

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

PHA Plans

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

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

**PHA Plan
Agency Identification**

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

PHA Number: NV013

PHA Fiscal Year Beginning: 07/2005

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 2005 - 2009
[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:
**Our Mission is to provide affordable housing to eligible people within
Our community while creating and promoting opportunities for
independence, self-sufficiency, and an improved quality of life.**

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: **PHAS 89, FYE 6/30/04
Goal: Maintain minimum of 90, High Performer Status.**
 - Improve voucher management: **SEMAP 86, FYE 6/30/04
Goal: Maintain minimum of 90, High Performer Status**
 - Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

***Maintain increased occupancy in Public Housing Developments**

***Maintain increased lease-up rate for Housing Choice Voucher Program**

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

HACC Maintenance and Modernization Goals:

- **Complete required maintenance on all vacancies within 7 to 10 calendar days.**
- **Complete or abate all emergency work orders within 24 hours.**
- **Complete 90% of routine work orders with 25 days.**
- **Place all modernization activities on a fast track within budgets and obligated completion dates.**
- **Maintain a clean and good appearance of all grounds to enhance curb appeal and compete with the private market.**

HACC Finance Department Goals:

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

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)

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)

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

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

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

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

Other PHA Goals and Objectives: (list below)

- 1. Continue operation of Memorandum of Understanding with the Housing Authority of the City of Las Vegas and the Housing Authority of the City of North Las Vegas which permits any voucher holder to locate and lease safe, decent and affordable housing (in accordance with all Section 8 requirements) any place within the Las Vegas Metropolitan Area (all of Clark County – 8,000 sq. miles, with a total population of approximately 1,400,000), regardless of local political boundaries.**
- 2. Continue all Section 504 activities to ensure that all applicants receive the benefits provided thereunder.**
- 3. Perform self-analysis of the wait lists to ensure that all applicable requirements are met.**
- 4. Increase affordable housing in Clark County by utilizing BLM Land to develop mixed income, mixed use properties using various financial strategies (i.e.: tax credit, bonds, project based Section 8).**

Annual PHA Plan
PHA Fiscal Year 2005
[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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 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:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|--|---|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |

| | | |
|-----|---|--|
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <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 <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 | 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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |

| | | |
|-----|---|---|
| N/A | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| X | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| N/A | 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 |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| JURISDICTION – COUNTY OF CLARK | | | | | | | |
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 30,879 | 5 | 5 | N/A | N/A | 5 | N/A |
| Income >30% but <=50% of AMI | 28,491 | 5 | 5 | N/A | N/A | 5 | N/A |
| Income >50% but <80% of AMI | 44,408 | 2 | 2 | N/A | N/A | 5 | N/A |
| Elderly | 26,361 | 5 | 5 | 5 | N/A | N/A | N/A |
| Families with Disabilities | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Hispanic | N/A | 5 | 5 | N/A | N/A | 5 | N/A |
| Afro/American | N/A | 5 | 5 | N/A | N/A | 5 | N/A |
| Caucasian | N/A | 3 | 3 | N/A | N/A | 5 | N/A |

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| JURISDICTION – CITY OF HENDERSON | | | | | | | |
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 1,093 | 5 | 5 | N/A | N/A | 5 | N/A |
| Income >30% but <=50% of AMI | 971 | 5 | 5 | N/A | N/A | 5 | N/A |
| Income >50% but <80% of AMI | 1,713 | 3 | 3 | N/A | N/A | 5 | N/A |
| Elderly | 618 | 5 | 5 | 5 | N/A | N/A | |
| Families with Disabilities | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Hispanic | N/A | 5 | 5 | N/A | N/A | 5 | N/A |
| Afro/American | N/A | 5 | 5 | N/A | N/A | 5 | N/A |
| Caucasian | N/A | 5 | 5 | N/A | N/A | 5 | N/A |

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

- Consolidated Plan of the Jurisdiction/s
**Indicate year: 2005-2009 County of Clark (Draft form)
2000-2005 City of Henderson**
- 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)

Clark County Consolidated Plan – 2005 to 2009, Draft Form

Cost Burden: The following summary is provided to illustrate the primary issues facing Southern Nevada concerning cost burden.

- As of 2000, approximately 10% of all households in the Clark County HOME Consortium Area were extremely low-income households.
- Of the 170,706 low- and moderate-income households in the Clark County HOME Consortium, 31.6% or 53,883 households are severely cost burdened.
- As can be logically expected, households between 0 and 30% of area median income are the most likely to be severely cost burdened, paying more than 50% of their income for housing costs. This translates to 28,114 households that are extremely low-income and severely cost burdened.
- A full 17% of all renters have a cost burden of 50% or more, meaning 31,790 renter households are severely cost burdened in Clark County at all income levels.
- 65% (20,133 households) of all extremely low-income renter households experienced a severe cost burden (50% or more of income for housing expense).
- 34% (9,658 households) of all low-income renter households experience a severe cost burden. (page 4-3)

Supply of Affordable Units (page 4-18)

In the Consortium, families with incomes below 30% of median family income (MFI) can afford:

- 7% of the affordable rental zero- to one- bedroom units.
- 5% of the affordable rental two-bedroom units
- 16% of the affordable rental three-plus-bedroom units

In the Consortium, families with incomes between 31 and 50% of MFI can afford:

- 17% of the affordable rental zero- to one- bedroom units.
- 11% of the affordable rental two-bedroom units
- 13% of the affordable rental three-plus-bedroom units

In the Consortium, families with incomes between 51 and 80% of MFI can afford:

- 76% of the affordable rental zero- to one- bedroom units.
- 85% of the affordable rental two-bedroom units
- 71% of the affordable rental three-plus-bedroom units

The large majority of the affordable rental units in the Consortium are affordable to those with incomes between 51 – 80% of MFI. This shows the need for the production of more affordable rental units for those with income below 50% of MFI.

Overcrowding *(page 4-7)*

Overcrowding is an indicator of unaffordable housing. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of household to buy or rent housing that provides a reasonable level of privacy and space.

The prevalence of overcrowding varies significantly by the income, type and size of the household. Generally, very low- and low-income households and large families are disproportionately affected by overcrowding. Overcrowding is also generally more prevalent among renters than owners.

Large families are defined as: *any family with five or more members*, by the U.S. Department of Housing and Urban Development. Meeting the housing needs of large families is made particularly difficult because market forces provides a strong incentive to produce multiple dwelling units, which have a larger number of one- and two-bedroom units and fewer three- and four-bedroom units..... The high cost of single-family homes makes it nearly impossible for large, low-income families to purchase a large home. Additionally, of the total large, low-income, renter households, in Clark County, approximately 60% overpay for rental housing.

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) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: ESPINOZA TERRACE, NV39-P013-002 | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 213 | | 18.8% |
| Extremely low income <=30% AMI | 192 | 90.1% | |
| Very low income (>30% but <=50% AMI) | 15 | 7.1% | |
| Low income (>50% but <80% AMI) | 6 | 2.8% | |
| Families with children | 23 | 10.8% | |
| Elderly families | 66 | 31.0% | |
| Families with Disabilities | 25 | 11.7% | |
| Race/ethnicity American Indian/ Alaska Native | 2 | 1.0% | |
| Race/ethnicity Asian | 9 | 4.2% | |
| Race/ethnicity Black/African American | 38 | 17.8% | |
| Race/ethnicity White | 162 | 76.0% | |
| Race/ethnicity Race Not Assigned | 2 | 1.0% | |

| Housing Needs of Families on the Waiting List | | | |
|--|-----|-------|-----------------|
| Race/ethnicity Hispanic or Latino | 42 | 19.7% | |
| Race/ethnicity Not Hispanic or Latino | 169 | 79.4% | |
| Race/ethnicity Ethnicity Not Assigned | 2 | .9% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | Annual Turnover |
| 1BR | 209 | 98.1% | 18.8% |
| 2 BR | 4 | 1.9% | 25.0% |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 Bedroom, 4 months, since 12/6/04 2 Bedroom, 48 months, since 4/20/01 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| Housing Needs of Families on the Waiting List | | | |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: LANDSMAN GARDENS, NV39-P013-003 | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 982 | | 22.0% |
| Extremely low income <=30% AMI | 858 | 87.4% | |
| Very low income (>30% but <=50% AMI) | 94 | 9.6% | |
| Low income (>50% but <80% AMI) | 30 | 3.0% | |
| Families with children | 912 | 92.9% | |
| Elderly families | 11 | 1.1% | |
| Families with Disabilities | 36 | 3.7% | |
| Race/ethnicity American Indian/ Alaska Native | 17 | 1.7% | |
| Race/ethnicity Asian | 23 | 2.3% | |
| Race/ethnicity Black/African American | 441 | 45.0% | |
| Race/ethnicity White | 484 | 49.3% | |
| Race/ethnicity Native Hawaiian/ Other Pacific Islander | 13 | 1.3% | |
| Race/ethnicity Not Assigned | 4 | .4% | |

