

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

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

## PHA Plan Agency Identification

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

**PHA Number:** NV013

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2007

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units:      Number of S8 units:      Number of public housing units:  
 Number of S8 units:

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

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

**Public Access to Information**

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

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

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

The PHA Plans (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, Fiscal 2006 Score Pending**  
**Goal: Maintain minimum of 90, High Performer Status.**
  - Improve voucher management: (SEMAP score) **96, FYE 6/30/05, Fiscal 2006 Score Pending**  
**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)

**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 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan - Substandard Physical, PHAS, Fiscal 2005**
- 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 (nv013e01)
- FY 2006 Capital Fund Program Annual Statement (nv013a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (nv013g01)
- List of Resident Board Member (nv013b01)
- Community Service Description of Implementation (nv013c01)
- Information on Pet Policy (nv013d01)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

**Optional Attachments:**

- PHA Management Organizational Chart (nv013b01)
- FY 2006-2010 Capital Fund Program 5 Year Action Plan (nv013a01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (nv013g01)
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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 (PHDEP) 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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>JURISDICTION – COUNTY OF CLARK</b>							
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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>JURISDICTION – CITY OF HENDERSON</b>							
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  
2005-2010 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

## B. Housing Needs of Families on the Public Housing and Section 8

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

<b>Housing Needs of Families on the Waiting List</b>			
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: <b>ESPINOZA TERRACE, NV39-P013-002</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	165		13.0%
Extremely low income <=30% AMI	125	75.8%	
Very low income (>30% but <=50% AMI)	30	18.2%	
Low income (>50% but <80% AMI)	10	6.0%	
Families with children	17	10.3%	
Elderly families	57	34.5%	
Families with Disabilities	12	7.3%	
Race/ethnicity <b>American Indian/ Alaska Native</b>	1	0.6%	
Race/ethnicity <b>Asian</b>	7	4.2%	
Race/ethnicity <b>Black/African American</b>	23	14.0%	
Race/ethnicity <b>White</b>	133	80.6%	
Race/ethnicity <b>Native Hawaiian/ Other Pacific Islander</b>	1	0.6%	
Race/ethnicity <b>Rae Not Assigned</b>	0	0%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity <b>Hispanic or Latino</b>	35	21.2%	
Race/ethnicity <b>Not Hispanic or Latino</b>	130	78.8%	
Race/ethnicity <b>Ethnicity Not Assigned</b>	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	165	100%	13.0%
2 BR	0	0.0%	0.0%
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
<b>0 and 1 Bedroom, 2 months, since 2/20/07</b>			
<b>2 Bedroom, 72 months, since 4/20/01</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Disaster Evacuees.</b>			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

**LANDSMAN GARDENS, NV39-P013-003**

	# of families	% of total families	Annual Turnover
Waiting list total	977		18.0%
Extremely low income <=30% AMI	748	76.6%	
Very low income (>30% but <=50% AMI)	186	19.0%	
Low income (>50% but <80% AMI)	43	4.4%	
Families with children	903	92.4%	
Elderly families	9	0.9%	
Families with Disabilities	27	2.8%	
Race/ethnicity <b>American Indian/ Alaska Native</b>	16	1.6%	
Race/ethnicity <b>Asian</b>	25	2.6%	
Race/ethnicity <b>Black/African American</b>	443	45.4%	
Race/ethnicity <b>White</b>	469	48.0%	
Race/ethnicity <b>Native Hawaiian/ Other Pacific Islander</b>	20	2.0%	
Race/ethnicity <b>Not Assigned</b>	4	0.4%	

Housing Needs of Families on the Waiting List			
Race/Ethnicity <b>Hispanic or Latino</b>	220	22.5%	
Race/Ethnicity <b>Not Hispanic or Latino</b>	753	77.1%	
Race/Ethnicity <b>Not Assigned</b>	4	0.4%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR			
2 BR	527	53.9%	13.3%
3 BR	296	30.3%	23.5%
4 BR	152	15.6%	15.4%
5 BR	2	0.2%	20.0%
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><b>2,4 and 5 Bedroom lists are open</b></p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p><b>3 Bedroom, 9 months, since 7/5/06</b></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 <b>Disaster Evacuees.</b></p>			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

**HAMPTON COURT, NV39-P013-005**

	# of families	% of total families	Annual Turnover
Waiting list total	1575		35.0%
Extremely low income <=30% AMI	1206	76.6%	
Very low income (>30% but <=50% AMI)	302	19.2%	
Low income (>50% but <80% AMI)	67	4.2%	
Families with children	954	60.6%	
Elderly families	49	3.1%	
Families with Disabilities	92	5.8%	
Race/ethnicity <b>American Indian/ Alaska Native</b>	27	1.7%	
Race/ethnicity <b>Asian</b>	36	2.3%	
Race/ethnicity <b>Black/African American</b>	681	43.2%	
Race/ethnicity <b>White</b>	811	51.5%	
Race/ethnicity <b>Native Hawaiian/ Other Pacific Islander</b>	18	1.2%	
Race/ethnicity <b>Race Not Assigned</b>	2	0.1%	

Housing Needs of Families on the Waiting List			
Race/ethnicity <b>Hispanic or Latino</b>	316	20.1%	
Race/ethnicity <b>Not Hispanic or Latino</b>	1257	79.8%	
Race/ethnicity <b>Ethnicity Not Assigned</b>	2	0.1%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	604	38.4%	30.0%
2 BR	566	35.9%	56.7%
3 BR	405	25.7%	33.4%
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
<b>0 &amp; 1 Bedroom, 14 months, since 2/27/05.</b>			
<b>2 &amp; 3 Bedroom, 9 months, since 7/5/06</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Disaster Evacuees.</b>			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

