

PHA Plans
Streamlined 5-Year/Annual
Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Streamlined 5-Year Plan for Fiscal Years
2005 - 2009
Streamlined Annual Plan for Fiscal Year
2005

Housing Authority of the City of Reno

Adopted by the
Board of Commissioners
On March 24, 2005

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Reno **PHA Number:** NV001

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 750
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2,265

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The mission of the Housing Authority of the City of Reno is to provide and facilitate the development of affordable quality housing that offers self-sufficiency opportunities for low-income citizens of Reno, Sparks and Washoe County.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: *Maximum possible*
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - *Build new single family subdivision in Horizon Hills in order to establish a homeownership trust fund for RHA residents.*
 - *Develop new housing on vacant land acquired west of Hillboro Place in Northeast Reno*
 - Other (list below)
 - *Utilize Section 8 Project Based Housing Choice Vouchers for special populations in conjunction with a non-profit agency. Seven will be used by a faith based organization for elderly dwelling units being built east of Hillboro Place. Nine units will be used for the Community Housing Resource Boards units at Cottonwood Village designated for Continuum of Care families who are homeless and have a family member with a disability.*

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
-- Maintain public housing management high performance score.
-- Maintain SEMAP high performance score.

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling: *for all new voucher holders.*
 - 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)
*-- Expand number of voucher Homeownership Program participants
from 10 to 40.*

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: *Improve exterior lighting at Myra Birch.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
-- Install air conditioning at Tom Sawyer Village and Mineral Manor.

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)
-- Continue the FSS Program and expand the FSS PLUS Program.

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

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

Other PHA Goals and Objectives: (list below)

- Continue water reduction measures at various complexes.*
- Perform an energy audit for RHA owned properties.*

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1524		
Extremely low income <=30% AMI	1274	84%	
Very low income (>30% but <=50% AMI)	217	14%	
Low income (>50% but <80% AMI)	33	2%	
Families with children	768	50%	
Elderly families	308	20%	
Families with Disabilities	502	33%	
Race/ethnicity -White	1204	275/929	79%
Race/ethnicity - Black	220	3/217	14%
Race/ethnicity – American Indian/Alaskan	41	4/37	3%
Race/ethnicity – Asian/Pacific Islander	60	1/59	4%
Characteristics by Bedroom Size (Public Housing Only)			
1BR	474	50.0%	
2 BR	383	41.0%	
3 BR	58	6.0%	
4 BR	26	3.0%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1755		
Extremely low income <=30% AMI	1388	79%	
Very low income (>30% but <=50% AMI)	310	18%	
Low income (>50% but <80% AMI)	57	3%	
Families with children	1022	67%	
Elderly families	289	19%	
Families with Disabilities	502	33%	
Race/ethnicity -White	1310	287/1021	86%
Race/ethnicity - Black	304	6/298	20%
Race/ethnicity – American Indian/Alaskan	52	4/48	3%
Race/ethnicity – Asian/Pacific Islander	55	1/54	4%
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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.
 - *Begin construction of a new single family subdivision in Horizon Hills in order to establish a homeownership trust fund for RHA residents.*
 - *Develop plans for new housing on vacant land acquired west of Hillboro Place in Northeast Reno*
- Other: (list below)
 - Leverage seven project based Housing Choice Vouchers to enable a faith based organization (the Greater Bethel Missionary Baptist Church) to build seven elderly housing units just east of Reno Housing Authority's Hillboro Place*

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)
-- Utilize seven project based Housing Choice Vouchers to assist a faith based organization (the Greater Bethel Missionary Baptist Church) to build seven elderly housing units just east of Reno Housing Authority's Hillboro Place

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)
-- Utilize Section 8 Project Based Housing Choice Vouchers for nine units at Cottonwood Village designated for Continuum of Care Families who are homeless and have a family member with a disability.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

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

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 903.12 (b), 903.7 (c)]