| | | | |
|--|-----|-------|-----------------|
| Race/Ethnicity Hispanic or Latino | 209 | 21.3% | |
| Race/Ethnicity Not Hispanic or Latino | 769 | 78.3% | |
| Race/Ethnicity Not Assigned | 4 | .4% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | Annual Turnover |
| 1BR | | | |
| 2 BR | 449 | 45.7% | 11.7% |
| 3 BR | 336 | 34.2% | 20.6% |
| 4 BR | 167 | 17.0% | 23.1% |
| 5 BR | 30 | 3.1% | 20.0% |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <p style="text-align: center;">5 Bedroom is the only list open</p> If yes: How long has it been closed (# of months)? 2 Bedroom, 8 months, since 9/1/04 3 Bedroom, 8 months, since 9/1/04 4 Bedroom, 4 months, since 12/6/04 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| | | | |

| Housing Needs of Families on the Waiting List | | | |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: HAMPTON COURT, NV39-P013-005 | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1183 | | 28.0% |
| Extremely low income <=30% AMI | 1070 | 90.4% | |
| Very low income (>30% but <=50% AMI) | 91 | 7.7% | |
| Low income (>50% but <80% AMI) | 22 | 1.9% | |
| Families with children | 784 | 66.3% | |
| Elderly families | 35 | 3.0% | |
| Families with Disabilities | 66 | 5.6% | |
| Race/ethnicity American Indian/ Alaska Native | 20 | 1.7% | |
| Race/ethnicity Asian | 25 | 2.1% | |
| Race/ethnicity Black/African American | 504 | 42.6% | |
| Race/ethnicity White | 617 | 52.1% | |
| Race/ethnicity Native Hawaiian/ Other Pacific Islander | 11 | 1.0% | |
| Race/ethnicity Race Not Assigned | 6 | .5% | |

| Housing Needs of Families on the Waiting List | | | |
|---|-----|-------|-----------------|
| Race/ethnicity Hispanic or Latino | 214 | 18.1% | |
| Race/ethnicity Not Hispanic or Latino | 963 | 81.4% | |
| Race/ethnicity Ethnicity Not Assigned | 6 | .5% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | Annual Turnover |
| 1BR | 377 | 31.8% | 23.5% |
| 2 BR | 403 | 34.1% | 16.7% |
| 3 BR | 403 | 34.1% | 41.7% |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 0, 1, and 2 Bedrooms, 8 months, since 9/1/04 3 Bedroom, 4 months, since 12/6/04 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| 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 | 2237 | | 11.5% |
| Extremely low income <=30% AMI | 1987 | 88.8% | |
| Very low income (>30% but <=50% AMI) | 202 | 9.0% | |
| Low income (>50% but <80% AMI) | 48 | 2.2% | |
| Families with children | 1861 | 83.2% | |
| Elderly families | 120 | 5.4% | |
| Families with Disabilities | 87 | 3.9% | |
| Race/ethnicity American Indian/ Alaska Native | 24 | 1.1% | |
| Race/ethnicity Asian | 62 | 2.8% | |
| Race/ethnicity Black/African American | 943 | 42.1% | |
| Race/ethnicity White | 1165 | 52.1% | |
| Race/ethnicity Native Hawaiian/ Other Pacific Islander | 35 | 1.5% | |
| Race/ethnicity Not Assigned | 8 | .4% | |

| | | | |
|---|------|-------|-----------------|
| Race/ethnicity Hispanic or Latino | 502 | 22.4% | |
| Race/ethnicity Not Hispanic or Latino | 1727 | 77.2% | |
| Race/ethnicity Not Assigned | 8 | .4% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | Annual Turnover |
| 1BR | 276 | 12.3% | 12.9% |
| 2 BR | 939 | 42.0% | 15.3% |
| 3 BR | 755 | 33.8% | 7.8% |
| 4 BR | 267 | 11.9% | 6.7% |
| 5 BR | | | |
| 5+ BR | | | |
| <p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 4 months, since 12/6/04</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| 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 | 601 | | 10.0% |
| Extremely low income <=30% AMI | 382 | 63.6% | |
| Very low income (>30% but <=50% AMI) | 169 | 28.1% | |
| Low income (>50% but <80% AMI) | 50 | 8.3% | |
| Families with children | 307 | 51.1% | |
| Elderly families | 50 | 8.3% | |
| Families with Disabilities | 21 | 3.5% | |
| Race/ethnicity American Indian/ Alaska Native | 1 | .2% | |
| Race/ethnicity Asian | 7 | 1.1% | |
| Race/ethnicity Black/African American | 359 | 59.7% | |
| Race/ethnicity White | 227 | 37.8% | |
| Race/ethnicity Native Hawaiian/ Other Pacific Islander | 6 | 1.0% | |
| Race/ethnicity Race Not Assigned | 1 | .2% | |

| Housing Needs of Families on the Waiting List | | | |
|---|-----|-------|--|
| Race/ethnicity Hispanic or Latino | 62 | 10.3% | |
| Race/ethnicity Not Hispanic or Latino | 538 | 89.5% | |
| Race/ethnicity Ethnicity Not Assigned | 1 | 0.2% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 28 Months, 12/20/02 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Family Unification | | | |

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)
 - **Utilize the 501(c)(3) Corporation, Focused Living Management and Development Corporation to increase housing opportunities.**

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 2005 grants) | | |
| a) Public Housing Operating Fund | 2,848,952 | |
| b) Public Housing Capital Fund | 1,529,811 | |
| c) HOPE VI Revitalization | N/A | |
| d) HOPE VI Demolition | 791,428 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 21,497,803 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | N/A | |
| g) Resident Opportunity and Self-Sufficiency Grants | 135,127 | |
| h) Community Development Block Grant | N/A | |
| i) HOME | 0 | |
| Other Federal Grants (list below) | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | N/A | |
| 3. Public Housing Dwelling Rental Income | 1,810,575 | PHA Operations |
| 4. Other income (list below) | | |
| 5. Non-federal sources (list below) | | |
| Dept. of Aging | 20,000 | Senior Services |
| Section 8 Reserve Investment Income | 11,330 | Sec. 8 Operations |
| Section 8 Portable | 235,008 | |
| PH Investment | 3,090 | PH Operations |
| PH Resident Charges | 120,510 | PH Operations |
| | | |
| Total resources | 29,003,634 | |

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)
50
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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)

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

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

Download application from Website (haccnv.org)

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

1. How many site-based waiting lists will the PHA operate in the coming year? **3**

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **5 (3 Site based, 1 Community-wide, 1 Section 8)**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

Download application from Website (haccnv.org)

(3) Assignment

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

- One
- Two
- Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **one (1) offer only at Site Based Wait List.**

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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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
- 1** --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) **House Rules**

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)

- 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) **Prior HUD Assisted Housing**

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

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

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- PRIOR LANDLORD NAME & ADDRESS, FAMILY'S CURRENT ADDRESS, PRIOR VERIFIED DAMAGES TO PROPERTY.**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- SPECIAL PURPOSE VOUCHERS I.E.: MAINSTREAM and NON-ELDERLY DISABLED IN SUPPORT OF DESIGNATED HOUSING.**
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
- SPECIAL PURPOSE VOUCHER APPLICANTS QUALIFYING FOR THE FAMILY UNIFICATION PROGRAM ARE REFERRED FROM THE NEVADA STATE WELFARE OFFICE OR LOCAL REFERRAL AGENCIES FOR THAT SPECIFIC POPULATION.**

(3) Search Time

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

If yes, state circumstances below:

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

(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.

XX 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)

REFFERALS FROM NEVADA STATE WELFARE FOR SPECIAL PURPOSE VOUCHERS UNDER THE FAMILY UNIFICATION PROGRAM OR FROM LOCAL REFERRAL AGENCIES FOR THAT SPECIFIC POPULATION.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- 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) **FAMILY MAY REPORT DECREASED INCOME**

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)

CALCULATION OF PHA ACTUAL COST TO OPERATE UNITS OF THE SAME SIZE (COST TO OPERATE BASIS)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 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. **Attachment: nv013b01**
- 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 | 880 | 16% |
| Section 8 Vouchers | 2760 | 10% |
| Section 8 Certificates | NA | |
| Section 8 Mod Rehab | NA | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | NA | |
| Public Housing Drug Elimination Program (PHDEP) | NA | |
| | | |
| Other Federal Programs(list individually) | NA | |
| | | |

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - a. Admissions and Continued Occupancy Plan
 - b. House Rules
 - c. Property Manager Manual
 - d. Community Service Policy, Pet Policy, Eviction Policy.
 - e. Pest Control and Filter Change Schedules
 - f. Maintenance Plan
 - g. Procurement Policy

- (2) Section 8 Management: (list below)
 - a. Administrative Plan

- (3) Both Programs
 - a. Personnel Rules
 - b. Administrative Rules

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: **nv013a01**

-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: **nv013a01**

-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:
Miller Plaza and Hullum Homes

