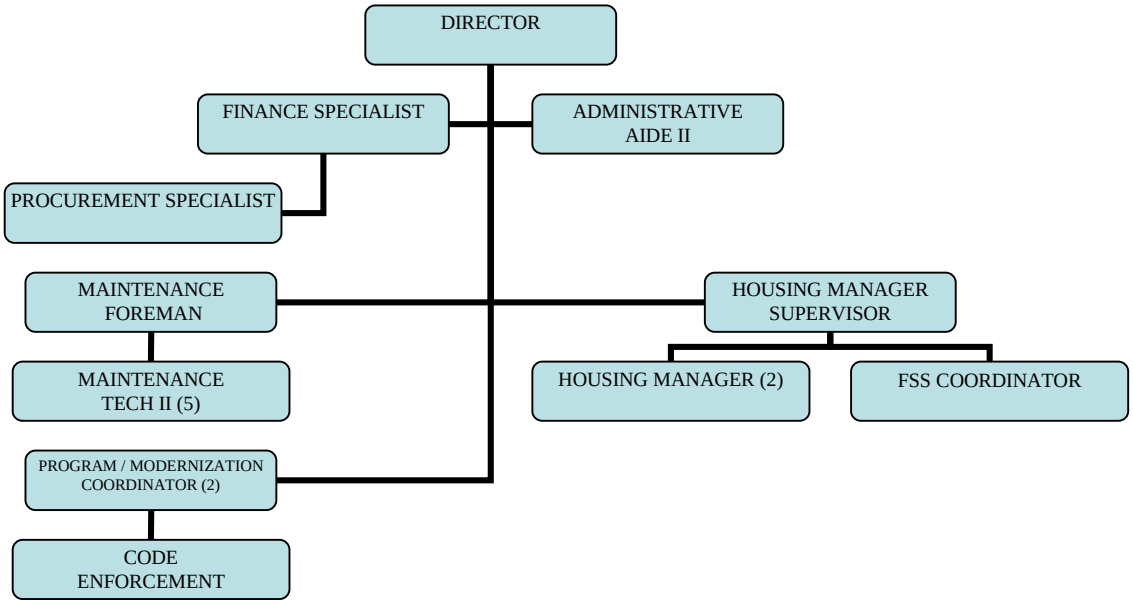
Activities for Year 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005/2006			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006/2007		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	*HA WIDE*	***OPERATIONS***	20000	*HA WIDE*	***OPERATIONS***	20000
Annual		***MANAGEMENT IMPROVEMENTS***	17000		***MANAGEMENT IMPROVEMENTS***	17000
Statement		***ADMINISTRATION*** *(salaries, benefits, sundries)*	63634		***ADMINISTRATION*** *(salaries, benefits, sundries)*	63634
		FEES & COSTS	37000		***FEES & COSTS***	37000
		SITE IMRPOVEMENT	40000		***SITE IMRPOVEMENT***	40000
		DWELLING STRUCTURE	379213		***DWELLING STRUCTURE***	379213
		DWELLING EQUIPMENT	15000		***DWELLING EQUIPMENT***	15000
		NON-DWELLING STRUCTURE	50000		***NON-DWELLING EQUIPMENT***	50000
		NON-DWELLING EQUIPMENT	12500		***NON-DWELLING EQUIPMENT***	12500
		RELOCATION COSTS	1000		***RELOCATION COSTS***	1000
Total CFP Estimated Cost			635347			635347

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2007 PHA FY: 2006/2007			Activities for Year: 5 FFY Grant: 2008 PHA FY: 2007/2008		
Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA WIDE	***OPERATIONS***	20000	*HA WIDE*	***OPERATIONS***	20000
	MANAGEMENT IMPROVEMENTS	17000		***MANAGEMENT IMPROVEMENTS***	17000
	ADMINISTRATION *(salaries, benefits, sundries)*	63634		***ADMINISTRATION*** *(salaries, benefits, sundries)*	63634
	FEES & COSTS	37000		***FEES & COSTS***	37000
	SITE IMRPOVEMENT	40000		***SITE IMRPOVEMENT***	40000
	DWELLING STRUCTURE	379213		***DWELLING STRUCTURE***	379213
	DWELLING EQUIPMENT	15000		***DWELLING EQUIPMENT***	15000
	NON-DWELLING EQUIPMENT	50000		***NON-DWELLING EQUIPMENT***	50000
	NON-DWELLING EQUIPMENT	12500		***NON-DWELLING EQUIPMENT***	12500
	RELOCATION COSTS	1000		***RELOCATION COSTS***	1000
Total CFP Estimated Cost		635347			635347