**SCHAFFER HEIGHTS, NV39-P013-009**

	# of families	% of total families	Annual Turnover
Waiting list total	44		8%
Extremely low income <=30% AMI	31	70.45%	
Very low income (>30% but <=50% AMI)	12	27.27%	
Low income (>50% but <80% AMI)	1	2.27%	
Families with children	0	0%	
Elderly families	24	54.5%	
Families with Disabilities	3	6.8%	
Race/ethnicity <b>American Indian/ Alaska Native</b>	1	2.27%	
Race/ethnicity <b>Asian</b>	3	6.81%	
Race/ethnicity <b>Black/African American</b>	3	6.81%	
Race/ethnicity <b>White</b>	37	84.1%	
Race/ethnicity <b>Native Hawaiian/ Other Pacific Islander</b>	0	0%	
Race/ethnicity <b>Race Not Assigned</b>	0	0%	

Housing Needs of Families on the Waiting List			
Race/ethnicity <b>Hispanic or Latino</b>	11	25.0%	
Race/ethnicity <b>Not Hispanic or Latino</b>	33	75.0%	
Race/ethnicity <b>Ethnicity Not Assigned</b>			
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	44	100.0%	8.0%
2 BR	0	0%	0%
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Open 1 Bedroom, 2/20/07</b> If yes: How long has it been closed (# of months)? <b>2 Bedroom Closed</b>  Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Disaster Evacuees.</b>			

<b>Housing Needs of Families on the Waiting List</b>			
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	969		17.3%
Extremely low income <=30% AMI	719	74.2%	
Very low income (>30% but <=50% AMI)	209	21.6%	
Low income (>50% but <80% AMI)	41	4.2%	
Families with children	874	90.2%	
Elderly families	19	2.0%	
Families with Disabilities	20	2.1%	
Race/ethnicity <b>American Indian/ Alaska Native</b>	12	1.2%	
Race/ethnicity <b>Asian</b>	26	2.7%	
Race/ethnicity <b>Black/African American</b>	455	47.0%	
Race/ethnicity <b>White</b>	454	46.9%	
Race/ethnicity <b>Native Hawaiian/ Other Pacific Islander</b>	19	1.9%	
Race/ethnicity <b>Not Assigned</b>	3	0.3%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity <b>Hispanic or Latino</b>	221	22.8%	
Race/ethnicity <b>Not Hispanic or Latino</b>	745	76.9%	
Race/ethnicity <b>Not Assigned</b>	3	0.3%	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
1BR	35	3.6%	8.5%
2 BR	476	49.1%	24.7%
3 BR	344	35.5%	10.7%
4 BR	114	11.8%	18.3%
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>2, 3 and 4 Bedroom open since 2/27/06</b></p> <p>If yes:  How long has it been closed (# of months)  <b>32 months 0 &amp; 1 Bedroom , since 12/6/04</b></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes  Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Disaster Evacuees.</b></p>			

<b>Housing Needs of Families on the Waiting List</b>			
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	1313		11.3%
Extremely low income <=30% AMI	1055	80.4%	
Very low income (>30% but <=50% AMI)	178	13.6%	
Low income (>50% but <80% AMI)	80	6.1%	
Families with children	889	67.8%	
Elderly families	110	8.4%	
Families with Disabilities	21	1.6%	
Race/ethnicity American Indian/ <b>Alaska Native</b>	7	0.5%	
Race/ethnicity <b>Asian</b>	4	0.3%	
Race/ethnicity <b>Black/African American</b>	605	46.1%	
Race/ethnicity <b>White</b>	263	20.0%	
Race/ethnicity <b>Native Hawaiian/ Other Pacific Islander</b>	10	0.7%	
Race/ethnicity <b>Race Not Assigned</b>	424	32.3%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity <b>Hispanic or Latino</b>	101	7.7%	
Race/ethnicity <b>Not Hispanic or Latino</b>	788	60.0%	
Race/ethnicity <b>Ethnicity Not Assigned</b>	424	32.3%	
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)? <b>7 Months, 09/26/06</b></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</p> <p><b>Disaster Evacuees.</b></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)

## **Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	\$2,186,824	
b) Public Housing Capital Fund	\$1,385,824	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$22,385,632	
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)		
A) Public Housing FSS Coordinator	\$49,000	Resident Self-ufficiency
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2006 Captial Funds	\$797,476	PH Capital Improvement
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$1,778,617</b>	PHA Operations
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
Dept. of Aging	\$20,000	Senior Services
PH Investment Income	\$24,000	PH Operations
PH Resident Charges	\$157,654	PH Operations
Section 8 Portable Admin.	\$228,000	Section 8 Operations
Section 8 Investment (Reserve)	\$14,000	Section 8 Opeartions
<b>Total resources</b>	<b>\$29,027,27</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

**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](http://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? **To be determined**

**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? **6** (4 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](http://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: **Only (1) offer on Site Based Wait Lists.**

**(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) **Crime Related and under VAWA**

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 (*all of Clark County*)
- 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.

XXX 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)

- 4 - Working families and those unable to work because of age or disability**
- 2 - Veterans and veterans' families**
- 3 - Residents who live and/or work in the jurisdiction (*all of Clark County*)**
- 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?  
**The current policy allows us to take the proper action.**

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:

**Hampton Court and Hullum Homes**

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:

**Scattered Sites**

## **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 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 the list is open)**

Other (list below)

### **(3) Search Time**

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

If yes, state circumstances below:

**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 who live in the jurisdiction of Clark County, Nevada.**
  - **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 who live in the jurisdiction of Clark County, Nevada.**

- **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) **Referrals**

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

f. Rent re-determinations:

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

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

**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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	890	18.9%
Section 8 Vouchers	2790 (based on Budget Authority)	11.3%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

### **C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  - a. Admissions and Continued Occupancy Plan
  - b. House Rules
  - c. Property Manager Manual
  - d. Community Service Policy, Pet Policy, Eviction Policy.
  - e. Pest Control and Filter Change Schedules
  - f. Maintenance Plan
  - g. Procurement Policy
- (2) Section 8 Management: (list below)
  - a. Administrative Plan
- (3) Both Programs
  - a. Personnel Rules
  - b. Administrative Rules

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
- PHA development management offices
- Other (list below)

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

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: **nv013a01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: **nv013a01**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

**Miller Plaza Site, Hullum Homes, Jones Gardens,  
Hampton Court**

- 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 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:

