

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 2006

**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: NV-013

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

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: (state mission here)
**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 score) 80, FYE 6/30/05
Goal: Maintain minimum of 90, High Performer Status.
 - Improve voucher management: (SEMAP score) 96, FYE 6/30/05
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)

- 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)
Provide and attract supportive services for sale of Scattered Site homes to program participants.

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 all Section 504 activities to ensure that all applicants receive the benefits provided thereunder.**
- 2. Perform self-analysis of the wait lists to ensure that all applicable requirements are met.**
- 3. 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 2006
[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 2006 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 2006 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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.

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	81		19.0%
Extremely low income <=30% AMI	75	92.6%	
Very low income (>30% but <=50% AMI)	6	7.4%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	11	13.6%	
Elderly families	30	37.0%	
Families with Disabilities	7	8.6%	
Race/ethnicity American Indian/ Alaska Native	2	2.5%	
Race/ethnicity Asian	3	3.7%	
Race/ethnicity Black/African American	14	17.3%	
Race/ethnicity White	61	75.3%	
Race/ethnicity Race Not Assigned	1	2.3%	
Race/ethnicity Hispanic or Latino	20	24.7%	

Housing Needs of Families on the Waiting List			
Race/ethnicity Not Hispanic or Latino	60	74.1%	
Race/ethnicity Ethnicity Not Assigned	1	1.2%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	80	98.8%	19.8%
2 BR	1	1.2%	0.0%
3 BR			
4 BR			
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)? 1 Bedroom, 17 months, since 12/6/04 2 Bedroom, 60 months, since 4/20/01 Wait List opened 9/7/05 for Hurricane Evacuees.</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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes Wait List opened 9/7/05 for Hurricane Evacuees.</p>			

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	444		16.0%
Extremely low income <=30% AMI	372	83.7%	
Very low income (>30% but <=50% AMI)	59	13.3%	
Low income (>50% but <80% AMI)	13	2.9%	
Families with children	413	93.0%	
Elderly families	41	9.2%	
Families with Disabilities	55	12.4%	
Race/ethnicity American Indian/ Alaska Native	8	1.8%	
Race/ethnicity Asian	12	2.7%	
Race/ethnicity Black/African American	196	44.1%	
Race/ethnicity White	218	49.1	
Race/ethnicity Native Hawaiian/ Other Pacific Islander	7	1.6	
Race/ethnicity Not Assigned	3	0.7%	

Race/Ethnicity Hispanic or Latino	92	21.3%	
Race/Ethnicity Not Hispanic or Latino	349	78.3%	
Race/Ethnicity Not Assigned	3	.4%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR			
2 BR	220	49.5%	23.3%
3 BR	152	34.2%	11.8%
4 BR	53	11.9%	7.7%
5 BR	19	4.3%	30.0%
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="text-align: center;">5 Bedroom is the only list open</p> <p>If yes:</p> <p style="padding-left: 40px;">How long has it been closed (# of months)?</p> <p style="padding-left: 40px;">2 Bedroom, 20 months, since 9/1/04</p> <p style="padding-left: 40px;">Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p style="padding-left: 40px;">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 Wait List opened 9/7/05 for Hurricane Evacuees.</p>			

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	965		36.0%
Extremely low income <=30% AMI	747	77.5%	
Very low income (>30% but <=50% AMI)	186	19.3%	
Low income (>50% but <80% AMI)	32	3.3%	
Families with children	554	57.4%	
Elderly families	4	0.4%	
Families with Disabilities	14	1.5%	
Race/ethnicity American Indian/ Alaska Native	20	2.1%	
Race/ethnicity Asian	22	2.3%	
Race/ethnicity Black/African American	388	40.2%	
Race/ethnicity White	526	54.5%	
Race/ethnicity Native Hawaiian/ Other Pacific Islander	7	0.7%	
Race/ethnicity Race Not Assigned	2	0.2%	

Housing Needs of Families on the Waiting List			
Race/ethnicity Hispanic or Latino	201	20.8%	
Race/ethnicity Not Hispanic or Latino	762	79.0%	
Race/ethnicity Ethnicity Not Assigned	2	0.2%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	418	43.3%	26.4%
2 BR	367	38.0%	36.7%
3 BR	179	18.5%	44.4%
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Open since 9/5/05</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 0 & 1 Bedroom, 2 months, since 2/27/05.</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 Wait List opened 9/7/05 for Hurricane Evacuees.</p>			

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	931		17.3%
Extremely low income <=30% AMI	814	87.4%	
Very low income (>30% but <=50% AMI)	96	10.3%	
Low income (>50% but <80% AMI)	21	2.3%	
Families with children	738	79.3%	
Elderly families	60	6.4%	
Families with Disabilities	32	3.5%	
Race/ethnicity American Indian/ Alaska Native	8	0.9%	
Race/ethnicity Asian	23	2.5%	
Race/ethnicity Black/African American	405	43.5%	
Race/ethnicity White	479	51.5%	
Race/ethnicity Native Hawaiian/ Other Pacific Islander	13	1.4%	
Race/ethnicity Not Assigned	3	0.3%	

Race/ethnicity Hispanic or Latino	214	23.0%	
Race/ethnicity Not Hispanic or Latino	714	76.7%	
Race/ethnicity Not Assigned	3	0.3%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	170	18.3%	18.6%
2 BR	354	38.0%	18.4%
3 BR	275	29.5%	15.1%
4 BR	131	14.1%	20.0%
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)? 0 & 1 Bedroom , 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes Wait List opened 9/7/05 for Hurricane Evacuees.</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	434		14.2%
Extremely low income <=30% AMI	281	64.7%	
Very low income (>30% but <=50% AMI)	122	28.1%	
Low income (>50% but <80% AMI)	31	7.1%	
Families with children	209	48.2%	
Elderly families	32	7.4%	
Families with Disabilities	26	6.0%	
Race/ethnicity American Indian/ Alaska Native	1	0.2%	
Race/ethnicity Asian	6	1.4%	
Race/ethnicity Black/African American	265	61.1%	
Race/ethnicity White	157	36.2%	
Race/ethnicity Native Hawaiian/ Other Pacific Islander	4	1.0%	
Race/ethnicity Race Not Assigned	1	0.2%	

Housing Needs of Families on the Waiting List			
Race/ethnicity Hispanic or Latino	37	8.5%	
Race/ethnicity Not Hispanic or Latino	396	91.2%	
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			
<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)? 40 Months, 12/20/02</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p> <p>Family Unification, Opt Out Vouchers</p>			

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 2006 grants)		
a) Public Housing Operating Fund	\$2,765,973	
b) Public Housing Capital Fund	\$1,385,271	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$21,891,188	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
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	\$2,085,719	PHA Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Dept. of Aging	\$20,000	Senior Services
PH Investment Income	\$12,270	PH Operations
PH Resident Charges	\$90,459	PH Operations
Section 8 Portable	\$150,000	Section 8 Operations
Section 8 Reserve Investment	\$12,000	Section 8 Operations
Total resources	\$28,412,880	

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? **4**

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? **1 – Schaffer Heights**

Other PH Developments, pending implementation of Asset Management. (Biegger Estates, Jones Gardens, Hullum Homes, Simmons Manor or Scattered Sites)

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) **DISASTER**
- 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.