Optional Attachment C: Organizational Chart



Optional Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

LOUISE RAMSEY
JEANETTE BACA
ORLANDO GARDUNO
MARGARET LESPERANCE

Optional Attachment F1: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

PETER TRUJILLO

B. How was the resident board member selected: (select one)?

☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): JANUARY 30, 2003 THRU JANUARY 29, 2005

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? N/A

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: JANUARY 29, 2005

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

HENRY O. SANCHEZ, MAYOR, CITY OF LAS VEGAS
DUANE DURANT, HOUSING COMMITTEE MEMBER
PAT HAVERSON, HOUSING COMMITTEE MEMBER

Optional Attachment F2: GOALS AND OBJECTIVE FOR THE CAPITAL FUND PROGRAM

- **MAINTAIN LOW RENT**
- **HOMEOWNERSHIP**
- **YOUTHBUILD**
- **HOMELESS**
- **HOPE IV**
- **SELF-HELP HOUSING**
- **DEVELOPMENT**

OPTIONAL ATTACHMENT F3: PET POLICY

PET OWNERSHIP POLICY

Section 207 of the Housing and Urban-Rural Act of 1983 provides for the ownership of common household pets in Federally-assisted rental housing units built exclusively for occupancy by the elderly and handicapped. Therefore, the rules and regulations pertaining to the ownership of pets by Residents shall be as follows:

1. "Pet" includes only dogs, cats, birds, fish and small caged mammals.
2. Due to the limited size of apartments and the surrounding premises, no pet shall weigh more than 18 pounds or more than 12 inches high.
3. In no case shall a tenant have more than one pet in an apartment, except for fish, birds and small caged mammals.
4. The Housing Authority reserves the right to limit the number of these pets also.

Before any pet can be admitted to a dwelling unit, the Tenant must submit the following documentation to the Housing Authority:

a) A signed statement by a licensed veterinarian, verifying that the pet is in good health, has no communicable diseases, has been immunized, and in the case of dogs and cats, has been spayed and neutered.
b) b. A signed statement by the Tenant verifying that the Tenant accepts complete responsibility for the care, cleaning and financial responsibility of the pet.

5. At admission and at least annually, all pets must be registered with the Housing Authority. The Registration shall take place at the annual re-examination of the Tenant's lease, at which time the Tenant must produce proof of valid rabies shots and city license.
6. All pets must be housed in the Tenant's apartment. No facilities of any nature may be constructed, placed or kept on Housing Authority property for the purpose of keeping pets.
7. All cats and dogs must be kept on a leash when not in the apartment and must be accompanied by a person able to control them.
8. All cats and dogs shall be required to wear a current city tag, a valid rabies tag, and a tag bearing the name, address and telephone number of the owner.
9. All pets other than cats and dogs must be kept in fish tanks or cages at all time.
10. No pet shall be left unattended by its owner.
11. The owner of the pet shall be financially responsible for repairs or damages due to the presence of the pet; for example, drains clogged with pet hair, damaged woodwork, walls, doors or the property of other Tenants, including the cost of extermination and/or deodorization.
12. A cleaning deposit shall be posted on the Housing Authority book of $50.00 which, upon expiration of lease and/or removal of pet and inspection by the Housing Authority personnel, will be returned to the Tenant, provided there is no damage. This deposit applies only to birds, cats and dogs. Seeing eye dogs and hearing aid dogs are excluded from deposit and size requirements.
13. Containers for pet food and water must be located within the Tenant's apartment. Tenants shall not deposit food, water or table scraps outdoors. Tenants shall not feed and water stray pets.
14. The owner of every pet will be responsible for the collection and disposal of all waste left by the pet, both indoors and outdoors.
15. The Authority reserves the right to remove or to require the removal of any pet at any time for the following reasons:
    a) Neglect or abuse of the pet.
    b) Damage or infestation caused by the pet.
    c) Disturbing or threatening persons other than the owner, including Housing Authority employees, neighbors, Tenants, and children. "Disturbing" includes noise, odor and allergic reactions, barking, biting, scratching and fighting with other pets.
16. Any Tenant who is required to dispose of his or her pet and does not do so shall be subject to eviction.