List on the following table 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 2005 grants) (RHA FY 7/1/05-6/30/06)		
a) Public Housing Operating Fund	1,580,000	
b) Public Housing Capital Fund	1,124,000	
c) HOPE VI Revitalization	n/a	
d) HOPE VI Demolition	n/a	
e) Annual Contributions for Section 8 Tenant-Based Assistance	33,295,106	
f) Resident Opportunity and Self-Sufficiency Grants	66,700	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
Section 8 Mod Rehab Program	1,366,542	Section 8 assistance
Section 8 Single Room Occupancy Mod Rehab	86,505	Section 8 assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	2,074,082	PH operations
4. Other income (list below)		
Helen Close Charitable Foundation	60,000	PH supportive services
4. Non-federal sources (list below)	0	
Total resources	39,652,935	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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: (**90 days**)
- Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe) ***Establish a site-based waiting list for Stead Manor.***

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

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

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)
Admissions Office and Stead Manor.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

-- *Reasonable Accommodations*

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

-- **Relocation due to Housing Authority action.**

-- **More than 40% rent burden.**

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Other preference(s) (list below)
 - 1 Relocation due to Housing Authority Action**
 - 3 More than 40% rent burden**

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)
-- **Balance of money owed, termination for violation of family obligations and reasons for the termination, damages caused to a unit, involvement with fraud, bribery, or other corrupt or criminal acts, serious or repeated violation(s) of the signed lease agreement**

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

-- *Admissions Office*

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

After review of the family's efforts to find a suitable dwelling and the problems encountered, if it is determined that there is reasonable possibility that the family may, with additional advice or assistance find a suitable unit, RHA may grant one extension, not to exceed a total of 30 days. Generally, an extension is granted due to circumstances beyond the family's control such as hospitalization or the fact that the unit is not quite ready for occupancy.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - **High rent burden (rent is > 40 percent of income)**
 - **Involuntary displacement (within no more than six months from date of certification or verification) as a result of federal, state, local government or Housing Authority action related to code enforcement, public improvement, or purchase and/or disposition of dwelling units.**

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2** Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 4** Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1** Victims of reprisals or hate crimes
- 1** Other preference(s) (list below)
 - *Non-subsidized; elderly/disabled/displaced families over single persons*
 - *Households which are successfully meeting their goals in RHA’s FSS or other upward mobility programs.*

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

- 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)
-- *Occasional newsletters*

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

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

b. Minimum Rent

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

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

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

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

c. Rents set at less than 30% of 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:

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

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

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

f. Rent re-determinations:

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

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

Tenants must report any change in income within 10 days of the change. If there has been a change in the source of income, increases take place only after a minimum 30-day notice has been given to them. They can request that a decrease become effective immediately. However, if there is a subsequent increase after a decrease, the tenant must report within 10 days and the rent will increase after the 30-day notice.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)
-- To reduce our unit cost per Congressional and HUD limitations on Housing Choice Voucher costs.

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)

-- *Congressional and HUD limitations on per unit costs.*

(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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
 Development name:
 Development (project) number:
 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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)

5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? 30

b. PHA-established eligibility criteria

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

- **The family must be in good standing under their lease and HAP with RHA**
- **The family must have achieved success in RHA’s FSS program or a similar program**
- **The family must have completed mandatory workshops and pre-assistance counseling successfully**
- **A minimum down payment of at least 3% of the purchase price is required. At least 1% of the purchase price must come from the family’s personal resources (escrow dollars accrued in the FSS Program qualify).**

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s

resources.

b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

d. Demonstrating that it has other relevant experience (list experience below).

-- ***Reno Housing Authority has assisted a large number of low income families become homeowners through a variety of programs in the past 15 years. As of January 31, 2005 RHA has 8 Housing Choice Voucher Homeowners.***

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

- * ***The Authority was successful in being awarded \$325,000 in HOME funds for Horizon Hills single family homebuyers project.***
- * ***The Authority received funding from a variety of sources to carry out the Friendship Lane Revitalization Project, including construction of nine new townhouse units for new first time homebuyers.***
- * ***The goal of using Housing Choice Vouchers in conjunction with the Pilgrim Rest Baptist Church, part of the Friendship Lane redevelopment Project was delayed, but is expected to go forward in FY 2005 or FY 2006. No other partnerships were put in place.***
- * ***Public Housing vacancies were kept to a minimum.***
- * ***PHAS high performer status was maintained.***
- * ***SEMAP high performance status was maintained***
- * ***On-going voucher mobility counseling briefings were held.***
- * ***Owner Outreach efforts were continued.***
- * ***A Housing Choice Voucher Homeownership Program was implemented***
- * ***Other Homeownership efforts were continued with FSS and FSS PLUS and IDEA grants.***
- * ***Voucher payment standards were increased, but lowered again due to***

Congressional and HUD limitations on per unit costs.