XX Date and Time

Former Federal preferences:

- 1- DISASTER.** (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)

- 3--Working families and those unable to work because of age or disability**
- 2--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

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

- PHA main administrative office (**Telephone Only when Open**)
 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) **Disaster and Property Disposition of HACC Public Housing Scattered Sites.**
- 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)
- **Any family that has been terminated from HACC's HCV program due to insufficient funding.**
 - **Applicants for whom law enforcement is seeking housing as an accommodation for its witness protection program.**
 - **Successful graduates of HACC Public Housing FSS Program.**

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)

1 Disaster

2 Property Disposition of HACC Public Housing Scattered Sites.

6 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

4-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 - Any family that has been terminated from HACC’s HCV program due to insufficient funding.**

- **5 - Applicants for whom law enforcement is seeking housing as an accommodation for its witness protection program.**

- **7 - Successful graduates of HACC Public Housing FSS Program.**

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)

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	890	19.4%
Section 8 Vouchers	2914	14.2%

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 (state name) **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 (state name) **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, Hullum Homes, Jones Gardens

- 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: 06/2006

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:	07/01/06
5. Number of units affected:	36
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:	07/01/06
5. Number of units affected:	50
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: 07/01/06	
5. Number of units affected: 50	
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: 07/01/06	
5. Number of units affected: 50	
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: Espinoza Terrace 1b. Development (project) number: NV39-P013-002
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/2007)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Approved 06/17/2002
6. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Schaffer Heights 1b. Development (project) number: NV39 P013-009
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/2007)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Approved 06/17/2002
7. Number of units affected: 75 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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 P013-016,018,019,023	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (07/01/2006)	
5. Number of units affected: Actual number and development to determined. Estimate 10 – 25 units. All units currently listed under Disposition, Item 8.	
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:

- **PREFERENCE FOR 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)
FSS Support Group	281	Other	HACE	Both
Budgeting Workshops	39	Other	HACE	Both
Home Ownership Preparedness	47	Other	Housing for NV	Both
Money Management	63	Other	The Washington Firm	Both
Credit Repair Info	18	Other	The Washington Firm	Both
Stress Management	26	Other	HACC	Both
Job Placement	47	Other	CHR	Both
GED	16	Other	CCSD	Both
College Enrollment	61	Other	CCSN	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: 02/01/06)
Public Housing	55	50
Section 8	214	173

- 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

Community Service Policy, 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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

Hampton Court, Jones Gardens, Hullum Homes, 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)

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

Hampton Court and Landsman Gardens

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 Developments**

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?
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 at Attachment (File name)
nv013f01
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
To be completed after 2/23/06

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
THE RESIDENT WAS SELECTED AND APPOINTED UNDER 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 million in HOME Funds for a TBRA program – 1/3 for Section 8 Wait List, 1/3 Hurricane Disaster Evacuees and 1/3 Displaced Mobile Home Owners.

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

nv013a01: FY2003, FY2004 and FY2005 Annual Statement/Performance and Evaluation Report – Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

- Part I: Summary, (Grant No: NV39-P01350103 CFP 2003)
- Part II: Supporting Pages, (Grant No: NV39-P01350103 CFP 2003)
- Part III: Implementation Schedule, (Grant No: NV39-P01350103 CFP 2003)

- Part I: Summary, (Grant No: NV39-P013-50203 CFP 2003 Bonus)
- Part II: Supporting Pages, (Grant No: NV39-P01350203 CFP 2003 Bonus)
- Part III: Implementation Schedule, (Grant No: NV39-P01350203 CFP 2003 Bonus)

- Part I: Summary, (Grant No: NV39-P01350104 2004 CFP)
- Part II: Supporting Pages, (Grant No: NV39-P01350104 2004 CFP)
- Part III: Implementation Schedule, (Grant No: NV39-P01350104 2004 CFP)

- Part I: Summary, (Grant No: NV39-P013-50105 2005 CFP)
- Part II: Supporting Pages, (Grant No: NV39-P013-50105 2005 CFP)
- Part III: Implementation Schedule, (Grant No: NV39-P013-50105 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: County Certification of Consistency with Consolidated Plan

nv013h01: Henderson Certification of Consistency with Consolidated Plan.

nv013i01: Certification of Payments.

nv013j01: Standard Form-LLL Disclosure of Lobbying Activities.

nv013k01: PHA Certifications of Compliance with the PHA Plans and Related Regulations.

nv013l01: Board Resolution No . 2006-4 Requestng 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: NV39-P01350103 CFP 2003 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/2005
 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	\$306,524.65	\$306,524.65	\$306,524.65
4	1410 Administration	\$161,528.00	\$196,514.35	\$196,514.35	\$196,514.35
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	\$40,000.00	\$90,000.00	\$90,000.00	\$42,949.77
10	1460 Dwelling Structures	\$585,931.00	\$517,476.00	\$517,476.00	\$512,300.64
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$46,000.00	\$46,000.00	\$46,000.00	\$45,952.52
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	\$1,286,776.00	\$1,234,502.93
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 12/31/2005
				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	
	Concrete Repair	1450	1 EA	\$30,000.00	\$28,377.31	\$28,377.31	\$1,753.17	In Progress
	Trim Trees	1450		\$0.00	\$15,690.00	\$15,690.00	\$15,690.00	Completed
			SUBTOTAL	\$34,000.00	\$44,067.31	\$44,067.31	\$17,443.17	
NV39-P013-005	Air Condition Units	1460	30 EA	\$67,600.00	\$3,968.80	\$3,968.80	\$3,968.80	Completed
Hampton Court	Bathroom Fixtures	1460	30 EA	\$101,530.00	\$39,176.39	\$39,176.39	\$39,176.39	Completed
	Countertops and sinks	1460	1 EA	\$22,000.00	\$12,258.05	\$12,258.05	\$12,236.40	In Progress
	Electrical, switches & outlets	1460	1 EA	\$121,720.00	\$39,293.79	\$39,293.79	\$39,293.79	Completed
	Exterior, Stucco	1460	30 EA	\$62,500.00	\$6,319.71	\$6,319.71	\$6,319.71	Completed
	Landings, Replace	1450	1 EA	\$50,000.00	\$20,426.09	\$20,426.09	\$0.00	In Progress
	Abate Ceilings	1460			\$22,546.00	\$22,546.00	\$22,546.00	Completed
	Power Panels	1460			\$1,370.88	\$1,370.88	\$1,370.88	Completed
	Dwelling Structures	1460			\$202,117.75	\$202,117.75	\$202,117.75	Completed
	Relocation	1460/1495			\$2,100.00	\$2,100.00	\$2,100.00	Completed
			SUBTOTAL	\$425,350.00	\$349,577.46	\$349,577.46	\$329,129.72	
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	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$15,126.00	\$2,218.76	\$2,218.76	\$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-P013-007	Air Conditioners	1460		\$0.00	\$17,327.74	\$17,327.74	\$17,327.74	Complete
Schaffer Heights			SUBTOTAL	\$0.00	\$17,327.74	\$17,327.74	\$17,327.74	
NV39-P013-008	Paint Exterior, FA	1460	119	\$35,000.00	\$37,184.38	\$37,184.38	\$32,030.67	In Progress
Biegger Estates	Replace Smoke Detectors, FA	1460	119	\$5,000.00	\$2,465.80	\$2,465.80	\$2,465.80	Completed
			SUBTOTAL	\$40,000.00	\$39,650.18	\$39,650.18	\$34,496.47	
NV39-P013-009	Repair Concrete, FA	1450	800sq ft	\$10,000.00	\$16,911.84	\$16,911.84	\$16,911.84	Completed
Schaffer Heights	Paint Stucco, FA	1460	75	\$35,000.00	\$49,624.82	\$49,624.82	\$49,624.82	Completed
			SUBTOTAL	\$45,000.00	\$66,536.66	\$66,536.66	\$66,536.66	
NV39-P013-010	Paint Exterior, FA	1460	90	\$45,000.00	\$81,721.89	\$81,721.89	\$81,721.89	Completed
Jones Gardens	Trim Trees	1450		\$0.00	\$4,325.00	\$4,325.00	\$4,325.00	Completed
			SUBTOTAL	\$45,000.00	\$86,046.89	\$86,046.89	\$86,046.89	
NV39-P013-016	Trim Trees	1450		\$0.00	\$2,051.00	\$2,051.00	\$2,051.00	Completed
Scattered Sites			SUBTOTAL	\$0.00	\$2,051.00	\$2,051.00	\$2,051.00	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, 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			