OPTIONAL ATTACHMENT F4: SUBSTANTIAL DEVIATION FROM 5-YEAR PLAN

Las Vegas Housing Authority

A. Substantial Deviation from 5-year Plan:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

B. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Annual Statement;
- Any submission to HUD that requires a separate notification to residents, such as HOPE VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan, in the discretion of the Executive Director.

OPTIONAL ATTACHMENT NM007A002: 2000 PERFORMANCE & EVALUATION REPORT

Annual Statement/Performance and Evaluation Report

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NM02P007501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: ***2000***

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☒Performance and Evaluation Report for Period Ending: 12/31/2003 ☐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	0		0	0
3	1408 Management Improvements	9546		9546	9546.16
4	1410 Administration	69653		69653	69653
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	56096		56096	56096
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	256226		256226	256226
10	1460 Dwelling Structures	273326		273326	273326
11	1465.1 Dwelling Equipment—Nonexpendable	30589		30589	30588.84
12	1470 Nondwelling Structures	1038		1038	1038
13	1475 Nondwelling Equipment	25000		25000	25000
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	52		52	52
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**721526**		**721526**	**721526**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: NM02P007501-00 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	**OPERATIONS**	**1406**	**1**	**0**		**0**	**0**	
HA WIDE	**MANAGEMENT IMPROVEMENTS**	**1408**		**9546**		**9546**	**9546.41**	COMPLETE
	SOFT COSTS – TRAINING		1	9546		9546	9465.41	COMPLETE
	HARD COSTS – COMPUTER SOFTWARE		1	0		0	0	
HA WIDE	**ADMINISTRATION**	**1410**		**69653**		**69653**	**69653**	COMPLETE
	COORDINATOR		1	40027		40027	40027.24	COMPLETE
	ASSISTANT COORDINATOR		1	8660		8660	8660.33	COMPLETE
	BENEFITS		1	17043		17043	17042.58	COMPLETE
	ADVERTISING/CELL PHONE SERVICE		1	652		652	651.75	COMPLETE
	TRAVEL		1	3271		3271	3271.10	COMPLETE
HA WIDE	**AUDIT**	**1411**	**1**	**0**		**0**	**0**	
HA WIDE	**FEES & COSTS**	**1430**		**56096**		**56096**	**56096**	COMPLETE
	A&E SERVICE		1	53596		53596	53596	COMPLETE
	SURVEY		1	2500		2500	2500	COMPLETE
HA WIDE	**SITE IMPROVEMENTS**	**1450**		**256226**		**256226**	**256226**	COMPLETE
	INDIVIDUAL METERS		1	3516		3516	3516	COMPLETE
	FENCING		1	0		0	0	
	GAS/WATER INFRASTRUCTURE/XERISCAPE/TREE REMOVAL-PRUNING		1	252710		252710	252710	COMPLETE