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: MILLER PLAZA 1b. Development (project) number: NV39-P013-006 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Hope VI Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input checked="" type="checkbox"/> Grant Number: NV39URD013D103 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>06/2004</u> |
| 5. Number of units affected: 70 Units 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 10/01/04, Relocation began b. Projected end date of activity: 08/31/05 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: SCATTERED SITES 1b. Development (project) number: NV39-P013-016 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: 07/01/05 |
| 5. Number of units affected: 26 |
| 6. Coverage of action (select one) <input checked="" 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: |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: SCATTERED SITES 1b. Development (project) number: NV39-P013-018 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: 07/01/05 |
| 5. Number of units affected: 44 |
| 6. Coverage of action (select one) <input checked="" 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: |

| Demolition/Disposition Activity Description | |
|--|---|
| 1a. Development name: SCATTERED SITES | |
| 1b. Development (project) number: NV39-P013-019 | |
| 2. Activity type: Demolition <input type="checkbox"/> | Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) | |
| Approved <input type="checkbox"/> | |
| Submitted, pending approval <input type="checkbox"/> | |
| Planned application <input checked="" type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: 07/01/05 | |
| 5. Number of units affected: 44 | |
| 6. Coverage of action (select one) | |
| <input checked="" 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: | |

| Demolition/Disposition Activity Description | |
|--|---|
| 1a. Development name: SCATTERED SITES | |
| 1b. Development (project) number: NV39-P013-023 | |
| 2. Activity type: Demolition <input type="checkbox"/> | Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) | |
| Approved <input type="checkbox"/> | |
| Submitted, pending approval <input type="checkbox"/> | |
| Planned application <input checked="" type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: 07/01/05 | |
| 5. Number of units affected: 47 | |
| 6. Coverage of action (select one) | |
| <input checked="" type="checkbox"/> Part of the development | |
| <input type="checkbox"/> Total development | |
| 7. Timeline for activity: | |
| a. Actual or projected start date of activity: | |
| b. Projected end date of activity: | |

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

(date submitted or approved:)

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

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: SCATTERED SITES |
| 1b. Development (project) number: NV39-P013-016 |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>11/25/03</u> |
| 5. Number of units affected: 10 |
| 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|--|--|
| 1a. Development name: SCATTERED SITES | |
| 1b. Development (project) number: NV39-P013-018 | |
| 5. Federal Program authority: | |
| <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) | |
| 5. Application status: (select one) | |
| <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application | |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>11/25/03</u> | |
| 5. Number of units affected: 6 | |
| 6. Coverage of action: (select one) | |
| <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|--|--|
| 1a. Development name: SCATTERED SITES | |
| 1b. Development (project) number: NV39-P013-019 | |
| 2. Federal Program authority: | |
| <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) | |
| 6. Application status: (select one) | |
| <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application | |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>11/25/03</u> | |
| 5. Number of units affected: 6 | |
| 6. Coverage of action: (select one) | |
| <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|--|--|
| 1a. Development name: SCATTERED SITES | |
| 1b. Development (project) number: NV39-P013-023 | |
| 2. Federal Program authority: | |
| <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) | |
| 3. Application status: (select one) | |
| <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application | |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>11/25/03</u> | |
| 5. Number of units affected: 3 | |
| 6. Coverage of action: (select one) | |
| <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |

B. Section 8 Tenant Based Assistance

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

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:

- **LIMITED TO FSS PARTICIPANTS**
- **REASONABLE ACCOMMODATION FOR PERSON WITH DISABILITIES ON A FIRST COME, FIRST SERVICE BASIS.**

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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? 06/06/04

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:
Plan to implement working preference.
- 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) |
| Job Placement | 50 | Other | Caring Helping Restoring Lives | Both |
| College Enrollment | 100 | Other | UNLV | Both |
| GED Prep | 75 | Other | Community College | Both |
| Financial Literacy | 250 | Other | Consumer Credit Counseling | Both |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2005 Estimate) | Actual Number of Participants (As of: 12/31/04) |
| Public Housing | 62 | 49 |
| Section 8 | 231 | 157 |

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

See attachment nv013c01.

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)

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

Hampton Court, Jones Gardens, Hullum Homes, Miller Plaza and Biegger Estates.

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)

3. Which developments are most affected? (list below) **Hampton Court and Miller Plaza**

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 Public Housing**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 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)]

See attachment, nv013d01.

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?
6/30/04, no findings.
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) **Asset Repositioning Plan**
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 as Attachment (File name) **nv013f01.**
- 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:
1. **Capital Fund, FY 2005, Schaffer Heights - 009:**
 - a. **Added: Security Screen Doors, \$15,000**
 - b. **Added: Interior Paint, \$15,000**
 - c. **Moved Common Bldgs from 2006, \$20,000**
 2. **Capital Fund, FY 2005, Hullum Homes - 007**
 - a. **Reduced rehabilitation of units to \$202,394**
 3. **Capital Fund, FY 2006, Schaffer Height -009:**
 - a. **Changed "Common Bldg" to "Exterior Stucco and Paint".**
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
- THE RESIDENT WAS SELECTED AND APPOINTED UNDER CFR 964.420, CFR 964.410 and NRS CHAPTER 315.**

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **COUNTY OF CLARK AND CITY OF HENDERSON.**

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

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

Other: (list below)

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

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

The Clark County Housing Authority has received direct financial support from Clark County for housing purposes almost every year from County/consortium allocations of Federal CDBG funds, and on several occasions from Federal HOME Funds. The most recent includes 1.5 Million in HOME Funds for a TBRA program and \$750,000 in HOME Funds for the redevelopment of Miller Plaza and Brown Homes.

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

D. Other Information Required by HUD

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

Attachments

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

nv013a01: FY2002, FY2003, FY2004 and FY 2005 Annual Statement/Performance and Evaluation Report – Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

- Part I: Summary, (Grant No: NV39-P013-50102 CFP 2002)
- Part II: Supporting Pages, (Grant No: NV39-P013-50102 CFP 2002)
- Part III: Implementation Schedule, (Grant No: NV39-P013-50102 CFP 2002)

- Part I: Summary, (Grant No: NV39-P013-50102 CFP 2002 Bonus)
- Part II: Supporting Pages, (Grant No: NV39-P013-50102 CFP 2002 Bonus)
- Part III: Implementation Schedule, (Grant No: NV39-P013-50102 CFP 2002 Bonus)

- Part I: Summary, (Grant No: NV39-P013-2003 CFP)
- Part II: Supporting Pages, (Grant No: NV39-P013-2003 CFP)
- Part III: Implementation Schedule, (Grant No: NV39-P013-2003 CFP)

- Part I: Summary, (Grant No: NV39-P013-50203 CFP 2003)
- Part II: Supporting Pages, (Grant No: NV39-P013-50203 CFP 2003)
- Part III: Implementation Schedule, (Grant No: NV39-P013-50203 CFP 2003)

- Part I: Summary, (Grant No: NV39-P013-2004 CFP)
- Part II: Supporting Pages, (Grant No: NV39-P013-2004 CFP)
- Part III: Implementation Schedule, (Grant No: NV39-P013-2004 CFP)

- Part I: Summary, (Grant No: NV39-P013-2005 CFP)
- Part II: Supporting Pages, (Grant No: NV39-P013-2005 CFP)
- Part III: Implementation Schedule, (Grant No: NV39-P013-2005 CFP)

Capital Fund Program Five-Year Action Plan – FY 2006-FY2009

- Part I: Summary
- Part II: Supporting Pages

Attachments (con't)

nv013b01: Organizational Chart

nv013c01: Community Service Policy

nv013d01: Pet Policy

nv013e01: Resident Satisfaction Assessment Subsystem (RASS) Results,
Follow-up Plan to Survey Results.

nv013f01: Resident Advisory Board Meeting Information and Comments.

nv013g01: Project Based Voucher Program.

nv013h01: County Certification of Consistency with Consolidated Plan

nv013i01: Henderson Certification of Consistency with Consolidated Plan.

nv013j01: Certification of Payments.

nv013k01: Standard Form-LLL Disclosure of Lobbying Activities.

nv013l01: PHA Certifications of Compliance with the PHA Plans and Related Regulations.

nv013m01: Board Resolution No . 2005-4 Requesting Board of Commissioners
Approval of the PHA's Five-Year and Annual Plan.