- * *Security cameras were installed in all Public Housing complexes.*
- * *Many programs for RHA youth were continued although PHDEP funding was eliminated.*
- * *Funding was received from the Nevada Division of Aging Services for services designed to assist elderly persons to remain in their dwelling units..*
- * *Funding was received from Home Care Plus for volunteers for the elderly.*
- * *Efforts to ensure Equal Opportunity and affirmatively further Fair Housing were continued.*
- * *An energy audit was conducted.*
- * *A review of Admissions and Occupancy policy and vouchers for both Public Housing and Section 8 Rental Assistance Program was conducted and revisions made.*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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

b. Significant Amendment or Modification to the Annual Plan

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

- i. **May not adopt the amendment or modification until RHA has duly called a meeting of its Board of Commissioners and the meeting, at which the amendment or modification is adopted, is open to the public; and**
- ii. **May not implement the amendment or modification until notification of**

the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures, as provided in § 903.23.

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

- **Changes to rent policies or admissions preferences**
- **Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) under the Capital Fund**
- **Any change with regard to proposed public housing demolition or disposition, designation, conversion activities, or ownership of public housing units.**

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

- b. 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:

■ *The priority for items in the Five Year Capital Improvements budget were reviewed at each Resident Council meeting, revisions were made accordingly and each of them concurred with the priorities set for their complex.*

■ *Plans for Horizon Hills were changed to create a homeownership trust fund for RHA residents.*

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the

PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: *Doris Isaeff was the Resident Member until March 2005. A replacement will be appointed by the Mayor in April 2005 after resident applicants are reviewed by the Resident Advisory Board.*

Method of Selection:

Appointment

The term of appointment is (include the date term expires): October 2005

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted

by the PHA, why not?

- 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):

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (Reno, Sparks and Washoe County)

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - **Section 8 project based assistance to serve currently under-served special needs and elderly populations in partnership with non-profit agencies**
 - **First-time homebuyer opportunities (down payment assistance)**
 - **Modernization of public housing**
- Other: (list below)

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

A new consolidated Plan will be developed in 2005. Under the current Consolidated Plan the following was accomplished or committed to accomplish:

- ***Six streets along Mineral Manor received full pavement replacement.***
- ***The Reno Police Department has provided criminal history information to screen***

- out public housing applicants with a recent history of criminal activity or illegal use of a controlled substance.*
- *The police departments also routinely provide records of police calls for service by address, allowing management staff to track problem tenants and, if necessary, take steps to evict them.*
- *The long-term lease of city-owned land allowed the Authority to build a community center at the Stead Manor complex, which has enabled a number of computer literacy and other self-sufficiency training programs for resident youth and adults to be held on site.*
- *The City of Reno has voiced interest in renovating the Sage Street Park and has been searching for available funding sources.*
- *Addition of streetlights on Golden Valley Road between North Virginia and Yorkshire Drive.*

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

Desire to assist a Faith Based Organization develop new elderly housing and desire to assist one or more non-profits develop housing for special needs populations