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: NM02P007501-00 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	**DWELLING STRUCTURES**	**1460**		**273326**		**273326**	**273326**	COMPLETE
	ELECTRIC, ROOFING, EGRESS, PLUMBING		1	16703		16703	16703	COMPLETE
7-7 V	EXTERIOR REMODEL		1	71604		71604	71604	COMPLETE
	FORCE ACCOUNT LABOR		1	86022		86022	86022	COMPLETE
	INDIVIDUAL METERS		1	0		0	0	
	INTERIOR COMPONENT REPLACEMENT		1	98997		98997	98997	COMPLETE
HA WIDE	**DWELLING EQUIPMENT**	**1465**		**30589**		**30589**	**30588.84**	COMPLETE
	APPLIANCES		1	30589		30589	30588.84	COMPLETE
7-6,7-7,7-1,7-4	**NON-DWELLING STRUCTURE**	**1470**		**1038**		**1038**	**1038**	COMPLETE
	220 BERNALILLO/400 APACHE		1	0		0	0	
	MAINTENANCE BUILDING (METAL)		1	0		0	0	
	ADA COMPLIANCE (4 BLDGS)		1	0		0	0	
	2402 SAGEBRUSH / SHOP		1	1038		1038	1038	COMPLETE
HA WIDE	**NON-DWELLING EQUIPMENT**	**1475**		**25000**		**25000**	**25000**	COMPLETE
	VEHICLE		1	4192		4192	4192	COMPLETE
	TRACTOR		1	2824		2824	2824	COMPLETE
	OFFICE EQUIPMENT		1	10033		10033	10033	COMPLETE
	MAINTENANCE EQUIPMENT		1	7951		7951	7951	COMPLETE
HA WIDE	**RELOCATION COSTS**	**1495**		**52**		**52**	**52**	COMPLETE

OPTIONAL ATTACHMENT NM007A002: 2001PERFORMANCE & EVALUATION REPORT

Annual Statement/Performance and Evaluation Report

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NM02P007501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: ***2001***

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☒Performance and Evaluation Report for Period Ending: 12/31/2003 ☐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	47000		47000	47000
3	1408 Management Improvements	12500		12500	12490.73
4	1410 Administration	72153		72153	71416.47
5	1411 Audit	1000		1000	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	37000		37000	33393.37
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	80000		80000	80000
10	1460 Dwelling Structures	390873		390873	363950
11	1465.1 Dwelling Equipment—Nonexpendable	25000		25000	14678.80
12	1470 Nondwelling Structures	40694		40694	40694
13	1475 Nondwelling Equipment	25000		25000	16873.02
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	5000		5000	5000
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**736220**		**736220**	**685496.39**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: NM02P007501-01 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	Funds Obligated	Funds Expended	
HA WIDE	**OPERATIONS**	**1406**	**1**	**47000**		**47000**	**47000**	COMPLETE
HA WIDE	**MANAGEMENT IMPROVEMENTS**	**1408**		**12500**		**12500**	**12490.73**	ON GOING
	SOFT COSTS – TRAINING		1	7500		7500	12490.73	ON GOING
	HARD COSTS – COMPUTER SOFTWARE		1	5000		5000	0	ON GOING
HA WIDE	**ADMINISTRATION**	**1410**		**72153**		**72153**	**71416.47**	ON GOING
	COORDINATOR		1	38284		38284	39393	ON GOING
	ASSISTANT COORDINATOR		1	14000		14000	13832	ON GOING
	BENEFITS		1	15000		15000	13830.22	ON GOING
	ADVERTISING/CELL PHONE SERVICE		1	2369		2369	1992.25	ON GOING
	TRAVEL		1	2500		2500	2369	ON GOING
HA WIDE	**AUDIT**	**1411**	**1**	**1000**		**1000**	**0**	ON GOING
HA WIDE	**FEES & COSTS**	**1430**		**37000**		**37000**	**33393.37**	ON GOING
	A&E SERVICE		1	30000		30000	28074.62	ON GOING
	SURVEY		1	7000		7000	5318.75	ON GOING
HA WIDE	**SITE IMPROVEMENTS**	**1450**		**80000**		**80000**	**80000**	COMPLETE
	PARKING AREAS & FENCING		1	70012		70012	70012.49	COMPLETE
	TREE PRUNING		1	9988		9988	9987.51	COMPLETE
HA WIDE	**DWELLING STRUCTURES**	**1460**		**390873**		**390873**	**363950**	ON GOING
	FORCE ACCOUNT LABOR		1	90000		90000	69912.86	ON GOING