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
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Final Performance and Evaluation Report 6/30/2005

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	\$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	\$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 Security - Hard Costs				
29	Amount of line 24 Related to Energy Conservation Measures				
30	Collateralization Expenses or Debt Service				

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
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/05
 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				

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-P01350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NV39-P013-002 Espinoza Terrace	ADA Accessibility	1460		\$1,850.00	\$1,850.00	\$0.00	\$0.00	
	Electrical, switches & outlets	1460		\$7,000.00	\$7,000.00	\$0.00	\$0.00	
	Smoke Detectors	1460		\$4,000.00	\$4,000.00	\$0.00	\$0.00	
			SUBTOTAL	\$12,850.00	\$12,850.00	\$0.00	\$0.00	
NV39-P013-003 Landsman Gardens	Abate Ceilings	1460	1	\$0.00	\$4,084.00	\$0.00	\$4,084.00	Completed
			SUBTOTAL	\$0.00	\$4,084.00	\$0.00	\$4,084.00	
NV39-P013-005 Hampton Court	ADA Accessibility	1460		\$6,100.00	\$6,100.00	\$0.00	\$0.00	
	Appliance, Kitchen	1460		\$29,167.00	\$29,167.00	\$0.00	\$0.00	
	Asphalt, Full depth repair	1450		\$30,000.00	\$30,000.00	\$0.00	\$0.00	
	Dwelling structures	1460		\$90,054.00	\$90,054.00	\$0.00	\$0.00	
	Playground Rehab	1450		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Smoke Detectors	1460		\$9,072.00	\$9,072.00	\$0.00	\$0.00	
	Walls, interior	1460		\$215,250.00	\$211,166.00	\$0.00	\$0.00	
	Water heater	1460		\$28,000.00	\$28,000.00	\$0.00	\$0.00	
			SUBTOTAL	\$432,643.00	\$428,559.00	\$0.00	\$0.00	
NV39-P013-007 Hullum Homes	Asphalt, Full Depth Repair	1450		\$64,020.00	\$64,020.00	\$0.00	\$0.00	
	Directory Sign	1450		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Directory Sign	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Window, Coverings	1460		\$18,000.00	\$18,000.00	\$0.00	\$0.00	
			SUBTOTAL	\$87,520.00	\$87,520.00	\$0.00	\$0.00	
NV39-P013-008 Biegger Estates	Appliance, Range/stove	1460		\$35,700.00	\$35,700.00	\$0.00	\$0.00	
	Appliance, Refrigerator	1460		\$47,600.00	\$47,600.00	\$0.00	\$0.00	
	Water heater	1460		\$16,000.00	\$16,000.00	\$0.00	\$0.00	
			SUBTOTAL	\$99,300.00	\$99,300.00	\$0.00	\$0.00	
NV39-P013-009 Schaffer Heights	Directory Sign	1450		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
			SUBTOTAL	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
NV39-P013-010 Jones Gardens	Appliance, Range/stove	1460		\$27,000.00	\$27,000.00	\$0.00	\$0.00	
	Appliance, Refrigerator	1460		\$36,000.00	\$36,000.00	\$0.00	\$0.00	
	Asphalt, Full Depth Repair	1450		\$9,702.00	\$9,702.00	\$0.00	\$0.00	
	Asphalt, Full Depth Repair	1450		\$128,898.00	\$128,898.00	\$0.00	\$0.00	
	Directory Sign	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
			SUBTOTAL	\$204,100.00	\$204,100.00	\$0.00	\$0.00	
NV39-P013-018 Scattered (Home) Sites	Roofing, asphalt shingles	1460		\$5,350.00	\$5,350.00	\$0.00	\$0.00	
			SUBTOTAL	\$5,350.00	\$5,350.00	\$0.00	\$0.00	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV			Grant Type and Number Capital Fund Program Grant No: NV39-P01350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NV39-P013-002 Espinoza Terrace	9/30/2008			9/30/2008			
NV39-P013-003 Landsman Gardens	9/30/2008			9/30/2008			
NV39-P013-005 Hampton Court	9/30/2008			9/30/2008			
NV39-P013-006 Miller Plaza	9/30/2008			9/30/2008			
NV39-P013-007 Hullum Homes	9/30/2008			9/30/2008			
NV39-P013-008 Biegger Estates	9/30/2008			9/30/2008			
NV39-P013-009 Schaffer Heights	9/30/2008			9/30/2008			
NV39-P013-010 Jones Gardens	9/30/2008			9/30/2008			
NV39-P013-016 Scattered Sites	9/30/2008			9/30/2008			
PHA Wide Management Improvements	9/30/2008			9/30/2008			