**To be determined. Will utilize Scattered Sites Homeownership and Scattered Sites Disposition funds.**

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered Sites</b>
1b. Development (project) number: <b>NV013-016</b>
2. Activity type: Demolition <input type="checkbox"/> <b>Disposition <input checked="" type="checkbox"/>/Mixed Finance</b>
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: <b>Fall 2007</b>
5. Number of units affected: <b>26</b>
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:

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Scattered Sites</b>
1b. Development (project) number:	<b>NV013-018</b>
2. Activity type: Demolition <input type="checkbox"/>	<b>Disposition <input checked="" type="checkbox"/>/Mixed Finance</b>
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:	<b>Fall 2007</b>
5. Number of units affected:	<b>33</b>
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:

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Scattered Sites</b>
1b. Development (project) number:	<b>NV013-019</b>
2. Activity type: Demolition <input type="checkbox"/>	<b>Disposition <input checked="" type="checkbox"/>/Mixed Finance</b>
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:	<b>Fall 2007</b>
5. Number of units affected:	<b>35</b>
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:

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Scattered Sites</b>
1b. Development (project) number:	<b>NV013-023</b>
2. Activity type: Demolition <input type="checkbox"/>	<b>Disposition <input checked="" type="checkbox"/>/Mixed Finance</b>
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:	<b>Fall 2007</b>
5. Number of units affected:	<b>36</b>
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.

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

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

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

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

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

(date submitted or approved:    )

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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>Scattered Sites</b>	
1b. Development (project) number: <b>NV013-016</b>	
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <b>(02/05/2007)</b>	
5. Number of units affected: <b>10</b>	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>Scattered Sites</b>	
1b. Development (project) number: <b>NV013-018</b>	
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<b><u>(02/05/2007)</u></b>
5. Number of units affected: <b>17</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>Scattered Sites</b>	
1b. Development (project) number: <b>NV013-019</b>	
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<b><u>(02/05/2007)</u></b>
5. Number of units affected: <b>15</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> (Complete one for each development affected)	
1a. Development name:	<b>Scattered Sites</b>
1b. Development (project) number:	<b>NV013-023</b>
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<b><u>(02/05/2007)</u></b>
5. Number of units affected:	<b>14</b>
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 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? 06/30/2006

#### 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. )

<b>Services and Programs</b>				
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)
Homeownership Seminar	240	Specific Criteria	Multi	Both
FSS Support Group	114	Specific Criteria	Staff	Both
Home Buyer Club	169	Other	ECHO	Both
Budgeting Basics	45	Other	Staff	Both
Credit Repair/Report	39	Other	Wash Firm	Both
Homeownership 101	10	Other	Housing for NV	Both
GED	8	Other	CCSN	Both
Interview Skills	5	Other	Staff	Both
Job/Career Counseling	30	Other	CHR	Both
Higher Education	16	Other	CCSN	Both

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 12//06)
Public Housing	51	47
Section 8	179	151

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)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

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)

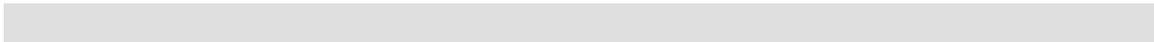
- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer 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: **nv103g01**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below) **Comments made my residents were in agreement to plan prepared HACC Staff.**

### **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. In Fiscal Year 2006, the HACC received 1 million dollars 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. For Fiscal Year 2007, the Housing Authority will receive another 1 million dollars in TBRA. We are in the process of designing the program for these funds.

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

#### **D. Other Information Required by HUD**

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

## Attachments

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

**nv013a01: FY2003, FY2004, FY2005, FY2006 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-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)
  
- Part I: Summary, (Grant No: NV39-P013-50106 2006 CFP)
- Part II: Supporting Pages, (Grant No: NV39-P013-50106 2006 CFP)
- Part III: Implementation Schedule, (Grant No: NV39-P013-50106 2006 CFP)

**Capital Fund Program Five-Year Action Plan – FY 2007-FY2010**

- Part I: Summary
- Part II: Supporting Pages

## **Attachments (con't)**

- nv013b01:** Organizational Charts including Board of Commissioners
- nv013c01:** Community Service Policy
- nv013d01:** Pet Policy
- nv013e01:** Deconcentration Policies (ACOP reference, Chapter 4)
- nv013f01:** Resident Satisfaction Assessment Subsystem (RASS) Results, Follow-up Plan to Survey Results.
- nv013g01:** Resident Advisory Board Meeting Information and Comments.
- nv013h01:** County Certification of Consistency with Consolidated Plan
- nv013i01:** Henderson Certification of Consistency with Consolidated Plan.
- nv013j01:** Certification of Payments.
- nv013k01:** Standard Form-LLL Disclosure of Lobbying Activities.
- nv013l01:** HUD 50070, Certification for a Drug-Free Workplace
- nv013m01:** PHA Certifications of Compliance with the PHA Plans and Related Regulations.
- nv013n01:** Board Resolution No. 2007- 4, Requesting Board of Commissioners Approval of the PHA's Five-Year and Annual Plan.