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|---|--|------------------------------|
| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | Grant Type and Number Capital Fund Program Grant No: NV39P01350102 CFP 2002 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|---|--|------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/04
 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 | | | | |
| 3 | 1408 Management Improvements | \$114,273.00 | \$74,403.16 | \$74,403.16 | \$47,964.94 |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | \$1,583.00 | \$1,583.00 | \$1,583.00 | \$1,583.00 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$67,000.00 | \$71,140.00 | \$71,140.00 | \$71,140.00 |
| 10 | 1460 Dwelling Structures | \$988,000.00 | \$1,018,029.84 | \$1,018,029.84 | \$1,007,375.97 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | \$65,000.00 | \$65,000.00 | \$65,000.00 | \$65,000.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495 Relocation Costs | | \$5,700.00 | \$5,700.00 | \$5,700.00 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | | | | | |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,235,856.00 | \$1,235,856.00 | \$1,235,856.00 | \$1,198,763.91 |
| 30 | Amount of line 21 Related to LBP Activities | | | | |
| 31 | Amount of line 21 Related to Section 504 compliance | | | | |
| 32 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 33 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 34 | 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: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | | Grant Type and Number Capital Fund Program Grant No: NV39P01350102 CFP 2002 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 | |
| NV39-P013-002 Espinoza Terrace | Repair Stucco, FA | 1460 | 10 | \$40,000.00 | \$53,499.33 | \$53,499.33 | \$53,499.33 | Completed |
| | Trim Trees | 1450 | 220 | \$22,000.00 | \$7,958.70 | \$7,958.70 | \$7,958.70 | Completed |
| | Exterior, Paint | 1460 | | \$0.00 | \$23,352.45 | \$23,352.45 | \$23,352.45 | Completed |
| | Security Screens | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | | SUBTOTAL | \$62,000.00 | \$84,810.48 | \$84,810.48 | \$84,810.48 | |
| NV39-P013-003 Landsman Gardens | Abate Ceilings - Phase 1 | 1460 | | \$0.00 | \$6,699.84 | \$6,699.84 | \$6,699.84 | Completed |
| | Tree Trimming | 1450 | | \$0.00 | \$15,326.24 | \$15,326.24 | \$15,326.24 | Completed |
| | | | SUBTOTAL | \$0.00 | \$22,026.08 | \$22,026.08 | \$22,026.08 | Completed |
| NV39-P013-005 Hampton Court | Abate Ceilings - Phase 3, | 1460 | 40 | \$132,000.00 | \$8,687.18 | \$8,687.18 | \$8,687.18 | Completed |
| | Replace Ceilings Phase 3, FA, | 1460 | 40 | \$88,000.00 | \$65,829.67 | \$65,829.67 | \$65,829.67 | Completed |
| | Rehabilitate Unit Structures, Phase 3, Contract | 1460 | 40 | \$0.00 | \$505,307.17 | \$505,307.17 | \$505,307.17 | Completed |
| | Replace Power Panels Phase 3, | 1460 | 40 | \$186,000.00 | \$70,300.66 | \$70,300.66 | \$70,300.66 | Completed |
| | Add Exterior Surfacing, FA, | 1460 | 100 | \$20,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Replace Stoves FA | 1460 | 100 | \$22,000.00 | \$20,015.42 | \$20,015.42 | \$20,015.42 | Completed |
| | Install A/C Units, Phase 3, FA | 1460 | 40 | \$164,000.00 | \$12.11 | \$12.11 | \$12.11 | Completed |
| | Replace Refrigerators | 1460 | 16 | \$38,000.00 | \$14,160.00 | \$14,160.00 | \$13,530.05 | In Progress |
| | Install Solar Screens, FA | 1460 | 500 | \$30,000.00 | \$41,101.30 | \$41,101.30 | \$41,101.30 | Completed |
| | Replace Doors, FA | 1460 | 100 | \$88,000.00 | \$42,732.98 | \$42,732.98 | \$42,732.98 | Completed |
| | Replace Cabinets, Phase 3, FA | 1460 | 40 | \$30,000.00 | \$0.00 | \$0.00 | \$0.00 | Completed |
| | Stucco Exteriors, Phase 3, FA | 1460 | 40 | \$150,000.00 | \$35,655.30 | \$35,655.30 | \$25,631.38 | In Progress |
| | Tree Trimming | 1450 | 75 | \$10,000.00 | \$7,320.00 | \$7,320.00 | \$7,320.00 | |
| | Landscaping | 1450 | | \$0.00 | \$13,500.00 | \$13,500.00 | \$13,500.00 | Completed |
| | Repair Siding | 1460 | | \$0.00 | \$586.30 | \$586.30 | \$586.30 | Completed |
| | Replace Carpet | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Kitchen/Bath Upgrade | 1460 | | \$0.00 | \$19.49 | \$19.49 | \$19.49 | Completed |
| | Duct Systsem | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Water Heaters | 1460 | | \$0.00 | \$6,065.79 | \$6,065.79 | \$6,065.79 | Completed |
| | Tubs, Valves, & Faucets | 1460 | | \$0.00 | \$14,677.56 | \$14,677.56 | \$14,677.56 | Completed |
| | | | SUBTOTAL | \$958,000.00 | \$845,970.93 | \$845,970.93 | \$835,317.06 | |
| NV39-P013-008 Biegger Estates | Tree Trimming | 1450 | 75 | \$10,000.00 | \$4,140.00 | \$4,140.00 | \$4,140.00 | completed |
| | Air Conditioners | 1460 | | \$0.00 | \$6,153.14 | \$6,153.14 | \$6,153.14 | Completed |
| | R/R Power Panels | 1460 | | \$0.00 | \$8,553.40 | \$8,553.40 | \$8,553.40 | Completed |
| | | | SUBTOTAL | \$10,000.00 | \$18,846.54 | \$18,846.54 | \$18,846.54 | |
| NV39-P013-009 Schaffer Heights | Tree Trimming | 1450 | 200 | \$20,000.00 | \$4,739.00 | \$4,739.00 | \$4,739.00 | Completed |
| | Replace Exterior Lights | 1450 | | \$0.00 | \$1,404.44 | \$1,404.44 | \$1,404.44 | Completed |
| | Block Wall | 1450 | | \$0.00 | \$8,475.00 | \$8,475.00 | \$8,475.00 | Completed |
| | | | SUBTOTAL | \$20,000.00 | \$14,618.44 | \$14,618.44 | \$14,618.44 | |
| NV39-P013-010 Jones Gardens | Tree Trimming | 1450 | 10 | \$0.00 | \$3,251.62 | \$3,251.62 | \$3,251.62 | Completed |
| | Air Conditioners | 1460 | | \$0.00 | \$94,620.75 | \$94,620.75 | \$94,620.75 | Completed |
| | | | SUBTOTAL | \$0.00 | \$97,872.37 | \$97,872.37 | \$97,872.37 | |

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | | | Grant Type and Number Capital Fund Program Grant No: NV39P01350102 CFP 2002 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 | |
|---|---|---------|--|---|-----------|------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| NV39-P013-002 Espinoza Terrace | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-003 Landsman Gardens | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-005 Hampton Court | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-006 Miller Plaza | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-007 Hullum Homes | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-008 Biegger Estates | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-009 Schaffer Heights | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-010 Jones Gardens | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| NV39-P013-016 Scattered Sites | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
| PHA Wide Management Improvements | 8/20/2004 | | | 8/20/2006 | 8/20/2005 | | |
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Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|---|--|------------------------------|
| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | Grant Type and Number Capital Fund Program Grant No: NV39P01350102 CFP 2002 Bonus Funds Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|---|--|------------------------------|

- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/04
 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 | | | | |
| 3 | 1408 Management Improvements | \$166,545.00 | \$106,414.84 | \$106,414.84 | \$106,414.84 |
| 4 | 1410 Administration | \$161,528.00 | \$161,528.00 | \$161,528.00 | \$161,528.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | \$60,130.16 | \$60,130.16 | \$60,130.16 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | | | | | |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | Amount of Annual Grant: (sum of lines 2 – 20) | \$328,073.00 | \$328,073.00 | \$328,073.00 | \$328,073.00 |
| 30 | Amount of line 21 Related to LBP Activities | | | | |
| 31 | Amount of line 21 Related to Section 504 compliance | | | | |
| 32 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 33 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 34 | 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 I: Summary

| | | |
|---|---|------------------------------|
| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | Grant Type and Number Capital Fund Program Grant No: NV39-P01350103 CFP 2003 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|---|------------------------------|

- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/04
 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 | \$128,678.00 | \$128,678.00 | \$128,678.00 | \$128,678.00 |
| 3 | 1408 Management Improvements | \$323,056.00 | \$281,524.65 | \$236,133.00 | \$197,296.56 |
| 4 | 1410 Administration | \$161,528.00 | \$196,514.35 | \$196,514.35 | \$196,514.35 |
| 5 | 1411 Audit | \$1,583.00 | \$1,583.00 | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$40,000.00 | \$57,908.76 | \$57,908.76 | \$21,659.23 |
| 10 | 1460 Dwelling Structures | \$585,931.00 | \$574,567.24 | \$510,486.20 | \$184,483.15 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | \$46,000.00 | \$46,000.00 | \$28,724.50 | \$28,724.50 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$0.00 | | | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | | | | | |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,286,776.00 | \$1,286,776.00 | \$1,158,444.81 | \$757,355.79 |
| 30 | Amount of line 21 Related to LBP Activities | | | | |
| 31 | Amount of line 21 Related to Section 504 compliance | | | | |
| 32 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 33 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 34 | 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: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | | Grant Type and Number Capital Fund Program Grant No: NV39-P01350103 CFP 2003 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 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 Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| NV39-P013-002 | | | | | | | | |
| Espinoza Terrace | Install Solar Screens, FA, 500 | 1460 | 500 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Replace Smoke Detectors,FA,100 | 1460 | 100 | \$4,000.00 | \$0.00 | \$0.00 | \$0.00 | In Progress |
| | Concrete Repair | 1450 | 1 EA | \$30,000.00 | \$30,000.00 | \$30,000.00 | \$1,073.68 | In Progress |
| | Trim Trees | 1450 | | \$0.00 | \$15,690.00 | \$15,690.00 | \$15,690.00 | Completed |
| | | | SUBTOTAL | \$34,000.00 | \$45,690.00 | \$45,690.00 | \$16,763.68 | |
| NV39-P013-005 | Air Condition Units | 1460 | 30 EA | \$67,600.00 | \$67,600.00 | \$67,600.00 | \$1,894.72 | In Progress |
| Hampton Court | Bathroom Fixtures | 1460 | 30 EA | \$101,530.00 | \$101,530.00 | \$101,530.00 | \$32,513.64 | In Progress |
| | Countertops and sinks | 1460 | 1 EA | \$22,000.00 | \$22,000.00 | \$22,000.00 | \$2,000.00 | In Progress |
| | Electrical, switches & outlets | 1460 | 1 EA | \$121,720.00 | \$121,720.00 | \$121,720.00 | \$39,810.38 | In Progress |
| | Exterior, Stucco | 1460 | 30 EA | \$62,500.00 | \$62,500.00 | \$39,649.82 | \$2,137.78 | In Progress |
| | Landings, Replace | 1460 | 1 EA | \$50,000.00 | \$29,322.77 | \$0.00 | \$0.00 | In Progress |
| | | | SUBTOTAL | \$425,350.00 | \$404,672.77 | \$352,499.82 | \$78,356.52 | |
| NV39-P013-003 | Trim Trees | 1450 | | \$0.00 | \$2,218.76 | \$2,218.76 | \$2,218.76 | Completed |
| Landsman Gardens | Security Screens | 1460 | | \$15,126.00 | \$15,126.00 | \$15,126.00 | \$0.00 | In Progress |
| | | | SUBTOTAL | \$15,126.00 | \$17,344.76 | \$17,344.76 | \$2,218.76 | |
| NV39-P013-006 | | | | | | | | |
| Miller Plaza | Relocate Hall Lights, FA, | 1460 | 70 | \$3,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | | SUBTOTAL | \$3,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| NV39-P013-008 | Paint Exterior, FA | 1460 | 119 | \$35,000.00 | \$35,000.00 | \$35,000.00 | \$3,266.25 | In Progress |
| Biegger Estates | Replace Smoke Detectors, FA | 1460 | 119 | \$5,000.00 | \$5,000.00 | \$5,000.00 | \$0.00 | In Progress |
| | | | SUBTOTAL | \$40,000.00 | \$40,000.00 | \$40,000.00 | \$3,266.25 | |
| NV39-P013-009 | Repair Concrete, FA | 1450 | 800sq ft | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$2,676.79 | In Progress |
| Schaffer Heights | Paint Stucco, FA | 1460 | 75 | \$35,000.00 | \$35,000.00 | \$23,091.91 | \$23,091.91 | In Progress |
| | | | SUBTOTAL | \$45,000.00 | \$45,000.00 | \$33,091.91 | \$25,768.70 | |
| NV39-P013-010 | Paint Exterior, FA | 1460 | 90 | \$45,000.00 | \$79,768.47 | \$79,768.47 | \$79,768.47 | Completed |
| Jones Gardens | Exterior, Stucco | 1460 | 280 Yds | \$0.00 | \$0.00 | | | |
| | | | SUBTOTAL | \$45,000.00 | \$79,768.47 | \$79,768.47 | \$79,768.47 | |
| PHA Wide | Equipment, Maintenance | | | | | | | |
| | Vehicles, Maintenance Truck | 1475 | 1 | \$30,000.00 | \$30,000.00 | \$28,724.50 | \$28,724.50 | Completed |
| | Mower | 1475 | 1 | \$16,000.00 | \$16,000.00 | \$0.00 | \$0.00 | |
| | | | SUBTOTAL | \$46,000.00 | \$46,000.00 | \$28,724.50 | \$28,724.50 | |
| | Contingency | 1502 | | \$18,455.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | | SUBTOTAL | \$18,455.00 | \$0.00 | \$0.00 | \$0.00 | |
| | Operations | | | | | | | |

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | | | Grant Type and Number Capital Fund Program Grant No: NV39-P01350103 CFP 2003 Replacement Housing Factor Grant 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 | |
| NV39-P013-002 Espinoza Terrace | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-003 Landsman Gardens | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-005 Hampton Court | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-006 Miller Plaza | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-007 Hullum Homes | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-008 Biegger Estates | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-009 Schaffer Heights | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-010 Jones Gardens | 9/30/2005 | | | 9/30/2007 | | | |
| NV39-P013-016 Scattered Sites | 9/30/2005 | | | 9/30/2007 | | | |
| PHA Wide Management Improvements | 9/30/2005 | | | 9/30/2007 | | | |
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Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|---|---|------------------------------|
| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | Grant Type and Number Capital Fund Program Grant No: NV39-P01350203 Bonus Funds 2003 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|---|------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/30/04
 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 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$256,451.00 | \$256,451.00 | \$256,451.00 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | Amount of Annual Grant (Sum of lines 2 - 23) | \$256,451.00 | \$256,451.00 | \$256,451.00 | |
| 25 | Amount of line 24 Related to LBP Activities | | | | |
| 26 | Amount of line 24 Related to Section 504 Compliance | | | | |
| 27 | Amount of line 24 Related to Security - Soft Costs | | | | |
| 28 | Amount of line 23 Related to Securty - Hard Costs | | | | |
| 29 | Amount of line 24 Related to Energy Conservation Measures | | | | |
| 30 | Collateralization Expenses or Debt Sservice | | | | |

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|---|--|------------------------------|
| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV | Grant Type and Number Capital Fund Program Grant No: NV39-P01350104 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|--|------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

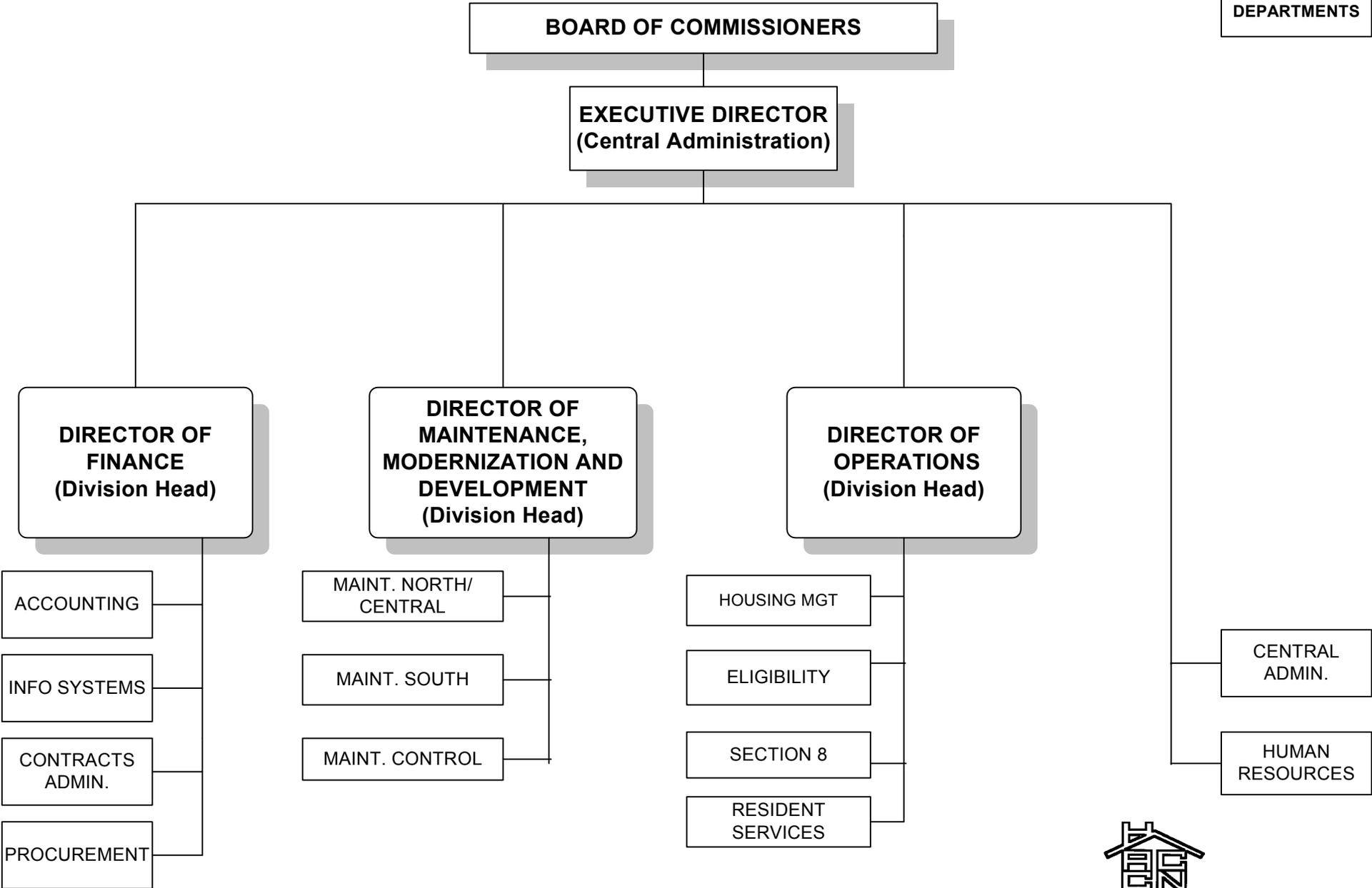
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|----------------|-------------------|--------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$152,981.00 | \$152,981.00 | \$152,981.00 | \$152,981.00 |
| 3 | 1408 Management Improvements | \$323,056.00 | \$323,056.00 | \$304,502.00 | \$1,062.09 |
| 4 | 1410 Administration | \$161,528.00 | \$161,528.00 | \$161,528.00 | \$42,490.60 |
| 5 | 1411 Audit | \$1,583.00 | \$1,583.00 | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | \$268,620.00 | | |
| 10 | 1460 Dwelling Structures | \$853,763.00 | \$585,143.00 | | \$4,084.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | \$30,000.00 | \$30,000.00 | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$6,900.00 | \$6,900.00 | \$6,900.00 | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | | | | | |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,529,811.00 | \$1,529,811.00 | \$625,911.00 | \$200,617.69 |
| 30 | Amount of line 21 Related to LBP Activities | | | | |
| 31 | Amount of line 21 Related to Section 504 compliance | | | | |
| 32 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 33 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 34 | Amount of line 21 Related to Energy Conservation Measures | | | | |