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-P01350105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Period Ending: 12/31/2005
 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	\$138,527.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$296,554.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$161,528.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$1,600.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$119,750.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$637,312.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$30,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21					
22					
23					
24					
25					
26					
27					
28					
29	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,385,271.00			
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 II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV		Grant Type and Number Capital Fund Program Number: NV39P01350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work 12/31/2005
				Original	Revised	Funds Obligated	Funds Expended	
NV39-P013-002 Espinoza Terrace	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV39-P013-003 Landsman Gardens	Concrete Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Courtyard Repair	1450	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Roofing, overlay	1460	10	\$10,000.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$15,000.00	\$0.00	\$0.00	\$0.00	
NV39-P013-005 Hampton Court	Asphalt, Full depth repair	1450	1	\$102,000.00	\$0.00	\$0.00	\$0.00	
	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab Units, (1, 2, 3)	1460	6	\$357,312.00	\$0.00	\$0.00	\$0.00	
	Landings	1460	2	\$40,000.00	\$0.00	\$0.00	\$0.00	
	Roofing	1460	9	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$499,312.00	\$0.00	\$0.00	\$0.00	
NV39-P013-007 Hullum Homes	Concrete and CMW Wall Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Door, Metal	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Dumpster, Enclosures	1450	3	\$12,750.00	\$0.00	\$0.00	\$0.00	
	Rehab, Units	1460	5	\$170,000.00	\$0.00	\$0.00	\$0.00	
	Solar Screens	1460	40	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$182,750.00	\$0.00	\$0.00	\$0.00	
NV39-P013-008 Biegger Estates	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Security Doors	1460	238	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV39-P013-009 Schaffer Heights	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Security Screen Doors	1460	75	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Paint	1460	75	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV39-P013-010 Jones Gardens	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV39-P013-016 Scattered (Home) Sites	Roofing, asphalt shingles	1460	15	\$60,000.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$60,000.00	\$0.00	\$0.00	\$0.00	
NV39-P013-000 Public Housing Authorit	Audit	1411		\$1,600.00	\$0.00	\$0.00	\$0.00	
	Background Checks	1408		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Benefits	1410		\$34,920.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV		Grant Type and Number Capital Fund Program Grant No: NV39-P01350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NV39-P013-002 Espinoza Terrace	9/30/2009			9/30/2009			
NV39-P013-003 Landsman Gardens	9/30/2009			9/30/2009			
NV39-P013-005 Hampton Court	9/30/2009			9/30/2009			
NV39-P013-006 Miller Plaza	9/30/2009			9/30/2009			
NV39-P013-007 Hullum Homes	9/30/2009			9/30/2009			
NV39-P013-008 Biegger Estates	9/30/2009			9/30/2009			
NV39-P013-009 Schaffer Heights	9/30/2009			9/30/2009			
NV39-P013-010 Jones Gardens	9/30/2009			9/30/2009			
NV39-P013-016 Scattered Sites	9/30/2009			9/30/2009			
PHA Wide Management Improvements	9/30/2009			9/30/2009			

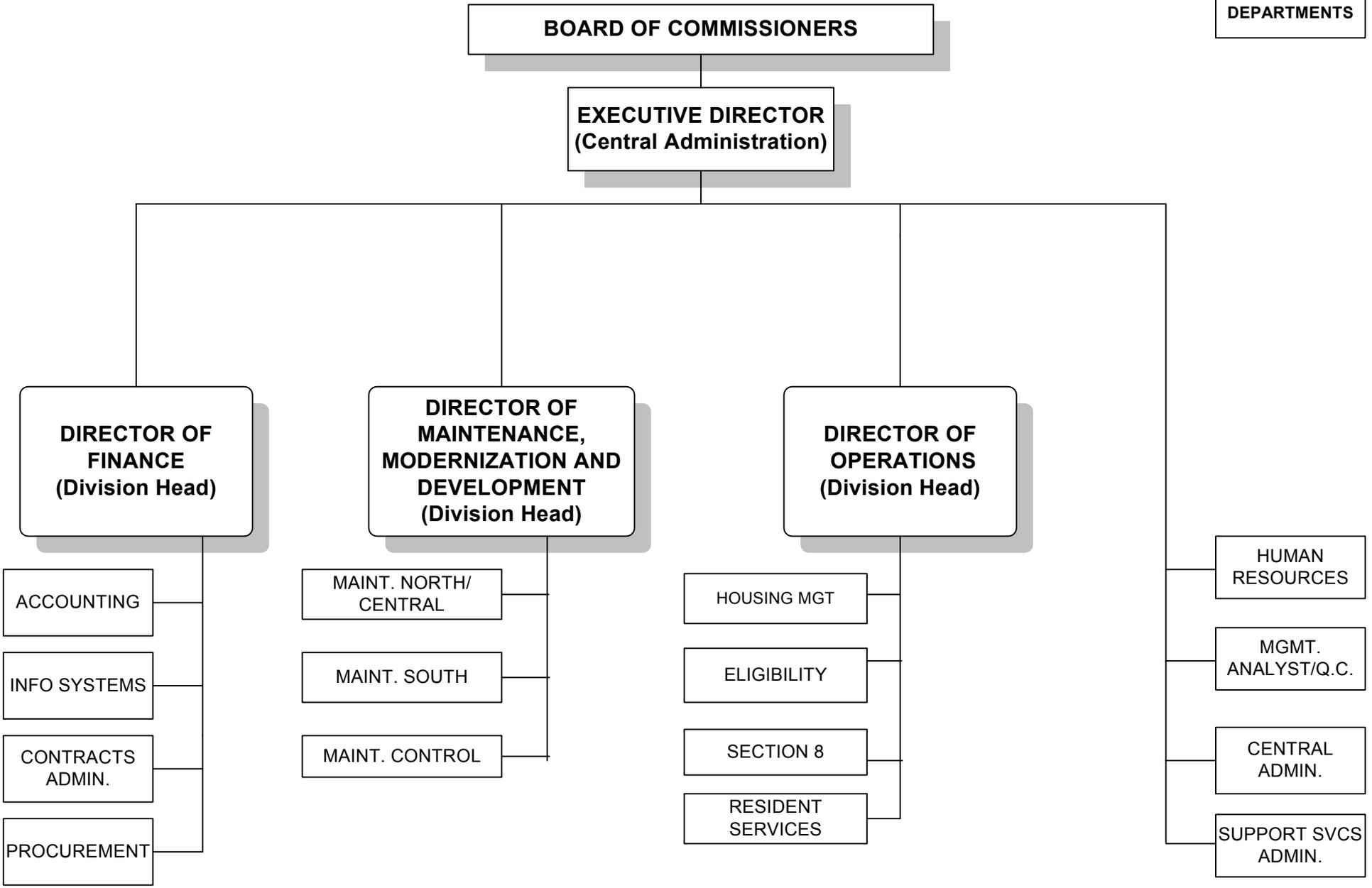


**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA
ORGANIZATIONAL CHART - OVERALL STRUCTURE
DIVISIONS AND DEPARTMENTS EFFECTIVE AUGUST 17, 2005**

LEGEND

DIVISIONS

DEPARTMENTS



Chapter 15

COMMUNITY SERVICE POLICY/SELF SUFFICIENCY

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes and other activities which help an individual toward self-sufficiency and economic independence. This is a requirement of the dwelling lease signed with all residents of Clark County Housing Authority (HACC).