# Annual Statement/Performance and Evaluation Report

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

### Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV	Grant Type and Number Capital Fund Program Grant No: 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: 12/31/2006   
  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	\$198,097.35	\$198,097.35	\$198,097.35
5	1411 Audit	\$1,583.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,000.00	\$49,287.68	\$49,287.68	\$49,287.68
10	1460 Dwelling Structures	\$585,931.00	\$558,188.32	\$558,188.32	\$558,188.32
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00
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	\$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)	\$1,286,776.00	\$1,286,776.00	\$1,286,776.00	\$1,286,776.00
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 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 12/31/2006
				Original	Revised	Funds Obligated	Funds Expended	
<b>NV39-P013-002</b>								
<b>Espinoza Terrace</b>	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	\$8,091.08	\$8,091.08	\$8,091.08	Completed
	Trim Trees	1450		\$0.00	\$15,690.00	\$15,690.00	\$15,690.00	Completed
			SUBTOTAL	\$34,000.00	\$23,781.08	\$23,781.08	\$23,781.08	
<b>NV39-P013-005</b>								
<b>Hampton Court</b>	Air Condition Units	1460	30 EA	\$67,600.00	\$3,968.80	\$3,968.80	\$3,968.80	Completed
	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	\$12,258.05	Completed
	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	\$6,811.06	\$6,811.06	\$6,811.06	Completed
	Landings, Replace	1450	1 EA	\$50,000.00	\$0.00	\$0.00	\$0.00	Completed
	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			\$241,227.07	\$241,227.07	\$241,227.07	Completed
	Relocation	1460/1495			\$2,100.00	\$2,100.00	\$2,100.00	Completed
			SUBTOTAL	\$425,350.00	\$368,752.04	\$368,752.04	\$368,752.04	
<b>NV39-P013-003</b>								
<b>Landsman Gardens</b>	Trim Trees	1450		\$0.00	\$2,218.76	\$2,218.76	\$2,218.76	Completed
	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	
<b>NV39-P013-006</b>								
<b>Miller Plaza</b>	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	
<b>NV39-P013-007</b>								
<b>Schaffer Heights</b>	Air Conditioners	1460		\$0.00	\$17,327.74	\$17,327.74	\$17,327.74	Complete
			SUBTOTAL	\$0.00	\$17,327.74	\$17,327.74	\$17,327.74	
<b>NV39-P013-008</b>								
<b>Biegger Estates</b>	Paint Exterior, FA	1460	119	\$35,000.00	\$38,296.03	\$38,296.03	\$38,296.03	Completed
	Replace Smoke Detectors, FA	1460	119	\$5,000.00	\$2,465.80	\$2,465.80	\$2,465.80	Completed
			SUBTOTAL	\$40,000.00	\$40,761.83	\$40,761.83	\$40,761.83	
<b>NV39-P013-009</b>								
<b>Schaffer Heights</b>	Repair Concrete, FA	1450	800sq ft	\$10,000.00	\$16,911.84	\$16,911.84	\$16,911.84	Completed
	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	
<b>NV39-P013-010</b>								
<b>Jones Gardens</b>	Paint Exterior, FA	1460	90	\$45,000.00	\$81,721.89	\$81,721.89	\$81,721.89	Completed
	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	
<b>NV39-P013-016</b>								
<b>Scattered Sites</b>	Trim Trees	1450		\$0.00	\$2,051.00	\$2,051.00	\$2,051.00	Completed
			SUBTOTAL		\$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 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 12/31/2006
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>	Equipment, Maintenance							
	Vehicles, Maintenance Truck	1475	1	\$30,000.00	\$28,724.50	\$28,724.50	\$28,724.50	Completed
	Mower	1475	1	\$16,000.00	\$17,275.50	\$17,275.50	\$17,275.50	Completed
			SUBTOTAL	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	
	Contingency	1502		\$18,455.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$18,455.00	\$0.00	\$0.00	\$0.00	
	Operations							
	Transfer to Operations	1406		\$128,678.00	\$128,678.00	\$128,678.00	\$128,678.00	Completed
			SUBTOTAL	\$128,678.00	\$128,678.00	\$128,678.00	\$128,678.00	
	Management Improvements							
	1) Resident Training	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	Completed
	2) Staff Training	1408		\$37,579.00	\$38,601.58	\$38,601.58	\$38,601.58	Completed
	5) Upgrade Computer	1408		\$36,923.00	\$37,704.30	\$37,704.30	\$37,704.30	Completed
	6) Background Checks	1408		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	Completed
	7) Community Policing	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	Completed
	Management Contract	1408		\$0.00	\$40,104.29	\$40,104.29	\$40,104.29	Completed
	3) Eligibility Specialist	1408		\$61,400.00	\$63,073.16	\$63,073.16	\$63,073.16	Completed
	8) Management Analyst	1408		\$77,900.00	\$65,371.98	\$65,371.98	\$65,371.98	Completed
	10) Office Assistant	1408		\$44,254.00	\$46,669.34	\$46,669.34	\$46,669.34	Completed
			SUBTOTAL	\$323,056.00	\$306,524.65	\$306,524.65	\$306,524.65	
	Administration							
	Salaries	1410		\$106,608.00	\$152,792.62	\$152,792.62	\$152,792.62	Completed
	Benefits	1410		\$54,920.00	\$43,721.73	\$43,721.73	\$43,721.73	Completed
			SUBTOTAL	\$161,528.00	\$196,514.35	\$196,514.35	\$196,514.35	Completed
	Audit	1411		\$1,583.00	\$1,583.00	\$1,583.00	\$1,583.00	Completed
			SUBTOTAL	\$1,583.00	\$1,583.00	\$1,583.00	\$1,583.00	

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 12/31/2006
				Original	Revised	Funds Obligated	Funds Expended	
			<b>GRAND TOTAL</b>	<b>\$1,286,776.00</b>	<b>\$1,286,776.00</b>	<b>\$1,286,776.00</b>	<b>\$1,286,776.00</b>	