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: NM02P007501-01 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	Funds Obligated	Funds Expended	
	INTERIOR COMPONENT REPLACEMENT		1	190873		190873	287284.36	ON GOING
	ELECTRICAL, EGRESS, EXTERIORS		1	110000		110000	6752.78	ON GOING
HA WIDE	**DWELLING EQUIPMENT**	**1465**		**25000**		**25000**	**14678.80**	ON GOING
7-4	**NON-DWELLING STRUCTURE**	**1470**		**40694**		**40964**	**40694**	COMPLETE
	400 A&B APACHE		1	40694		40964	40694	COMPLETE
HA WIDE	**NON-DWELLING EQUIPMENT**	**1475**		**25000**		**25000**	**16873.02**	ON GOING
	VEHICLE		1	0		0	0	COMPLETE
	TRACTOR		1	6000		6000	1942.10	ON GOING
	OFFICE EQUIPMENT		1	2000		2000	1119.48	ON GOING
	MAINTENANCE EQUIPMENT		1	17000		17000	13811.44	ON GOING
HA WIDE	**RELOCATION COSTS**	**1495**	**1**	**5000**		**5000**	**5000**	COMPLETE

OPTIONAL ATTACHMENT NM007A002: 2002 PERFORMANCE & EVALUATION REPORT

Annual Statement/Performance and Evaluation Report

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NM02P007501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: ***2002***

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☒Performance and Evaluation Report for Period Ending: 12/31/2003 ☐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	21337		21337	21337
3	1408 Management Improvements	7500		7500	7282.74
4	1410 Administration	69212		69212	27565.82
5	1411 Audit	1000		1000	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	37000		37000	35706.63
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	77925		77925	77925
10	1460 Dwelling Structures	370160		370160	296212.92
11	1465.1 Dwelling Equipment—Nonexpendable	25983		25983	0
12	1470 Nondwelling Structures	40000		40000	40000
13	1475 Nondwelling Equipment	30000		30000	3882.93
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	12000		12000	2573.27
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**692117**		**692117**	**512486.31**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: NM02P007501-02 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
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	Funds Obligated	Funds Expended	
HA WIDE	**OPERATIONS**	**1406**	**1**	**21337**		**21337**	**21337**	
HA WIDE	**MANAGEMENT IMPROVEMENTS**	**1408**		**7500**		**7500**	**7282.74**	
	SOFT COSTS – TRAINING		1	7500		7500	7282.74	
HA WIDE	**ADMINISTRATION**	**1410**		**69212**		**69212**	**27565.82**	
	COORDINATOR		1	38284		38284	10130.40	
	ASSISTANT COORDINATOR		1	12000		12000	7390.34	
	BENEFITS		1	15000		15000	8141.30	
	ADVERTISING/CELL PHONE SERVICE		1	869		869	0	
	TRAVEL		1	3059		3059	1903.78	
HA WIDE	**AUDIT**	**1411**	**1**	**1000**		**1000**	**0**	
HA WIDE	**FEES & COSTS**	**1430**		**37000**		**37000**	**35706.63**	
	A&E SERVICE		1	30000		30000	35706.63	
	SURVEY		1	7000		7000	0	
HA WIDE	**SITE IMPROVEMENTS**	**1450**		**77925**		**77925**	**77925**	
	SIDE WALKS		1	77925		77925	77925	
HA WIDE	**DWELLING STRUCTURES**	**1460**		**370160**		**370160**	**296212.92**	
	FORCE ACCOUNT LABOR		1	90000		90000	7812.92	
	FORCE ACCOUNT MATERIALS		1	170000		170000	0	
	INTERIOR COMPONENT REPLACEMENT		1	110160		110160	288400	
HA WIDE	**DWELLING EQUIPMENT**	**1465**		**25983**		**25983**	**0**	