HACC requires residents to verify compliance annually, at least 30 days before the expiration of the lease term. Self-certification by residents is not acceptable; third party certification must be provided by the entity where the resident is performing the service.

A. DEFINITIONS

Community Service – volunteer service that includes, but is not limited to:

- Service at a local school, church, hospital, recreation center, senior center, service organization, or child care center
- Service with youth or senior organizations, including Police Athletic League (PAL) events and functions
- Service at HACC to help with children's programs or youth sporting events
- Service at HACC to help with senior programs
- Helping neighborhood groups with special projects including Blockwatch, Apartment watch or Resident Patrol
- Working through the Resident Council or individual development Resident Council's or Senior Club to help other residents with problems
- Caring for the children of other residents so they may volunteer
- Service on the Resident Advisory Board
- Other volunteer service with non-profits, for example, 501(C)(3) organizations, providing community service programs.

NOTE: Political activity is excluded. This would include but is not limited to: voter registration; campaign worker; and poll worker assignments.

Self-Sufficiency Activities – activities that include, but are not limited to:

- Employment and Training programs
- Job training programs
- GED classes
- Substance abuse or mental health counseling
- English proficiency or literacy (reading) classes
- Budgeting and credit counseling
- Homeownership educational programs or seminars (offered by HACC and other community organizations)
- Any kind of class that helps a person move toward economic independence

Exempt Adult – an adult member of the family who

- Is 62 years of age or older
- Has a disability that prevents him/her from being gainfully employed
- Is the caretaker of a disabled person
- Is working at least 30 hours per week (PIH Notice 2003-17)
- Is participating in a welfare to work program
- Is receiving assistance from TANF and is in compliance with job training and work activities requirements of the program
- Each adult member of the household must sign a Community Service Exemption Certification at each annual recertification or if they become an “exempt adult” at any time between recertifications that the status should change.

B. REQUIREMENTS OF THE PROGRAM

1. The eight- (8) hours per month may be either volunteer service or self-sufficiency program activity or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant consideration. The Director of Operations, or their designee will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the community and not outside the jurisdictional area of HACC which includes Clark County, Nevada.
4. Family Obligations
 - At lease execution or re-examination after October 1, 2003, all adult members (18 or older) of a public housing resident family must

- 1) Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and;
 - 2) Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
- At each annual re-examination, non-exempt family members must present a completed documentation form of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed. This information may be also submitted monthly to the Property Manger.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with HACC to make up the deficient hours over the next twelve- (12) month period, or certify that the non-compliant family member is no longer in the household.
5. Change in exempt status:
- If, during the twelve- (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the management office and provide documentation of such.
 - If, during the twelve- (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the management office. HACC will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

C. HACC OBLIGATIONS

1. To the greatest extent possible and practicable, HACC will:
 - Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to perform community service is not necessarily exempt from the Community Service requirement).
 - Provide in-house opportunities for volunteer service or self-sufficiency programs.

2. HACC offices will provide the family with a copy of this policy and appropriate forms at move-in and annual reexamination. The policy and forms will also be provided at an interim if applicable.
3. The Property Manager will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Grievance Procedure if they disagree with HACC's determination.
4. Non-compliance of family member. The responsibility for enforcement will be with the HACC.
 - At least thirty (30) days prior to annual re-examination and/or lease expiration, HACC will begin reviewing the exempt or non-exempt status and compliance of family members.
 - If HACC finds a family member to be non-compliant, the HACC will enter into a written agreement with the non-compliant member and the head of household to make up the deficient hours over the next twelve-(12) month period, or the family will certify that the non-compliant family member no longer resides in the unit (proper lease addendum).
 - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family would be issued a 30-day notice to vacate by the HACC, unless the non-compliant member agrees to move out of the unit and a lease addendum is signed with the family amending its composition accordingly.
 - The family may use the Grievance Procedure to appeal the lease termination, after attending a private conference with the HACC representative.

Chapter 10

PET POLICY

[24 CFR 5.309]

INTRODUCTION

PHA's have discretion in the development of policies pertaining to the keeping of pets in public housing units. This Chapter explains HACC's 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 HACC to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and to preserve the financial interest of HACC.

The purpose of this policy is to establish HACC'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. HACC 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 considered a disability service animal.

In accordance with Section 526 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), Clark County Housing Authority (HACC) hereby sets forth rules and regulations concerning pet ownership in its public housing units. Only "common household pets" as defined herein will be permitted in HACC owned properties.

A common household pet, for the purposes of HACC's conventional housing program: A domesticated animal, such as a dog, cat, bird, or fish that is traditionally kept in the home for pleasure rather than for commercial or breeding purposes. Common household pet does not include reptiles. This definition shall not include animals that are used to assist persons with disabilities.

Residents may own up to two pets as defined in this policy. If one of the pets is a dog or cat, the second pet must be contained in a cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet.

A. EXCLUSION FOR ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

HACC's Pet Policy shall neither apply to animals that are used to assist persons with disabilities and their assistance animals, who visit HACC's developments and dwelling units. 24 CFR 5; 24 CFR 960.705. HACC must grant this exclusion if the following is provided:

- The resident or prospective resident verifies that they are persons with disabilities by completing HACC's reasonable accommodation process.
- The animal has been trained to assist persons with the specific disability (example,

guide dog); and

- The animal actually assists the person with a disability.

Companion Service Animal

Distinction is hereby given to "companion animals" and "service animals." If the animal does not have specific disability related training but is necessary in coping with the disability (for instance, if the animal provides emotional support to a person with a panic disorder), the animal is a "companion animal" not a "service animal."

A "service animal" means any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability. Service animals are equivalent to other "auxiliary aids" such as wheelchairs and eyeglasses, and as such must be permitted. 24 CFR 5.303; 28 CFR 36.104.

When an applicant or resident with a disability asserts and can verify that an animal is a companion or service animal for his/her disability, the applicant should make a request for a reasonable accommodation; specifically, to be allowed to keep the animal by completing HACC's reasonable accommodation process.

HACC will require verification that the applicant is a "qualified individual with handicaps" as defined by 24 CFR 8.3, and that the animal is necessary in coping or assisting with the disability.

Upon receipt of verifications, HACC will approve the animal.

Residents requiring more than one pet as either a "companion animal" or "service animal" must request the animal by completing HACC's reasonable accommodation process.