**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA
 ORGANIZATIONAL CHART - OVERALL STRUCTURE
 DIVISIONS AND DEPARTMENTS EFFECTIVE SEPTEMBER 15, 2004**

LEGEND

DIVISIONS

DEPARTMENTS





HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

5390 East Flamingo Road, Las Vegas, NV 89122-5335

Phone: (702) 451-8041 Fax: (702) 451-3039 TDD: (702) 922-1558

COMMUNITY SERVICE POLICY
[24 CFR Part 960 Subpart F and 24 CFR 903.7]

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 mandates Public Housing Authorities to require that adults living in public housing comply with community service requirements. On March 29, 2000, the Changes to Admission and Occupancy Requirements in the Public Housing and Section 8 Housing Assistance Program Final Rule was published in the Federal Register. Clark County Housing Authority (CCHA) has implemented this requirement effective January 1, 2001.

A. REQUIREMENT

Each adult resident of CCHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month; or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program)

B. EXEMPTIONS

CCHA shall provide an exemption from the community service requirement for any individual who:

Is 62 years of age or older;

Is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

Is engaged in a work activity as defined in section 407[d] of the Social Security Act;

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

CCHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

CCHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the CCHA definition includes:

Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.

CCHA will give residents the greatest choice possible in identifying community service opportunities.

CCHA will consider a broad range of self-sufficiency opportunities.

D. ANNUAL DETERMINATIONS

Requirement - For each public housing resident subject to the requirement of community service, CCHA shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

CCHA will verify compliance annually. If qualifying activities are administered by an organization other than CCHA, CCHA will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If CCHA determines that a resident subject to the community service requirement has not complied with the requirement, CCHA shall notify the resident of such noncompliance, and that:

The determination of noncompliance is subject to the administrative grievance procedure under the CCHA's Grievance Procedures; and

Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

CCHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless CCHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

CCHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.



HOUSING AUTHORITY CLARK COUNTY, NEVADA

5390 EAST FLAMINGO ROAD • LAS VEGAS, NEVADA 89122-5335
PHONE (702) 451-8041 • FAX (702) 922-1626

JOHN SIMMONS, CHAIRMAN
DOROTHY J. KIDD, VICE CHAIRMAN
FERNANDO ROMERO, COMMISSIONER
HARRIETT L. REYNOLDS, COMMISSIONER
BARBARA ROBINSON, J.D., COMMISSIONER

BETTY J. TURNER, EXECUTIVE DIRECTOR

NOTICE TO RESIDENTS OF PUBLIC HOUSING

DATE: March 17, 2003

TO: **Residents of Public Housing** (Espinoza Terrace, Landsman Gardens, Hampton Court, Miller Plaza, Jones Gardens, Hullum Homes, Biegger Estates, Schaffer Heights, Simmons Manor, Scattered Sites)

FROM: Gustavo Ramos, Jr., Deputy Executive Director

The Quality Housing and Work Responsibility Act of 1998, mandates that **all adult residents** of public housing are **required to perform eight (8) hours of community service each month, or participate in a self-sufficiency program for at least eight hours each month or a combination of the two totaling eight hours each month** (42 USC 1437j). This requirement does not apply to various exempt groups such as elderly persons (age 62 and older), or certain disabled individuals and others (24 CFR 960.600-609).

The community service requirement was temporarily suspended under the FY 2002 VA-HUD appropriations act and HACC residents were notified during December 2001. **The FY 2003 Omnibus Appropriations Act signed by the president on February 20, 2003, allows the public housing community service to take effect once again.**

THIS NOTICE BECOMES EFFECTIVE APRIL 1, 2003.

1. **Each household member, between the ages of 18 and 62, and not working must meet this requirement. Please contact your Property Manager immediately** for details on how to assure you met the requirement of eight(8) hours of community service per month.
2. If the household member is currently under 18 years of age, is actively working, is a full-time student, or receives TANF, this requirement does not apply to them. However, if their status changes, the community service requirement may then apply. Remember to report all changes to your property manager.
3. For a household member to be exempt according to the criteria listed in the first paragraph, they must self-certify. Please contact your property manager for the proper form to be signed and placed in your file.
4. **IMPORTANT – This is a mandatory requirement according to Federal Regulations. Noncompliance may result in lease not being renewed.**

The detailed community service policy is posted with this notice and a copy is also available upon request. Please refer any questions to the Property Manager at your site.

Cc: Betty Turner, Executive Director
Property Managers

Attachment: Community Service Policy with Posted Notice

**THIS IS A RESIDENT ORIENTED NOTICE
AND MUST BE POSTED IN THE RENTAL OFFICES**



HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

5390 East Flamingo Road, Las Vegas, NV 89122-5335

Phone: (702) 451-8041 Fax: (702) 435-3039 TDD: (702) 922-1558

PET POLICY **[24 CFR 5.309]**

INTRODUCTION

Housing Authorities have discretion to decide whether or not to develop policies pertaining to the keeping of pets in public housing units. This policy explains Clark County Housing Authority's (CCHA) policies on the keeping of pets and any criteria or standards pertaining to the policy.

The rules adopted are reasonably related to the legitimate interest of CCHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of CCHA.

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

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

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

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

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

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

That there is a person with disabilities in the household;

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

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by CCHA management.

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

Registration of Pets

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



Dogs and cats must be spayed or neutered.

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

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

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

Refusal To Register Pets

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

CCHA will refuse to register a pet if:

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

Keeping the pet would violate any House Pet Rules;

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

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

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

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

B. STANDARDS FOR PETS

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

Persons With Disabilities

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

That there is a person with disabilities in the household;

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

That the animal actually assists the person with the disability.



Types of Pets Allowed

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

Guidelines and Restrictions for Dogs and Cats

Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Maximum height: 20” at shoulder at full growth

Must adhere to breed restrictions found elsewhere in this policy.

Must be spayed or neutered.

Must be housebroken.

Must have all required inoculations.

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

Cats

Maximum number: 1

Must be spayed or neutered.

Must have all required inoculations.

Must be trained to use a litter box.

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

Guidelines and Restrictions for Small Caged Animals and Fish

Birds

Maximum number: 2

Must be enclosed in a cage at all times.

Fish

Maximum aquarium size: 20 gallons

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



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

Maximum number: 1

Must be enclosed in an acceptable cage at all times.

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

Turtle

Maximum number: 1

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

Types of Pets Not Allowed

Common household pets permitted in dwelling units do not include:

Animals who would be allowed to produce offspring for sale.

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

Animals of species commonly used on farms.

Non-human primates.

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

Pot-bellied pigs.

Snakes, lizards, spiders, chickens.

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

Any animals whose weight could exceed 30 pounds by adulthood.

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

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

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



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

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

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

C. PETS TEMPORARILY ON THE PREMISES

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

Residents are prohibited from feeding or harboring stray animals.

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

D. ADDITIONAL FEES AND DEPOSITS FOR PETS

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

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

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

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

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

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

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

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

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



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

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

Fumigation of the dwelling unit;

Common areas of the project.

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

E. ALTERATIONS TO UNIT

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

F. PET WASTE REMOVAL CHARGE

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

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

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

The cost of repairs and replacements to the dwelling unit;

Fumigation of the dwelling unit.

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

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

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

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

G. PET AREA RESTRICTIONS

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



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

H. NOISE

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

I. CLEANLINESS REQUIREMENTS

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

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

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

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

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

J. PET CARE

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

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

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

K. RESPONSIBLE PARTIES

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

L. INSPECTIONS

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



M. PET RULE VIOLATION NOTICE

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

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

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

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

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

N. NOTICE FOR PET REMOVAL

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

The Notice shall contain:

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

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

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

O. TERMINATION OF TENANCY

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

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

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



P. PET REMOVAL

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

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

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

Q. EMERGENCIES

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

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





HOUSING AUTHORITY CLARK COUNTY, NEVADA

5390 EAST FLAMINGO ROAD • LAS VEGAS, NEVADA 89122-5335
PHONE (702) 451-8041 • FAX (702) 922-1626

JOHN SIMMONS, CHAIRMAN
DOROTHY J. KIDD, VICE CHAIRMAN
FERNANDO ROMERO, COMMISSIONER
BARBARA ROBINSON, J.D., COMMISSIONER
TAMMY MADDOX, COMMISSIONER

PATRICIA SHERWIN-LUCAS, ACTING EXEC. DIRECTOR.