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

*7 units at Hillboro Place
1800 – Census Tract
29 – map page
3B - grid*

*9 units at Cotton Wood Village
900 – Census Tract
39 – map page*

3C - grid

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>22</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	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	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and 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: HOUSING AUTHORITY OF THE CITY OF RENO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NV39P00150105			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	130,000			
4	1410 Administration	100,000			
5	1411 Audit	3,000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	75,000			
10	1460 Dwelling Structures	474,100			
11	1465.1 Dwelling Equipment—Nonexpendable	44,100			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	43,800			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	970,000			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	397,600			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF RENO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NV39P00150105				Federal FY of Grant: 2005		
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	
NV39-P001-001 MINERAL MANOR	Change Thermostats	1460	100%	10,000				
	Water Heater Replacement	1460	70%	60,000				
	Remodel Community Room	1460	100%	25,000				
	PROJECT TOTAL			95,000				
NV39-P001-002 TOM SAWYER	Clean Heating Ducts	1460	100%	25,000				
	PROJECT TOTAL			25,000				
NV39-P001-003 SILVERADA MANOR	Replace AC Coils	1460	100%	150,000				
	Landscape & Irrigation	1450	5%	15,000				
	Remodel Clubhouse/Kitchen	1460		10,000				
	PROJECT TOTAL			175,000				
NV39-P001-006 STEAD MANOR	Appliance Replacement	1465	15%	8,100				
	Clean Heating Ducts	1460	100%	17,000				
	Replace Stair Handrails	1460	100%	25,000				
	Washer/Dryer Connections	1460	65%	47,600				
	PROJECT TOTAL			97,700				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF RENO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NV39P00150105			Federal FY of Grant: 2005			
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	
NV39-POO1-007 HAWKVIEW APARTMENTS	Appliance Replacement	1465	20%	16,000				
	Water Heater Replacement	1460	30%	25,000				
	Install Patios	1450	20%	20,000				
	PROJECT TOTAL			61,000				
NV39-P001-009 ESSEX MANOR	Appliance Replacement	1465	10%	10,000				
	Clean Heating Ducts	1460	100%	26,500				
	PROJECT TOTAL			36,500				
NV39-P001-010 MYRA BIRCH MANOR	Appliance Replacement	1465	20%	10,000				
	Playground Rehabilitation	1450	67%	40,000				
	Move Stairwell Light	1460	100%	14,000				
	Water Heater Replacement	1460	80%	25,000				
	Replace Porch Lights	1460	100%	4,000				
	Exterior Lighting	1460	100%	10,000				
PROJECT TOTAL			103,000					
NV39-P001-018 MCGRAW COURT	PROJECT TOTAL			-0-				
				-0-				
	PHYSICAL IMPROVEMENTS TOTAL			593,200				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF RENO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NV39P00150105			Federal FY of Grant: 2005			
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	
NV39-P001-PHA-WIDE	FEES AND COSTS	1430		100,000				
NV39-P001-PHA-WIDE	ADMINISTRATION	1410		100,000				
	MANAGEMENT IMPROVEMENTS Replace Office Furniture and Equipment Establishing Policies & Procedures Resident Initiatives Programs Temp. Assistance to Meet PHAS Goals Upgrade Computer Systems	1408		15,000 20,000 40,000 45,000 10,000				
	MANGEMENT IMPROVEMENTS TOTAL			130,000				
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT Maintenance Equipment Computers/Telecommunications	1475.1		20,000 23,800				
	NON DWELLING EQUIPMENT TOTAL			43,800				
NV39-P001-PHA WIDE	OPERATING EXPENDITURES	1406		-0-				
NV39-P001-PHA WIDE	OTHER COSTS Audit Costs	1411		3,000				
	OTHER COSTS TOTAL			3,000				
TOTAL COSTS				970,000				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF RENO			Grant Type and Number Capital Fund Program No: NV39P00150105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NV39-P001-001 Mineral Manor	06/30/2007			06/30/2009			
NV39-P001-002 Tom Sawyer	06/30/2007			06/30/2009			
NV39-P001-003 Silverada Manor	06/30/2007			06/30/2009			
NV39-P001-006 Stead Manor	06/30/2007			06/30/2009			
NV39-P001-007 Hawk View Apts	06/30/2007			06/30/2009			
NV39-P001-009 Essex Manor	06/30/2007			06/30/2009			
NV39-P001-010 Myra Birch Manor	06/30/2007			06/30/2009			
NV39-P001-018 McGraw Court	06/30/2007			06/30/2009			