# 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: 12/31/06    
 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	\$323,056.00	\$323,056.00
4	1410 Administration	\$161,528.00	\$161,528.00	\$161,528.00	\$161,528.00
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				
10	1460 Dwelling Structures	\$853,463.00	\$853,463.00	\$853,463.00	\$740,636.41
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$30,000.00	\$36,900.00	\$36,900.00	\$28,367.98
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$300.00	\$300.00	\$300.00	\$300.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$6,900.00	\$0.00		
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	\$1,529,811.00	\$1,408,452.39
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	
<b>NV39-P013-002</b> <b>Espinoza Terrace</b>	ADA Accessibility	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Electrical, switches & outlets	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Smoke Detectors	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-003</b> <b>Landsman Gardens</b>	Abate Ceilings	1460	1	\$4,084.00	\$4,084.00	\$4,084.00	\$4,084.00	Completed
			<b>SUBTOTAL</b>	\$4,084.00	\$4,084.00	\$4,084.00	\$4,084.00	
<b>NV39-P013-005</b> <b>Hampton Court</b>	Replace switches	1460		\$149,136.83	\$149,136.83	\$149,136.83	\$149,136.83	Complete
	Repair Roof	1460		\$555.88	\$555.88	\$555.88	\$555.88	Complete
	Asphalt, Full depth repair	1450		\$0.00	\$0.00	\$0.00	\$0.00	Complete
	Dwelling structures	1460		\$638,741.76	\$638,741.76	\$638,741.76	\$525,915.17	In Progress
	Playground Rehab	1450		\$0.00	\$0.00	\$0.00	\$0.00	Complete
	Abate Ceilings	1460		\$24,930.00	\$24,930.00	\$24,930.00	\$24,930.00	Complete
	Walls, interior	1460		\$0.00	\$0.00	\$0.00	\$0.00	Complete
	Water heater	1460		\$0.00	\$0.00	\$0.00	\$0.00	Complete
	Relocation	1495		\$300.00	\$300.00	\$300.00	\$300.00	Complete
			<b>SUBTOTAL</b>	\$813,664.47	\$813,664.47	\$813,664.47	\$700,837.88	
<b>NV39-P013-007</b> <b>Hullum Homes</b>	Asphalt, Full Depth Repair	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Directory Sign	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Directory Sign	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Window, Coverings	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-008</b> <b>Biegger Estates</b>	Paint exterior	1460		\$35,753.45	\$35,753.45	\$35,753.45	\$35,753.45	Complete
	Appliance, Refrigerator	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Water heater	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$35,753.45	\$35,753.45	\$35,753.45	\$35,753.45	
<b>NV39-P013-009</b> <b>Schaffer Heights</b>	Paint exterior	1460		\$261.08	\$261.08	\$261.08	\$261.08	Complete
			<b>SUBTOTAL</b>	\$261.08	\$261.08	\$261.08	\$261.08	
<b>NV39-P013-010</b> <b>Jones Gardens</b>	Appliance, Range/stove	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Appliance, Refrigerator	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Asphalt, Full Depth Repair	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Asphalt, Full Depth Repair	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Directory Sign	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-018</b> <b>Scattered (Home) Sites</b>	Roofing, asphalt shingles	1460		\$0.00	\$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 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	
			<b>SUBTOTAL</b>	\$0.00	\$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-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	9/30/2006			9/30/2008			
NV39-P013-003 Landsman Gardens	9/30/2006			9/30/2008			
NV39-P013-005 Hampton Court	9/30/2006			9/30/2008			
NV39-P013-006 Miller Plaza	9/30/2006			9/30/2008			
NV39-P013-007 Hullum Homes	9/30/2006			9/30/2008			
NV39-P013-008 Biegger Estates	9/30/2006			9/30/2008			
NV39-P013-009 Schaffer Heights	9/30/2006			9/30/2008			
NV39-P013-010 Jones Gardens	9/30/2006			9/30/2008			
NV39-P013-016 Scattered Sites	9/30/2006			9/30/2008			
PHA Wide Management Improvements	9/30/2006			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: 12/31/2006   
 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	\$138,527.00	\$138,527.00	\$138,527.00
3	1408 Management Improvements	\$296,554.00	\$277,054.00	\$277,054.00	\$23,018.49
4	1410 Administration	\$161,528.00	\$157,717.34	\$157,717.34	\$157,717.34
5	1411 Audit	\$1,600.00	\$1,600.00	\$1,600.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$39,500.00	\$39,500.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$119,750.00	\$119,750.00	\$119,750.00	\$0.00
10	1460 Dwelling Structures	\$637,312.00	\$613,602.66	\$613,602.66	\$65,553.40
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	\$35,000.00	\$35,000.00	\$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	\$2,520.00	\$2,520.00	\$2,520.00
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	\$1,385,271.00	\$1,385,271.00	\$387,336.23
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	
<b>NV39-P013-002</b> <b>Espinoza Terrace</b>	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-003</b> <b>Landsman Gardens</b>	Concrete Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Courtyard Repair	1450	1	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	In Progress
	Roofing, overlay	1460	10	\$10,000.00	\$5,000.00	\$5,000.00	\$0.00	In Progress
			<b>SUBTOTAL</b>	\$15,000.00	\$10,000.00	\$10,000.00	\$0.00	
<b>NV39-P013-005</b> <b>Hampton Court</b>	Architect/Egr. Fees for Rehab Units, (1,2,3)	1430	1	\$0.00	\$19,500.00	\$19,500.00	\$0.00	In Progress
	Asphalt, Full depth repair	1450	1	\$102,000.00	\$102,000.00	\$102,000.00	\$0.00	In Progress
	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab Units, (1, 2, 3)	1460	6	\$357,312.00	\$348,398.65	\$348,398.65	\$0.00	In Progress
	Landings	1460	2	\$40,000.00	\$65,000.00	\$65,000.00	\$58,606.65	In Progress
	Roofing	1460	9	\$0.00	\$0.00	\$0.00	\$0.00	In Progress
	Relocation	1495	9	\$0.00	\$2,520.00	\$2,520.00	\$2,520.00	In Progress
			<b>SUBTOTAL</b>	\$499,312.00	\$537,418.65	\$537,418.65	\$61,126.65	
<b>NV39-P013-007</b> <b>Hullum Homes</b>	Architect/Egr. Fees for Unit Rehab	1430	1	\$0.00	\$20,000.00	\$20,000.00	\$0.00	In Progress
	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	\$12,750.00	\$12,750.00	\$0.00	In Progress
	Rehab, Units	1460	5	\$170,000.00	\$150,000.00	\$150,000.00	\$0.00	In Progress
	Solar Screens	1460	40	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$182,750.00	\$182,750.00	\$182,750.00	\$0.00	
<b>NV39-P013-008</b> <b>Biegger Estates</b>	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Security Doors	1460	238	\$0.00	\$0.00	\$0.00	\$0.00	
	Paint Exterior	1460	238	\$0.00	\$3,886.75	\$3,886.75	\$3,886.75	In Progress
			<b>SUBTOTAL</b>	\$0.00	\$3,886.75	\$3,886.75	\$3,886.75	
<b>NV39-P013-009</b> <b>Schaffer Heights</b>	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	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-010</b> <b>Jones Gardens</b>	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-016</b> <b>Scattered (Home) Sites</b>	Roofing, asphalt shingles	1460	15	\$60,000.00	\$41,317.26	\$41,317.26	\$3,060.00	In Progress
			<b>SUBTOTAL</b>	\$60,000.00	\$41,317.26	\$41,317.26	\$3,060.00	