B. MANDATORY RULES FOR RESIDENTS WITH PETS

In accordance with 24 CFR 960.707, HACC hereby sets forth the following rules for pet ownership in its conventional housing units:

Registration

1. The Resident must request and receive written formal approval from the HACC prior to bringing the common household pet, (hereinafter referred to as "pet") on the premises. The pet request shall be made on the standard form "Pet Occupancy Request/Registration Form."
2. Registration of the pet shall include a photograph being taken by the HACC and retained on file. The photograph will be utilized to confirm identity of the pet in case of emergency and to ensure that the same pet registered is the pet occupying the resident's dwelling unit.
3. Residents registering pets that are not fully-grown at the execution of the initial Pet

Addendum will be required to report back to the development office at the first year anniversary of the agreement in order that the pet may be re-photographed for identification purposes.

4. At the time of registration, Resident must provide information sufficient to identify the pet and to demonstrate that it is a common household pet.
5. The name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet must be provided at the time of registration.
6. A Pet Policy Addendum must be completed and signed prior to the pet being allowed in the unit.

Dogs

1. If the pet is a dog, it shall not weigh more than 30 pounds (fully grown) and stand no more than 20 inches in height from the front shoulder of the animal.
2. Must adhere to the breed restrictions in this policy
3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance.
4. Doghouses located outside any dwelling unit are prohibited.

Cats

1. The weight of a cat cannot exceed ten (10) pounds (fully-grown). Cats must also be declawed at the front paws by three (3) months of age. Evidence of declawing must be provided to HACC from a licensed veterinarian and/or staff of the Humane Society.
2. The resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Litter boxes must be changed twice per week at a minimum. Cardboard boxes are not acceptable and will not be approved. The resident shall not permit refuse from litter boxes to accumulate, become odorous, to become unsightly, or unsanitary.
3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance.

Dog/Cat—Spaying and Neutering

If the pet is a dog or cat, it must be spayed/neutered by six months of age. Evidence of spaying/neutering can be proved by a statement/bill from a licensed veterinarian and/or staff of

the Humane Society or by means of the veterinarian certification provided for on the Pet Registration Form.

Birds

1. Maximum number: 2
2. Must be enclosed in a cage at all times.

Fish

If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The resident is limited to one container for fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

Residents shall be responsible for any damage caused by leakage or spillage from the aquarium or fish bowl. The aquariums must be on a provable stand that is stable and cannot be easily pushed over.

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

1. Maximum number 1
2. 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.

Turtles

1. Maximum number 1
2. Must be enclosed in an acceptable cage/bowl at all times.

Inoculations/Vaccinations

The pet(s) must have received rabies and distemper inoculations or boosters, as applicable. The resident shall provide the HACC with evidence of inoculations certified by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local law. Said certification may be provided on the veterinarian's statement/bill or on the Pet Registration form.

Licensing

1. Licensing of all dogs shall be required in accordance with applicable State and local law on an annual basis. The dog must always wear a license with owner's name, address and telephone number.

2. In the event that applicable State or local law changes with reference to licensing of any and all pets, HACC will require its residents to comply upon appropriate notice.

Sanitary Conditions

The pet rules shall prescribe sanitary standards to govern the disposal of pet waste.

These rules are as follows:

- Resident shall be responsible for immediately disposing of all animal waste excreted inside the development building or on the development grounds.
- Pet waste may be disposed in designated areas for the development (pet waste stations or dumpsters).
- Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster.
- Poorly disposed waste will not be tolerated and will be subject to a \$25.00 charge per incident.
- Each time a pet owner fails to remove pet waste in accordance with this rule, a \$25.00 charge will be levied to the resident's account.
- Conditions outlined in Cats #2, above, pertaining to cat waste shall also prevail.

General Provisions

1. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet.
2. Costs incurred by HACC for **extermination of fleas, ticks, and other animal related pests**, will be deducted from the pet security deposit after either the pet is removed or the resident vacates. Residents are encouraged to use flea bombs to get rid of fleas and other animal-related pests on an "as needed" basis.
3. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but is not limited to: barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The HACC will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.

-
4. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership.
 5. The weight of all four-legged animals, other than dogs, cannot exceed 10 pounds with height not to exceed 15 inches from the front shoulder of the animal.
 6. Pets may not be bred or used for any commercial purposes on HACC property.

C. CONTROL OF THE ANIMAL

1. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a chain leash **no longer than five (5') feet** and kept off lawns designated to other residents. Retractable leashes are prohibited.
2. All authorized pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. HACC staff will contact the local Humane Society or dog warden in the event pets are found to be unleashed, or leashed and unattended, on HACC property. It shall be the responsibility of the resident to reclaim the pet and at the expense of the resident.
3. The resident pet owner shall have canine pets restrained so that maintenance can be performed in the dwelling unit. The resident **shall** whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the resident pet owner shall be charged a fee of \$25.00. If the situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and reported to the local Humane Society for removal. It shall be the responsibility of the resident pet owner to reclaim the pet at the expense of the resident. The Housing Authority shall not be responsible if any animal escapes from the residence due to its maintenance, inspections, or other activities.

D. UNATTENDED ANIMALS

Pet(s) may not be left unattended for more than ten (10) consecutive hours. If it is reported to HACC staff that a pet has been left unattended for more than a ten- (10) hour period, HACC staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the resident.

E. PROHIBITED PETS

1. HACC will forbid the following kinds of animals from being kept as pets on any of

its properties: Pit bull, Rottweiler, German Shepherd, Chow, Doberman Pinscher or any species considered vicious, intimidating, or kept for the purpose of training for fighting or wagering of bets (i.e. roosters for “cockfighting”, etc.). HACC forbids the keeping of animals that have had their vocal cords cut, by a process commonly known as “debarking.”

2. Exotic pets or barnyard animals are prohibited. Exception may be certain species of pigs utilized as bonafide “service animals”. (Snakes and reptiles are considered exotic pets.)
3. Animals who would be allowed to produce offspring for sale.
4. Wild animals, feral animals, and any other animals that are unamenable to routine human handling.
5. Animals of species commonly used on farms.
6. Non-human primates.
7. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit.
8. Pot-bellied pigs.
9. Snakes, lizards, spiders, chickens.
10. 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.
 - 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, psittacoses 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.

F. PET POLICY VIOLATION PROCEDURES

HACC reserves the right to require residents to remove any pet from the premises whose conduct (noise, biting, breeding, etc.) or condition is duly determined to constitute a nuisance or a threat to the health or safety of the other occupants or pets of the

development, neighbors, staff, or visitors. HACC reserves the right to remove such a pet in the event that the pet owner does not or cannot remove the pet.

Notice of Pet Policy Violation

If HACC determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the owning or keeping of pets:

- HACC may serve a written notice of Pet Policy violation on the pet owner in accordance with the dwelling lease. The notice of pet rule violation must:
 1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
 2. State that the pet owner has five (5) calendar days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation;
 3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
 4. State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

Pet Policy Violation Private Conference

If the pet owner makes a timely request for a private conference to discuss an alleged Pet Policy violation, HACC shall establish a mutually agreeable time and place for the private conference but no later than three (3) business days from the effective date of service of the notice of Pet Policy violation.