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF RENO		Grant Type and Number Capital Fund Program No: NV39P00150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
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	
Management Improvements	06/30/2007			06/30/2009			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOUSING AUTHORITY OF THE CITY OF RENO		Reno, Washoe, Nevada		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY:	Work Statement for Year 3 FFY Grant: 2007 PHA FY:	Work Statement for Year 4 FFY Grant: 2008 PHA FY:	Work Statement for Year 5 FFY Grant: 2009 PHA FY:
	Annual Statement				
A.					
NV39-P001-001 MINERAL MANOR		65,300	70,000	190,000	3,950,300
NV39-P001-002 TOM SAWYER VILLAGE		263,000	67,000	-0-	572,400
NV39-P001-003 SILVERADA MANOR		92,000	60,000	-0-	1,815,000
NV39-P001-006 STEAD MANOR		30,000	38,500	42,000	1,186,500
NV39-P001-007 HAWK VIEW APARTMENTS		75,000	115,000	70,000	2,972,000
NV39-P001-009 ESSEX MANOR		60,000	185,000	300,000	1,697,000
NV39-P001-010 MYRA BIRCH MANOR		20,000	7,000	-0-	426,500
NV39-P001-018 McGRAW COURT		10,000	56,000	-0-	75,200
B. Physical Improvements Subtotal		615,300	598,500	602,000	12,694,900
C. Management Improvements		115,000	120,000	120,000	200,000
D. A&E Permit, Inspection		100,000	100,000	100,000	695,000
E. PHA Wide Non-dwelling Structures and Equipment		36,700	48,500	45,000	100,000

13. Capital Fund Program Five-Year Action Plan

F. Administration		100,000	100,000	100,000	200,000
G. Other		3,000	3,000	3,000	3,000
H. Operations		0	0	0	0
I. Demolition		0	0	0	0
J. Replacement Reserve		0	0	0	0
K. Mod Used for Development		0	0	0	0
L. Total CFP Funds		970,000	970,000	970,000	13,892,900
M. Total Non-CFP Funds		0	0	0	0
N. Replacement Housing Factor Funds		0	0	0	0
O. Grand Total CFP Funds listed for 5-Year Planning		970,000	970,000	970,000	13,892,900

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY:			Activities for Year: 3 FFY Grant: 2007 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NV39-P001-001: MINERAL MANOR	Bathroom Vanities Concrete Replacement Appliance Replacement	28,800 25,000 11,500	NV39-P001-001: MINERAL MANOR	Asphalt Repairs & Sealing Add Air Conditioning	20,000 50,000
Annual	NV39-P001-002 TOM SAWYER VILLAGE	Concrete Replacement Roof Replacement Appliance Replacement	45,000 210,000 8,000	NV39-P001-002 TOM SAWYER VILLAGE	Asphalt Repairs & Sealing Exterior Paint	7,000 60,000
Statement	NV39-P001-003 SILVERADA MANOR	Concrete Replacement Appliance Replacement Exterior Paint	45,000 12,000 35,000	NV39-P001-003 SILVERADA MANOR	Asphalt Repairs & Sealing Refurbish Storage Area	10,000 50,000
	NV39-P001-006 STEAD MANOR	Water Heater Replacement	30,000	NV39-P001-006 STEAD MANOR	Concrete Replacement Asphalt Repairs & Sealing	28,500 10,000
	NV39-P001-007 HAWK VIEW APARTMENTS	Concrete Sealing / Replacement	75,000	NV39-P001-007 HAWK VIEW APARTMENTS	Exterior Vent Replacement Furnace Replacement Asphalt Repairs & Sealing	20,000 70,000 25,000
	NV39-P001-009 ESSEX MANOR	Concrete Replacement	60,000	NV39-P001-009 ESSEX MANOR	Furnace Replacement Asphalt Repairs & Sealing	150,000 35,000
	NV39-P001-010 MYRA BIRCH MANOR	Concrete Replacement	20,000	NV39-P001-010 MYRA BIRCH MANOR	Asphalt Repairs & Sealing	7,000