# 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	



**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	9/30/2007			9/30/2009			
NV39-P013-003 Landsman Gardens	9/30/2007			9/30/2009			
NV39-P013-005 Hampton Court	9/30/2007			9/30/2009			
NV39-P013-006 Miller Plaza	9/30/2007			9/30/2009			
NV39-P013-007 Hullum Homes	9/30/2007			9/30/2009			
NV39-P013-008 Biegger Estates	9/30/2007			9/30/2009			
NV39-P013-009 Schaffer Heights	9/30/2007			9/30/2009			
NV39-P013-010 Jones Gardens	9/30/2007			9/30/2009			
NV39-P013-016 Scattered Sites	9/30/2007			9/30/2009			
PHA Wide Management Improvements	9/30/2007			9/30/2009			

# 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-P01350106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement/Revision  
 Performance and Evaluation Report for Period Ending: 12/31/2006   
  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	\$0.00	\$0.00		
2	1406	Operations	\$132,660.00	\$0.00	\$0.00	\$0.00
3	1408	Management Improvements	\$257,208.00	\$0.00	\$0.00	\$0.00
4	1410	Administration	\$100,000.00	\$0.00	\$0.00	\$0.00
5	1411	Audit	\$1,712.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Fees and Costs	\$50,000.00	\$0.00	\$0.00	\$0.00
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$148,264.00	\$0.00	\$0.00	\$0.00
10	1460	Dwelling Structures	\$586,761.00	\$0.00	\$0.00	\$0.00
11	1465.1	Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$20,000.00	\$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)	\$1,326,605.00			
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: NV39P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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 12/31/2006
				Original	Revised	Funds Obligated	Funds Expended	
<b>NV39-P013-002</b> <b>Espinoza Terrace</b>	Common Bldgs - Upgrade	1470	1	\$10,000.00				
	Site Improvements	1450	1	\$10,000.00				
	Replace Backflow Valves	1450	2	\$40,000.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$60,000.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-003</b> <b>Landsman Gardens</b>	Concrete Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Courtyard Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Backflow Valves	1450	7	\$12,500.00				
	Roofing, overlay	1460	10	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$12,500.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-005</b> <b>Hampton Court</b>	Asphalt, Overlay	1450	1	\$30,000.00	\$0.00	\$0.00	\$0.00	
	Replace Backflow Valves	1450	4	\$20,000.00				
	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab Units, (1, 2, 3)	1460	6	\$0.00	\$0.00	\$0.00	\$0.00	
	Landings	1460	2	\$0.00	\$0.00	\$0.00	\$0.00	
	Roofing	1460	9	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$50,000.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-007</b> <b>Hullum Homes</b>	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	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab, Units	1460	5	\$586,761.00	\$0.00	\$0.00	\$0.00	
	Solar Screens	1460	40	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$586,761.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-008</b> <b>Biegger Estates</b>	Playground Rehab	1450	1	\$35,764.00	\$0.00	\$0.00	\$0.00	
		1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$35,764.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-009</b> <b>Schaffer Heights</b>	Common Bldgs - Upgrade	1470	1	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Security Screen Doors	1460	75	\$0.00	\$0.00	\$0.00	\$0.00	
	Flooring, Carpet	1460	75	\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$10,000.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-010</b> <b>Jones Gardens</b>	Exterior Pain	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Stucco	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			<b>SUBTOTAL</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>NV39-P013-016</b> <b>Scattered (Home) Sites</b>	Roofing, asphalt shingles	1460	15	\$0.00	\$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 II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV		Grant Type and Number Capital Fund Program Number: NV39P01350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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 12/31/2006
				Original	Revised	Funds Obligated	Funds Expended	
			<b>SUBTOTAL</b>	\$0.00	\$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 II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CLARK, NV		Grant Type and Number Capital Fund Program Number: NV39P01350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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 12/31/2006
				Original	Revised	Funds Obligated	Funds Expended	
			<b>GRAND TOTAL</b>	<b>\$1,326,605.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**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-P01350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
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			9/30/2010			
NV39-P013-003 Landsman Gardens	9/30/2008			9/30/2010			
NV39-P013-005 Hampton Court	9/30/2008			9/30/2010			
NV39-P013-006 Miller Plaza	9/30/2008			9/30/2010			
NV39-P013-007 Hullum Homes	9/30/2008			9/30/2010			
NV39-P013-008 Biegger Estates	9/30/2008			9/30/2010			
NV39-P013-009 Schaffer Heights	9/30/2008			9/30/2010			
NV39-P013-010 Jones Gardens	9/30/2008			9/30/2010			
NV39-P013-016 Scattered Sites	9/30/2008			9/30/2010			
PHA Wide Management Improvements	9/30/2008			9/30/2010			









**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - OVERALL STRUCTURE  
DIVISIONS AND DEPARTMENTS EFFECTIVE NOVEMBER 01, 2006**

**LEGEND**

DIVISIONS

DEPARTMENTS

**BOARD OF COMMISSIONERS**

Chairman-Fernando Romero  
Vice Chairman-Barbara Robinson, J.D.  
Commissioner-Dorothy J. Kidd  
Commissioner-Tammy Maddox  
Commissioner -Tim O'Callaghan  
Legal Counsel

**EXECUTIVE DIRECTOR  
(Central Administration)**

Nancy Wesoff

**DIRECTOR OF  
FINANCE  
(Division Head)**

Barry Bagby

ACCOUNTING

INFO SYSTEMS

CONTRACTS  
ADMIN.