2005 ANNUAL PLAN RESIDENT SATISFACTION ASSESSMENT SUBSYSTEM (RASS) RESULTS FOLLOW-UP PLAN TO SURVEY RESULTS

The Housing Authority of the County of Clark, Nevada scored below the national average in three (3) survey sections. Those survey sections and scores are as follows:

| <u>Survey Section</u> | <u>Score</u> |
|-------------------------|--------------|
| Communication | 72.8% |
| Safety | 75.1% |
| Neighborhood Appearance | 63.8% |

The follow up plan for improvement is as follows:

I. Communication – Score: 72.8%, National Average 72.9%

The population of the Housing Authority of the County of Clark, Nevada (HACC) residents is transitory in nature and the properties are geographically scattered. The Public Housing community encompasses apartment complexes as well as Scattered Site units in both Clark County and in Henderson, Nevada, the fastest growing metropolitan area in the United States. Review of unit turnover shows turnover rates ranging from a low of 10% to a high of 31% for the program. With the transitory nature of the community and the wide geographic distribution of the properties, communication is difficult to maintain with all households. Not one specific method is effective for all properties.

In order to improve the level of communication with our residents and the Authority's ability to gauge resident satisfaction with its customer service delivery, Property Managers conduct Quality Control follow-up surveys with residents. The Property Managers select a representative sampling (10-20%) of completed work orders each month and, in turn, contact the residents and inquire into the level of satisfaction they have with the quality of the work performed, the timeliness, professionalism of staff performing the work, and any other comments they may have regarding our customer service. These follow-up inquiries have provided valuable feedback from the residents and have increased the managers' communications with them. Additionally, Property Managers are to attend monthly resident council meetings that are held at the various developments. The monthly meetings give residents another forum in which to provide the Authority with feedback on any issues or concerns they may have. With the average public housing site consisting of no more than 100 units, Property Managers routinely walk their properties and can determine what methods of communication (newsletter, resident council involvement, etc.) work best for their specific environment and resident population. They are to assure the methods selected will be done on a regular basis (weekly or monthly), and they are held accountable by providing updates at their regularly scheduled meetings and in their monthly reports to the Board of Commissioners.

HACC will continue to hold the annual resident meetings on the Capital Fund. HACC will continue to encourage formation of Resident Councils at all the developments as a means for tenants to learn about the activities of HACC.

II. Safety – Score: **75.8%** National Average **78.1%**

Perceptions regarding safety are of major concern to our residents as it is within the general community. The rapid growth in the Las Vegas/Clark County area, has underscored this as an issue of great importance. Authority personnel are actively involved with law enforcement agencies in Henderson and in Metropolitan Las Vegas to share information regarding criminal activity in and around its developments, and methods residents can use to increase safety and security in their communities. Property Managers hold monthly meetings with the Henderson and Las Vegas Metropolitan Police Departments to discuss current safety issues and, on invitation from the resident councils, the police departments attend monthly resident council meetings. Additionally, residents are encouraged to attend the monthly “First Tuesday” meetings that are held at the police department community area command centers. These meetings provide residents with invaluable information regarding ways to deter crimes such as car theft/car-jacking, home invasion robberies, identity theft, elder abuse, etc.

The current resident screening process includes fingerprinting and nationwide Criminal Background Checks. Since the implementation of this process, the number of applicants withdrawn for drug or criminal related activity has dramatically increased. The Authority is also considering implementation of screening existing adult household members every two to three years.

III. Neighborhood Appearance – Score: **63.8%** National Average **73.0%**

The Authority is committed to increasing the quality of neighborhood appearance and curb appeal of its developments. Property Managers conduct daily/weekly site inspections to identify and report conditions that negatively impact curb appeal and the general neighborhood appearance. These inspections include, but are not limited to, the grounds, common areas, parking areas, recreation areas, and building exteriors. These inspections are intended to develop a continuous log and a system of rapid response to remove broken glass, graffiti, trash, litter, and abandoned vehicles. Groundskeepers, assigned to specific developments, pick up trash and litter each workday and monitor the playgrounds.

Each development is scheduled for pest control extermination on a regular basis, and residents may request additional services at any time. The Housing Authority recently completed Physical Needs Assessments of all of its developments. These assessments will provide necessary details and recommendations that will address some of the Safety and Neighborhood Appearance issues. Other areas being addressed through the Capital Fund include playgrounds and exterior paint/stucco repair.



HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

5390 East Flamingo Road, Las Vegas, NV 89122-5335

Phone: (702) 922-1500 Fax: (702) 922-1626 TDD: (702) 922-1558

Subject: Resident Advisory Board Meeting for 2005 Annual Plan and 5-Year Plan

The Resident Advisory Board met on February 4, 2005, at 10:00 a.m. in the Boardroom, Administrative Building of the Housing Authority Clark County (HACC).

Resident Advisory Committee (name, development, program)

Nitza Brand (Section 8 Choice Vouchers)
Jerry Johnson (Schaffer Heights, Public Housing Senior)
Joe Kokinda (Schaffer Heights, Public Housing Senior)
Lisa Lucero (Section 8 Choice Vouchers)
Sharon Norwood-Ross (Scattered Sites, Public Housing)

HACC Personnel Attendees

Laura Coleman, Section 8 Assistant
Martha Floyd, Acting Resident Program Coordinator
Karen Gratopp, Acting Director of Operations
Bob Herrera, Maint. & Devel. Supervisor
James Jackson, Property Manager
Jim Keefe, Maint. & Devel. Supervisor
Beatrice Lee, Support Services Administrator
Patricia Sherwin-Lucas, Acting Executive Director

A total of 34 program participants were invited from the Section 8 Voucher and Public Housing programs. Of those invited, the five persons listed above participated in the meeting.

Prior to the meeting a draft copy of the 5-Year Plan and 2005 Annual Plan (the Plan) was mailed to each member in order that they may review the HACC's goals and objectives and offer their comments and suggestions.

Patricia Sherwin-Lucas, Acting Executive Director, thanked everyone for their time and participation. Sherwin-Lucas explained that the purpose of the meeting is to review and discuss the main parts of the Plan, which will be presented by Karen Gratopp, Acting Director of Operations.

Gratopp explained the Plan is in two parts, the 5-Year Plan and the Annual Plan, which is updated annually and submitted to HUD. The Plan describes what the HACC is currently doing or planning to do. The Capital Fund for Public Housing is also submitted with the Plan. Gratopp went through each section and asked for questions or comments at the end of each.

Jerry Johnson inquired about the actual timetable for the utilization of BLM lands. Sherwin-Lucas noted that right now we cannot use two of the parcels. Two parcels may be identified for single-family home construction, and two are multi-family. We are looking into purchasing those and developing an Asset Repositioning Plan to be able to build on those parcels. Jerry Johnson also inquired about development of affordable housing in Overton, NV. Sherwin-Lucas said we may look to Overton in the future.

Gratopp spoke of the Consolidated Plans of Clark County and of City of Henderson, the Statement of Housing needs, overcrowding, market trends, and the tremendous population growth using the 2000 Census.

Gratopp reviewed statistics for the Public Housing and Section 8 wait lists (Section 8 closed since December 2002), income levels, families with children, families with disabilities, race and ethnicity, characteristics by bedroom size, and annual turnover. She noted that unit turnover rates have dropped in Public Housing.

Gratopp explained Strategies and Goals. These sections are basically HUD goals, and HUD wants to know what Housing Authorities are doing to meet them. Some strategies are being developed, for example, to increase the number of affordable housing units, and to watch for opportunities to apply for Section 8 vouchers. We have developed a 501(c)3 corporation, the Focused Living Management and Development Corporation, which is another avenue for us to increase housing opportunities and meet housing needs.

Financial statements and resources, including the Operating Fund, Capital Fund, HOPE VI demolition fund (for Miller Plaza), Section 8 program, Resident Opportunity and Self Sufficiency Grant, PHA dwelling income, Senior Services, investment income, PHA Resident Charges, etc., were explained.

Sherwin-Lucas responded to a question regarding the Community Development Block Grant and the HOME funds, by saying, "We already have applied for HOME Funds and were awarded a grant of \$750,000 to help redevelop the Miller Plaza and Brown Homes area."

On the policies governing eligibility selection and admissions, Gratopp explained the Public Housing program eligibility and screening process, which includes drug and criminal background checks, landlord inquiries, rental, housekeeping, credit reports, and preferences (veterans). In 2003, screenings levels were increased to include the FBI level (nationwide as opposed to local). As a result, withdrawals have increased 30-40 percent. Applications can be printed from the website. There were a couple questions regarding credit checks and criminal screening which were answered.

Gratopp covered the different Section 8 Voucher programs, wait lists, and referral procedures. There was a question regarding the referral process for the Family Unification program, which Laura Coleman briefly explained.

Rent determination policies for the Public Housing program were explained. No changes have been made from previous years. For Section 8, Gratopp explained we opted not to change the Payment Standards effective February 1, 2005, we are, therefore, not at 100% of FMR, but fluctuate between 90 and 100 percent. This assists with maximizing our budget dollars.

Operations and Management is a section that we had to answer this year. Gratopp said that Public Housing is averaging 16 percent turnover, down from a number of years ago when it was in the upper 20s. The Section 8 program is at 10 percent.