13. Capital Fund Program Five-Year Action Plan

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	NV39-P001-018 McGRAW COURT	Concrete Replacement	10,000	NV39-P001-018 McGRAW COURT	Asphalt Repairs & Sealing Replace Roofs	6,000 50,000
	ADMINISTRATION		100,000	ADMINISTRATION		100,000
	MANAGEMENT IMPROVEMENTS		115,000	MANAGEMENT IMPROVEMENTS		120,000
	A&E, PERMIT, INSPECTION		100,000	A&E, PERMIT, INSPECTION		100,000
	OPERATING		0	OPERATING		0
	NON DWELLING EQUIPMENT		36,700	NON DWELLING EQUIPMENT		48,500
	OTHER COSTS		3,000	OTHER COSTS		3,000
	Total CFP Estimated Cost		\$970,000			\$970,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NV39-P001-001: MINERAL MANOR	Exterior Paint	50,000	NV39-P001-001: MINERAL MANOR	Electrical Upgrades	300,000
	Interior Lighting	25,000		Siding Replacement	750,000
	Upgrades			Re-pave Andesite St.	370,000
	Add Air Conditioning	115,000		Landscape/Sprinkler System	150,000
				Exterior Paint	700,000
				Appliance Replacement	57,500
				Exterior Door Replacement	864,000
				Replace Windows	350,000
				Ground Electrical Circuits	150,000
				Clean Heating Ducts	28,800
		Add Air-conditioning	140,000		
		Clean Dwelling Heating Ducts	45,000		
		Patio Electrical outlets	15,000		
		Security Improvements	30,000		
NV39-P001-002 TOM SAWYER VILLAGE		-0-	NV39-P001-002 TOM SAWYER VILLAGE	Appliance Replacement	40,000
				Exterior Paint	60,000
				Concrete Replacement	200,000
				Electrical Upgrades	200,000
				Parking Lot Repairs	42,400
				Security Improvements	30,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NV39-P001-003 SILVERADA MANOR		-0-	NV39-P001-003 SILVERADA MANOR	Entry Door Replacement	66,000
				Interior Door Replacement	186,000
				Parking Lot Repairs	30,000
				Lighting Improvements-Interior	25,000
				Electrical System Upgrades	225,000
				Soffit Support	75,000
				Landscape Improvements	150,000
				Sewer Line Replacement	400,000
				Electrical Outlet on Porch	15,000
				Repave Broadleaf	250,000
				Appliance Replacement	48,000
				Exterior Paint	35,000
				Concrete Replacement	280,000
				Security Improvements	30,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NV39-P001-006 STEAD MANOR	Replace Exterior Doors	42,000	NV39-P001-006 STEAD MANOR	Brick Replacement Appliance Replacement Replace Furnaces Sewer Line Replacement Stairway Window Covering Kitchen Renovation Playground Rehabilitation Concrete Replacement Add Air-conditioning Irrigation Improvements Security Improvements Cable Outlets	125,000 40,500 136,000 150,000 5,000 256,000 60,000 50,000 270,000 35,000 25,000 34,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NV39-P001-007 HAWK VIEW APARTMENTS	Furnace Replacement	70,000	NV39-P001-007 HAWK VIEW APARTMENTS	Retaining Wall Replacement	200,000
				Brick Veneer	300,000
				Parking Lot Improvements	450,000
				Landscape Improvements	100,000
				Flooring Replacement	400,000
				Sidewalk Replacement	300,000
				Stair Landing Adjustments	225,000
				Kitchen Renovation	500,000
				Security Improvements	30,000
				Laundry Room Rehabilitation	35,000
				Add Air-conditioning	400,000
				Appliance Replacement	32,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NV39-P001-009 ESSEX MANOR	Floor Replacement	300,000	NV39-P001-009 ESSEX MANOR	Concrete Replacement Parking Lot Replacement Water Heater Replacement Bathroom Vanity Installation Landscape Improvement Playground Rehabilitation Appliance Replacement Add Air-conditioning Replace Kitchen Cabinets Laundry Cabinet	240,000 475,000 15,000 95,000 60,000 60,000 34,000 400,000 318,000 100,000
NV39-P001-010 MYRA BIRCH MANOR		-0-	NV39-P001-010 MYRA BIRCH MANOR	Roof Repairs Replace Gutters Add Air-conditioning Appliance Replacement Security Improvements Clean Heating Ducts	100,000 35,000 225,000 22,500 30,000 14,000
NV39-P001-018 McGRAW COURT		-0-	NV39-P001-018 McGRAW COURT	Security Improvements Appliance Replacement Replace Exterior Trim Security Cameras	30,000 11,200 34,000 28,000
ADMINISTRATION		100,000	ADMINISTRATION		200,000
MANAGEMENT IMPROVEMENTS		120,000	MANAGEMENT IMPROVEMENTS		200,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY:			Activities for Year: 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
A&E, PERMIT, INSPECTION		100,000	A&E, PERMIT, INSPECTION		695,000
OPERATING		0	OPERATING		0
NON DWELLING EQUIPMENT		45,000	NON DWELLING EQUIPMENT		100,000
OTHER COSTS		3,000	OTHER COSTS		3,000
Total CFP Estimated Cost		\$970,000			\$14,020,900