PROCUREMENT

**DIRECTOR OF  
MAINTENANCE,  
MODERNIZATION AND  
DEVELOPMENT  
(Division Head)**

Ted Otokiti

MAINT. NORTH/  
CENTRAL

MAINT. SOUTH

MAINT. CONTROL

**DIRECTOR OF  
OPERATIONS  
(Division Head)**

Howard Wasserman

HOUSING MGT

ELIGIBILITY

SECTION 8

RESIDENT  
SERVICES

HUMAN  
RESOURCES

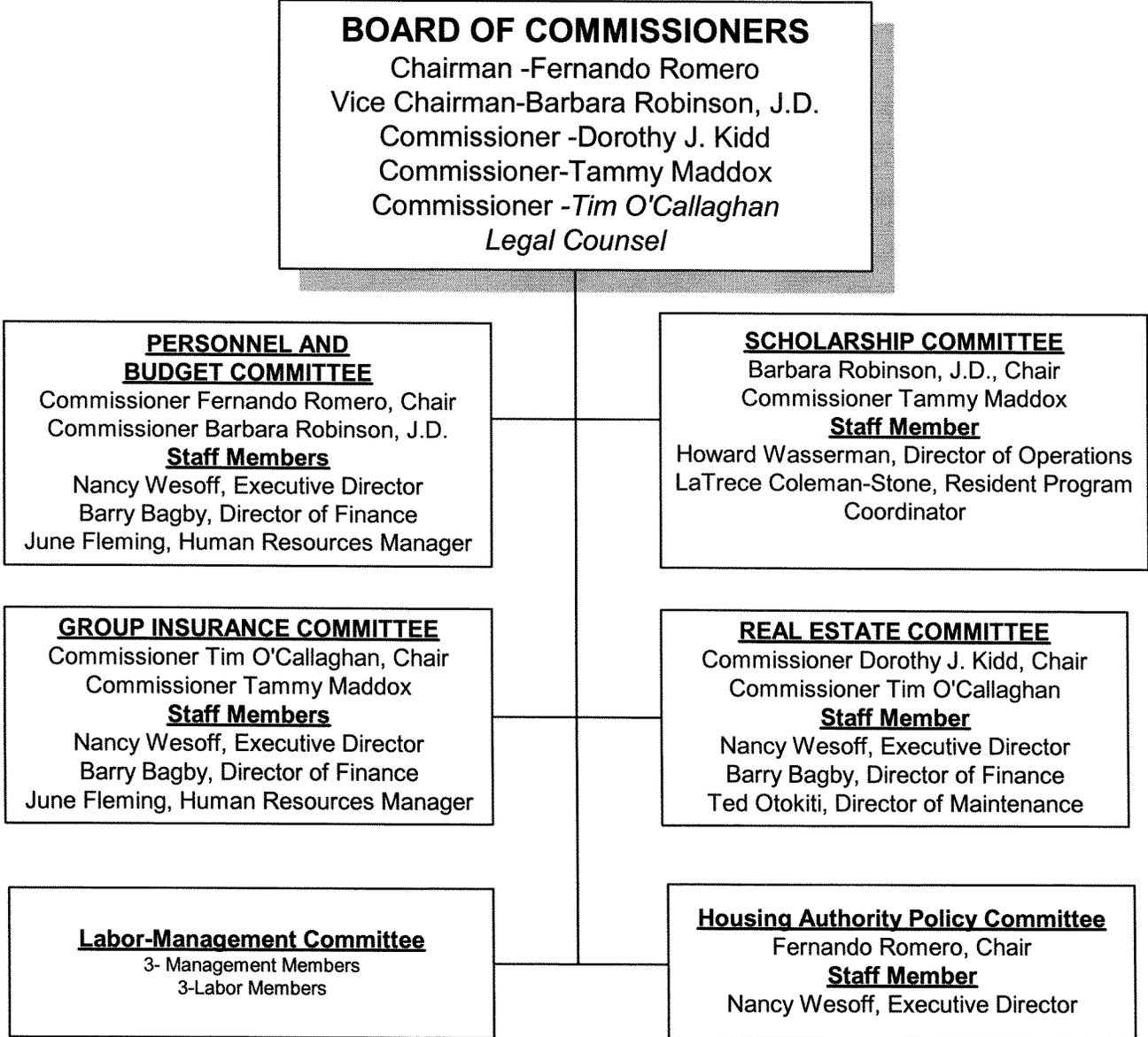
MGMT.  
ANALYST/Q.C.

CENTRAL  
ADMIN.

SUPPORT SVCS  
ADMIN.