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: NM02P007501-02 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
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	Funds Obligated	Funds Expended	
7-6	**NON-DWELLING STRUCTURE**	**1470**		**40000**		**40000**	**40000**	
HA WIDE	**NON-DWELLING EQUIPMENT**	**1475**		**30000**		**30000**	**3882.93**	
	MAINTENANCE EQUIPMENT		1	5500		5500	2927.34	
	VEHICLE		1	12500		12500	0	
	COMPUTER HARDWARE		1	12000		12000	955.59	
HA WIDE	**RELOCATION COSTS**	**1495**		**12000**		**12000**	**2573.27**	

REQUIRED ATTACHMENT B: FY 2003 CAPITAL FUND PROGRAM ANNUAL STATEMENT

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
CITY OF LAS VEGAS HOUSING AUTHORITY	Capital Fund Program: NM02P007501-03 Capital Fund Program Replacement Housing Factor Grant No:	**2003**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 12/31/2003** ☐**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	20000		20000	20000
3	1408 Management Improvements	10000		2736.74	2736.74
4	1410 Administration	53734		53734	0
5	1411 Audit	1000		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	37000		1823.01	1823.01
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	20000		19788.13	7896.87
10	1460 Dwelling Structures	308107		289918.12	162629.75
11	1465.1 Dwelling Equipment—Nonexpendable	35000		0	0
12	1470 Nondwelling Structures	30000		15000	15000
13	1475 Nondwelling Equipment	17500		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	5000		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	**Amount of Annual Grant: (sum of lines 2-19)**	**537341**		403000	210086.37
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance	`			
24	Amount of line 20 Related to Security				
25	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
CITY OF LAS VEGAS HOUSING AUTHORITY	Capital Fund Program #: NM02P007501-03 Capital Fund Program Replacement Housing Factor #:	2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	**OPERATIONS**	**1406**	1	**20000**		20000	20000	
HA WIDE	**MANAGEMENT IMPROVEMENTS**	**1408**		**10000**		2736.74	2736.74	
	SOFT COSTS – TRAINING		1	7500		0	0	
	SOFT COSTS - SOFTWARE		1	2500		0	0	
HA WIDE	**ADMINISTRATION**	**1410**		**53734**		**53734**	0	
	COORDINATOR		1	27456		27456	0	
	ASSISTANT COORDINATOR		1	15697		15697	0	
	BENEFITS		1	10000		10000	0	
	ADVERTISING/CELL PHONE SERVICE		1	581		581	0	
HA WIDE	**AUDIT**	**1411**	**1**	**1000**		0	0	
HA WIDE	**FEES & COSTS**	**1430**		**37000**		1823.01	1823.01	
	A&E SERVICE		1	30000		1823.01	1823.01	
	SURVEY		1	7000		0	0	
HA WIDE	**SITE IMPROVEMENTS**	**1450**		**20000**		7896.87	7896.87	
	INFRASTRUCTURE		1	20000		7896.87	7896.87	
HA WIDE	**DWELLING STRUCTURES**	**1460**		**308107**		289918.12	162629.75	
	FORCED LABOR		1	108107		289918.12	162629.75	
	FORCED LABOR MATERIALS		1	180000		0	0	
	PLUMBERS, ELECTRICIAN, SERVICE PERSONNEL		1	20000		0	0	
HA WIDE	**DWELLING EQUIPMENT**	**1465**		**35000**		0	0	
	REFRIGERATORS/RANGES		1	35000		0	0	
7-6	**NON-DWELLING STRUCTURES**	**1470**	1	**30000**		0	0	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
CITY OF LAS VEGAS HOUSING AUTHORITY	Capital Fund Program #: NM02P007501-03 Capital Fund Program Replacement Housing Factor #:	2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	**NON-DWELLING EQUIPMENT**	**1475**		**17500**		0	0	
	MAINTENANCE EQUIPMENT		1	5500		0	0	
	VEHICLE		1	12000		0	0	
HA WIDE	**RELOCATION COSTS**	**1495**	**1**	**5000**		0	0	

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

PHA Name: CITY OF LAS VEGAS HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: NM02P007501-03 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

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	09/30/2005			09/30/2007			