At the pet rule violation private conference, the pet owner and HACC representative shall discuss any alleged Pet Policy violation and attempt to correct it. HACC may, as a result of the meeting, give the pet owner additional time to correct the violation.

Notice for Pet Removal

If the pet owner and HACC are unable to resolve the Pet Policy violation at the pet rule violation private conference, or if a representative of HACC staff determines that the pet owner has failed to correct the Pet Policy violation within any additional time provided herein, the HACC may serve a written notice on the pet owner in accordance with Section of the Dwelling Lease or at the private conference, if appropriate, requiring the pet owner to remove the pet. The notice must:

1. Contain a brief statement of the factual basis for the determination and the Pet Policy or rules that have been violated;

2. State that the pet owner must remove the pet within five (5) calendar days of the effective date of service of the notice of pet removal (or the private conference, if notice is served at the private conference); and
3. State that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.

Initiation of Procedures to Remove a Pet or Terminate the Pet Owner's Tenancy

HACC may not initiate procedures to terminate a pet owner's tenancy based on a Pet Policy violation, unless:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the applicable time period specified in this section (including any additional time permitted by the owner); and
2. The Pet Policy violation is sufficient to begin procedures to terminate the pet owner's tenancy under the terms of the lease and applicable regulations.

HACC may initiate procedures to remove a pet under 24 CFR 5.327 (threat to health and safety) at any time, in accordance with the provisions of applicable State or local law.

G. SCHEDULE OF PET DEPOSITS

DEPOSIT SCHEDULE

(One Time Deposit is required for each pet at the time of registration)

Type of Pet	Deposit
Dog	\$200
Cat	\$200
Fish Aquarium	\$50
Fish Bowl (Requires no power and no larger than two gallons)	\$0
Caged Pets (Birds, Gerbils, Hamsters, Guinea Pig, & Turtles)	\$0

Note: The above schedule is applicable for each pet; therefore, if a resident pet owner has more than one pet he or she must pay the applicable deposit for each pet.

ALL PET AGREEMENTS SIGNED WITH RESIDENTS OF HACC PRIOR TO THE ADOPTION OF THIS POLICY (7/1/2006) ARE NOT SUBJECT TO PAYING ADDITIONAL DEPOSIT AMOUNTS.

RESIDENTS SIGNING PET POLICY ADDENDUM'S FOLLOWING THE ADOPTION OF THIS POLICY WILL BE SUBJECT TO PAYING DEPOSITS FOR ANY NEW OR ADDITIONAL PETS.

No pet shall be allowed in the unit prior to the completion of the terms of this Pet Policy.

The pet deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant.

Pet Deposits

HACC 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.
- HACC reserves the right to change or increase the required deposit by amendment to these rules.
- HACC 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.
- HACC 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.
- HACC 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, HACC will provide a meeting to discuss the charges.

All reasonable expenses incurred by HACC 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.

Any damage to the apartment, building, grounds, flooring, walls, trim, finishes, tiles, carpeting, or stains thereon, will be the full responsibility of the resident and the resident agrees to pay any

costs involved in restoring the apartment to its original condition.

If HACC finds a residual odor problem left in the apartment, the resident agrees to pay for the cost of any and all materials or chemicals needed to repair to remove the odor. If odor removal fails, the resident agrees to pay for replacement of carpeting, padding, wallboard, baseboard, etc., as is deemed necessary. The resident also agrees to abide by management's decision as to what is necessary.

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of the lease (a serious violation) and the HACC will issue a termination notice in accordance with of the dwelling lease. The resident pet owner will be entitled to a grievance hearing in accordance with the provisions of the dwelling lease.



HOUSING AUTHORITY CLARK COUNTY, NEVADA

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

FERNANDO ROMERO, CHAIRMAN
BARBARA ROBINSON, J.D., VICE CHAIRMAN
DOROTHY J. KIDD, COMMISSIONER
TAMMY MADDOX, COMMISSIONER
TIM O'CALLAGHAN, COMMISSIONER

CARL ROWE, INTERIM EXECUTIVE DIRECTOR

2006 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	71.9%
Safety	72.3%
Neighborhood Appearance	69.7%

The follow up plan for improvement is as follows:

I. Communication – Score: 71.9%, National Average 75.6%

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 16% to a high of 36% 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.

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: 72.3% National Average 81.3%

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. HACC has an aggressive eviction policy for no tolerance to drugs and violent criminal behavior. This includes a new lease and updated ACOP.

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: 69.7% National Average 78.3%

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. HACC is also in the process of implementing an overall improvement plan that will address neighborhood appearance.

Resident Advisory Board Meeting minutes
HACC Board Room
February 27, 2006 2:00 pm

Attendees:

Nancy Wesoff, Executive Director
Laura Coleman, Section 8 Manager
Karen Gratopp, Management Analyst
LaTrece Coleman-Stone, Resident Program Coordinator
Robert Herrera, Acting Director of Maintenance
Christina Howard, Administrative Assistant
Denise Duran, Property Manger
Bernie Conklin, Property Manger
Les Moore, Property Manager
Courtney Errington, Property Manager
Tina Brennan, Property Manager
Laure Rapose, Property Manager
Jennifer Jones, Property Manager
Howard Wasserman, Property Manager

Residents:

Carol Strolh – Section 8 Resident
Jacqueline Anderson – Public Housing Resident
Maureen Ryan – Public Housing Resident
Marilyn Works – Public Housing Resident
Mildred Wendt – Public Housing Resident
Patricia Stigar – Public Housing Resident
Robert Rosenbalm – Public Housing Resident
Phyllis Stevens – Public Housing Resident
Sharon Norwood-Ross – Public Housing Resident

Overview:

N. Wesoff gave background on the purpose of the Resident Advisory Board, stating HACC is required to submit an Annual Plan once a year to HUD.

N. Wesoff asked for comments from residents in attendance and notified them that the meeting was being recorded and the minutes will be submitted in the plan.

N. Wesoff gave overview of future 10-15 % budget cuts in Public Housing expected for HACC that were anticipated for July or August. N. Wesoff noted that it is now a time when communities and the residents of HACC have to work together to fight for affordable housing in Clark County.

2006 Annual Plan Overview:

K. Gratopp gave a brief overview of the Annual Plan noting dates of review of plan by HACC Commissioners (March 22, 2006) and deadline dates for submittal to HUD (April 17, 2006).

K. Gratopp discussed the several components and highlights (See Annual Plan)

Question: Resident raised a question regarding the Waitlist Charts as to if the Section 8 waitlist was open.

Answer: K. Gratopp confirmed that the waitlist had been closed since 2002.

Resident Concern: Residents expressed concern regarding delays in the completion of rehab project at Hampton Court.

Discussion: B. Herrera stated that HACC has had problems with obtaining permits and that there were problems with the City of Henderson.