The HACC basically follows the Federal Regulations with regard to the Grievance Policies for both the Section 8 and Public Housing programs. Recently the 5-Day Expedited Notice was included for criminal and violent activities in the Public Housing Grievance Policy. This can also be used for any health and safety issues regarding, utilities, fires, etc.

HOPE VI demolition Grant for Miller Plaza and Scattered Sites Home Ownership/Disposition was reviewed. In response to question regarding a timeframe for the Scattered Sites, Gratopp said this has

been in the Plan for the last two years. We are in the process of completing the application. Gratopp explained the status of the relocation of residents from Miller Plaza. Demolition goal is the end of August.

Regarding a question on “elderly only,” Gratopp noted we have two developments that have already been designated as “elderly only.” She continued to explain the Community Service areas, safety and crime prevention measures, noting that questions had to be answered in these areas. A Section 8 participant noted that her house was broken into over the holidays and her landlord told her she had to pay for half of the cost of the window that was broken, and asked if that is true. Gratopp said that information would be in the Lease Agreement, which is between the client and the landlord. The Housing Authority only assists clients with the Housing Assistance Payments (HAP). The client needs to look at the Lease Agreement.

Gratopp and Sherwin-Lucas briefly explained that the PHA will be converting to Asset Management effective January 2006, which includes a change in the Budget year.

Gratopp reviewed the Attachments. Sherwin-Lucas presented the Capital Fund section of the meeting, saying, “The Capital Funds are only for the Public Housing program. Housing Authorities in the last few years have had the opportunity to leverage the Capital Funds from HUD, as a result, an RFP went out two months ago and we have two possible bidders that want to lend us \$4,000,000 to take care of some deferred maintenance items ahead of time. If that goes through and HUD approves, a lot of these items will be moved forward this year. She went on to explain the status of the funding and expenditures for each grant year and for each development. She asked if the committee had any suggestions for improvements that they would like to see included.

Jerry Johnson said that a number of residents had concerns with their screen doors. There is an opening at the bottom of the door and residents can’t have their apartments open in the summer time without creatures crawling into the unit. He also asked about painting the interior of units. Sherwin-Lucas said, “I believe when they did the Physical Needs Assessment, they did look at the interior of the units and made some assessments. However, if it is something that you feel the residents would like to see, us painting the units, we can surely consider that.”

Keefe pointed out that painting is normally done on turnover or at major rehab. He mentioned that the HACC has a self-help painting program where, after five years and at the resident’s request, paint and materials are provided.

Jerry Johnson requested that those individuals who are interested in getting paint, should be placed on a list to have that information available to them. He believed there were 20-25 interested parties. Sherwin-Lucas said if this is not addressed in the Capital Fund, she will address it during normal operations. Jerry Johnson asked that paving the parking lots also be addressed.

Joe Kokinda also commented on the screen doors saying, “There is a big gap at the bottom of the door, if you open the regular door and use the screen door in the spring when you don’t need air conditioning, rodents come in. It’s a big problem.” Sherwin-Lucas said she will look into these issues.

Sherwin-Lucas asked that members call Gratopp after the meeting if they think of any additional comments or suggestions that they would like to have submitted in the Plan. She thanked everyone for their input and time spent attending the meeting.

Atch: Listing of Resident Advisory Board Members

Cc: All attendees



HOUSING AUTHORITY CLARK COUNTY, NEVADA

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Project Based Voucher Program Annual Plan 2005 Attachment

Projected Number of Units: 276 (10% of 2760 Baseline Units)

General Locations: Unincorporated Clark County

How is this action consistent with the Annual Plan:

This will allow the Housing Authority to offer more housing for Extremely Low and Very Low Income Families. There is a large need for affordable housing, as outlined in Sections 1A and 1B, Statement of Housing Needs in the Annual Plan. Section 1B, Wait Lists, indicates that an average of 89% of the families on the Public Housing Wait Lists are in the Extremely Low range. Outlined below is information according to the 2005-2009 Clark County Consolidated Plan (draft form) that shows the current cost burden for extremely-low and very-low income families.

Clark County Consolidated Plan – 2005 to 2009, Draft Form

Cost Burden: The following summary is provided to illustrate the primary issues facing Southern Nevada concerning cost burden.

- As of 2000, approximately 10% of all households in the Clark County HOME Consortium Area were extremely low-income households.
- Of the 170,706 low- and moderate-income households in the Clark County HOME Consortium, 31.6% or 53,883 households are severely cost burdened.
- As can be logically expected, households between 0 and 30% of area median income are the most likely to be severely cost burdened, paying more than 50% of their income for housing costs. This translates to 28,114 households that are extremely low-income and severely cost burdened.
- A full 17% of all renters have a cost burden of 50% or more, meaning 31,790 renter households are severely cost burdened in Clark County at all income levels.
- 65% (20,133 households) of all extremely low-income renter households experienced a severe cost burden (50% or more of income for housing expense).
- 34% (9,658 households) of all low-income renter households experience a severe cost burden. (page 4-3)

Wait List:

Plan to have a Separate Wait List, sorted by Date/Time and Veterans Preference.

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

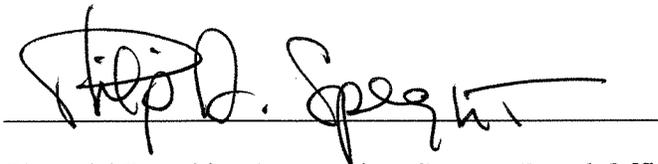
I, Douglas Bell the Manager, Community Resources certify
that the Five Year and Annual PHA Plan of the Clark County Housing Authority is
consistent with the Consolidated Plan of County of Clark, Nevada . prepared
pursuant to 24 CFR Part 91.

Feb 17, 2005 

Signed / Dated by Appropriate State or Local Official

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

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



A handwritten signature in black ink, appearing to read "Philip D. Speight", is written over a horizontal line.

Signed / Dated by Appropriate State or Local Official

Certification of Payments to Influence Federal Transactions

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

Applicant Name

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

Program/Activity Receiving Federal Grant Funding

CAPITAL GRANT (2005)

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

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

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

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

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

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

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

Name of Authorized Official

Patricia Sherwin-Lucas

Title

Acting Executive Director

Signature



Date (mm/dd/yyyy)

03/28/05

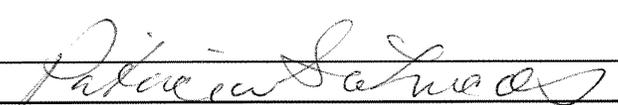
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

| | | |
|--|--|--|
| 1. Type of Federal Action: <input type="checkbox"/> A a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | 2. Status of Federal Action: <input type="checkbox"/> C a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | 3. Report Type: <input type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Clark, Nevada 5390 E. Flamingo Road Las Vegas, NV 89122-5335 Congressional District, if known: 4c | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: | |
| 6. Federal Department/Agency: | 7. Federal Program Name/Description: CFDA Number, if applicable: 14-850 | |
| 8. Federal Action Number, if known: | 9. Award Amount, if known: \$ | |
| 10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | Signature: <u></u> Print Name: <u>Patricia Sherwin-Lucas</u> Title: <u>Acting Executive Director</u> Telephone No.: <u>(702) 922-1620</u> Date: <u>03/28/05</u> | |
| Federal Use Only: | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) |

**Standard PHA Plan
PHA Certifications of Compliance**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, standard 5-Year/Annual or x streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2005 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

HOUSING AUTHORITY OF THE
COUNTY OF CLARK, NEVADA

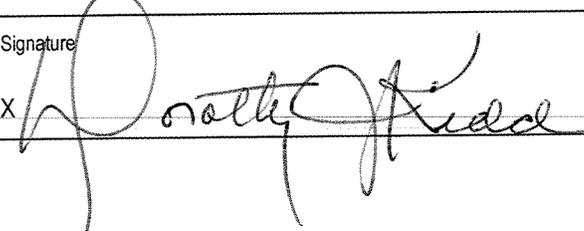
NV013

PHA Name

PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2005

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

| | |
|---|------------------------------|
| Name of Authorized Official Dorothy J. Kidd | Title Acting Chairman |
| Signature X  | Date March 23, 2005 |

RESOLUTION NO. 2005-4

A RESOLUTION REQUESTING BOARD OF COMMISSIONERS APPROVAL
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLARK'S
FIVE-YEAR AND ANNUAL PLAN

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

WHEREAS, one of the changes in the QWHRA is a requirement that the Authority prepare and submit a Five-Year and Annual Plan to the U.S. Department of Housing and Urban Development before April 15, 2005.

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

WHEREAS, The Authority held a Public Hearing on March 23, 2005 to accept any comments on the Plan;

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

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

Section 2. That the Acting Chairman of the Board and the Acting Executive Director are hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the Five-Year and Annual Plan.

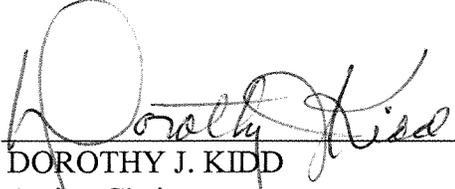
Section 3. That this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED THIS TWENTY-THIRD DAY OF MARCH 2005.

Attest:


PATRICIA SHERWIN-LUCAS
Acting Executive Director

BY:


DOROTHY J. KIDD
Acting Chairman