Question: Resident expressed what type of permit issuing issues was HACC having with the City of Henderson.

Answer: B. Herrera stated that there were several issues such as, electrical, changes in firewalls and fireblocks that need to be installed.

Resident: Resident stated that she would send a letter to the City of Henderson to inquire about the delays.

Discussion: Page 22. Eligibility and Waitlist Management.

K. Gratopp confirmed that Schaffer Heights will be changed to a site-based waitlist and an evaluation will be made whether to move other properties to site-based waitlist.

K. Gratopp also noted that preference that was adopted in September for disaster related and preference has also been added on the Section 8 waitlist for property disposition of our scattered sites that will allow the Public Housing tenants a preference on the waitlist.

Discussion: K. Gratopp gave overview of the various Capitol Fund chart.

Resident Concern: Resident stated that the elderly tenants be housed separately and not subjected to children and drug dealers.

Resident Concern: Resident raised concern in regards to the strategies outlined in the Annual Plan.

Discussion: N. Wesoff stated HACC is reevaluating our property assets and is also looking at how we manage ourselves. Since there are so many different financial setbacks and restraints on the Agency, and with limited resources, there are no full-time managers on site; and you deserve to have that. We own 186 Scattered Site homes throughout Clark County and Henderson and currently have three people who are managing other sites as well as trying to manage the Scattered Sites, which has become impossible to do and is unfair to the resident, neighborhood, and HACC. We

are going out to bid to hire a consultant to help us create an application to HUD to get permission to sell the Scattered Site homes, which are worth anywhere from \$25 - 30 million in monies that could be used to generate additional affordable housing sites that would be more specific to meet the needs of this community. We don't have enough housing for the elderly and we also don't have enough designated for persons with disabilities. We are also going to be creating out of the 186 homes a first-time homeownership program called a Section 32 and will be offering it to the residents who live in the Scattered Site homes as well as offering it to any other public housing residents and Section 8 participants. We are excited and very committed and the Board of Commissioners is also very happy to see us moving forward with this. So far we've had about five people who have bought homes through our Section 8 Homeownership Voucher Program. The residents that are living in the Scattered Site homes will not be displaced nor would they lose their assistance, and for the families who could not afford to go into homeownership, they would be offered other public housing units or voucher assistance.

Question: Resident asked for a definition of the Scattered Sites homes.

Answer: N. Wesoff gave a definition of duplexes and/or single-family homes

Discussion: Resident asked for clarification of Section 11.Homeownership.

N. Wesoff stated that a preference has been made for Section 8 tenants that enroll in the Family Self Sufficiency Program and graduate will get a preference to receive a Housing Choice Voucher to help towards the purchase of a home.

Discussion: K. Gratopp noted the Capital Fund charts and stated that if any resident feels that there is a need for work at their development to inform HACC because funding could be reallocated to assist in the repairs/work.

Questions: Resident raised a question in regards to Community Service. Participants should be forced to perform community service at their developments assisting in maintenance work, etc. because more staff is needed to get work done. Resident stated that work is not getting done and wants to know why.

Answer: N. Wesoff stated that she believed that the reason tenants could not participate in Community Service at their developments was due to insurance limitation.

Resident Concern: Resident stated that there is a hole in the concrete of the development. Resident also stated that bird droppings would soon start and was told by maintenance to hose it. Resident felt that that would be very difficult for the residents to perform that task as 68 of 100 residents are bound by wheel chairs and have walkers and that they are also fearing the fear bird flu.

Resolution: N. Wesoff stated that HACC would look into correcting the process.

Discussion: Resident noted that the new exterminator has done great with the ant problem at the property.

Another resident expressed concern about the cost of living increase and asked why does rent have to go up and Medicare go up. N. Wesoff stated that rent calculations are dictated through HUD regulations and are adopted by congress and therefore any income that is included and/or excluded are not by HACC. Resident stated that she will continue to write Congress about the issue. N. Wesoff stated that she should.

K. Gratopp discussed the results of the RASS surveys that were sent to random residents and discussed how HACC plans to improve on the topics of Communication, Safety and Neighborhood Appearance.

Public Housing Admissions and Continued Occupancy Plan:

K. Gratopp gave an overview of the Admin Plan noting all major changes. **(See Recap of Major Changes-Public)**

Discussion (Pet Policy. Page 10-3): Resident raised concern about the addition of the requirement to declaw cats. Resident stating that she was required to sign a form at the pound stating that she would not declaw her cat due to it being inhumane.

Resolution: N. Wesoff stated that she would look into it.

Resident noted the changes at NLV and City changing their occupancy standards. N. Wesoff stated that we didn't do that we went the other way. HACC decided to reduce payment standards versus reducing bedroom sizes.

Resident express concern as to whether HUD will increase payment standards...

N. Wesoff stated that HUD recently reduced funding by 30%.

See Attachment: Public Housing Admissions Plan "Recap of Major Changes"

Section 8 Housing Choice Voucher Administrative Plan (Admin Plan):

L. Coleman gave a brief overview of the major revisions to the Admin Plan.

Resident Concern: Resident expressed concern as to if a primary is listed on a voucher and you want them off what steps do you take.

Resolution: L. Coleman stated that the family decides who the head of household will be and if there is an issue with lease we will refer them to Nevada Legal Services.

Closing:

N. Wesoff closed the meeting by thanking all participants and informed them that there may be another meeting within six months and advised residents to keep in contact with her by giving out her telephone number and email address.

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

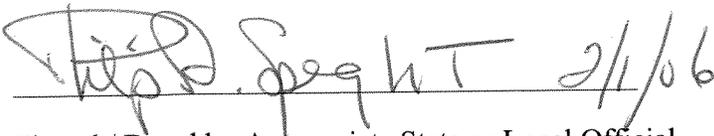
I, Douglas Bell the Manager, Community Resources certify
that the Five Year and Annual PHA Plan of the Clark County Housing Authority is
consistent with the Consolidated Plan of County of Clark, Nevada prepared
pursuant to 24 CFR Part 91.

 2/1/02

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. Specht 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.


Philip D. Specht 2/1/06

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 (2006)

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)

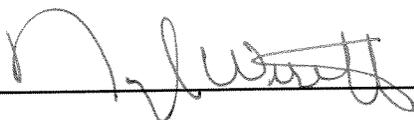
Name of Authorized Official

NANCY WESOFF

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

3/22/06

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 ___2006___, 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
PHA Name

NV013
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 2006

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 FERNANDO ROMERO	Title CHAIRMAN
Signature X 	Date MARCH 22, 2006

RESOLUTION NO. 2006-4

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 17, 2006.

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 22, 2006 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 Chairman of the Board and the Executive Director are hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the 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-SECOND DAY OF MARCH 2006.

Attest:



NANCY WESOFF
Secretary

BY:



FERNANDO ROMERO
Chairman