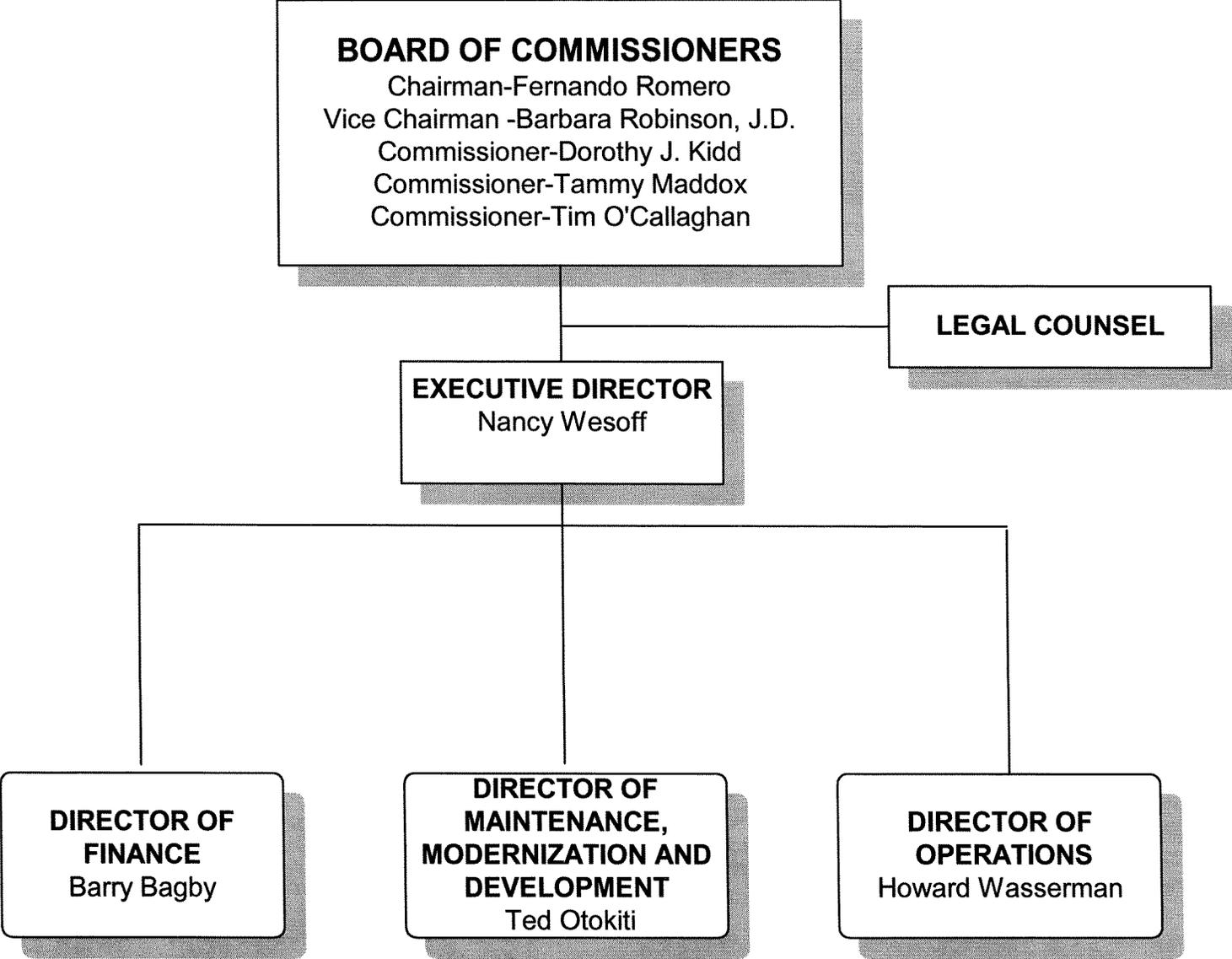


**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - THE BOARD AND COMMITTEES  
EFFECTIVE NOVEMBER 01, 2006**





**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - EXECUTIVE MANAGEMENT  
EFFECTIVE NOVEMBER 01, 2006**





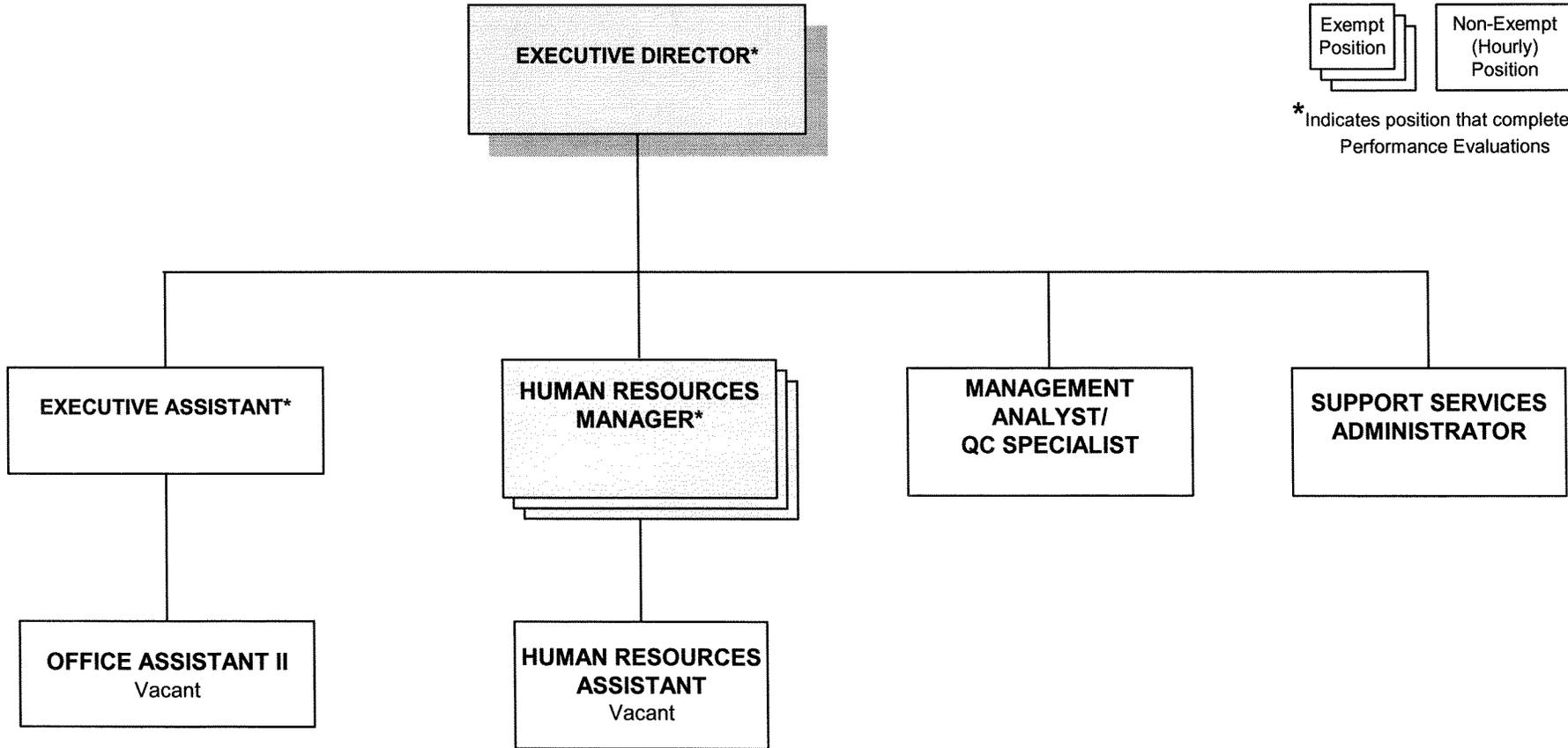
**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - CENTRAL ADMINISTRATION  
EFFECTIVE NOVEMBER 01, 2006**

**LEGEND**

Exempt  
Position

Non-Exempt  
(Hourly)  
Position

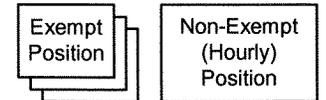
\* Indicates position that completes  
Performance Evaluations



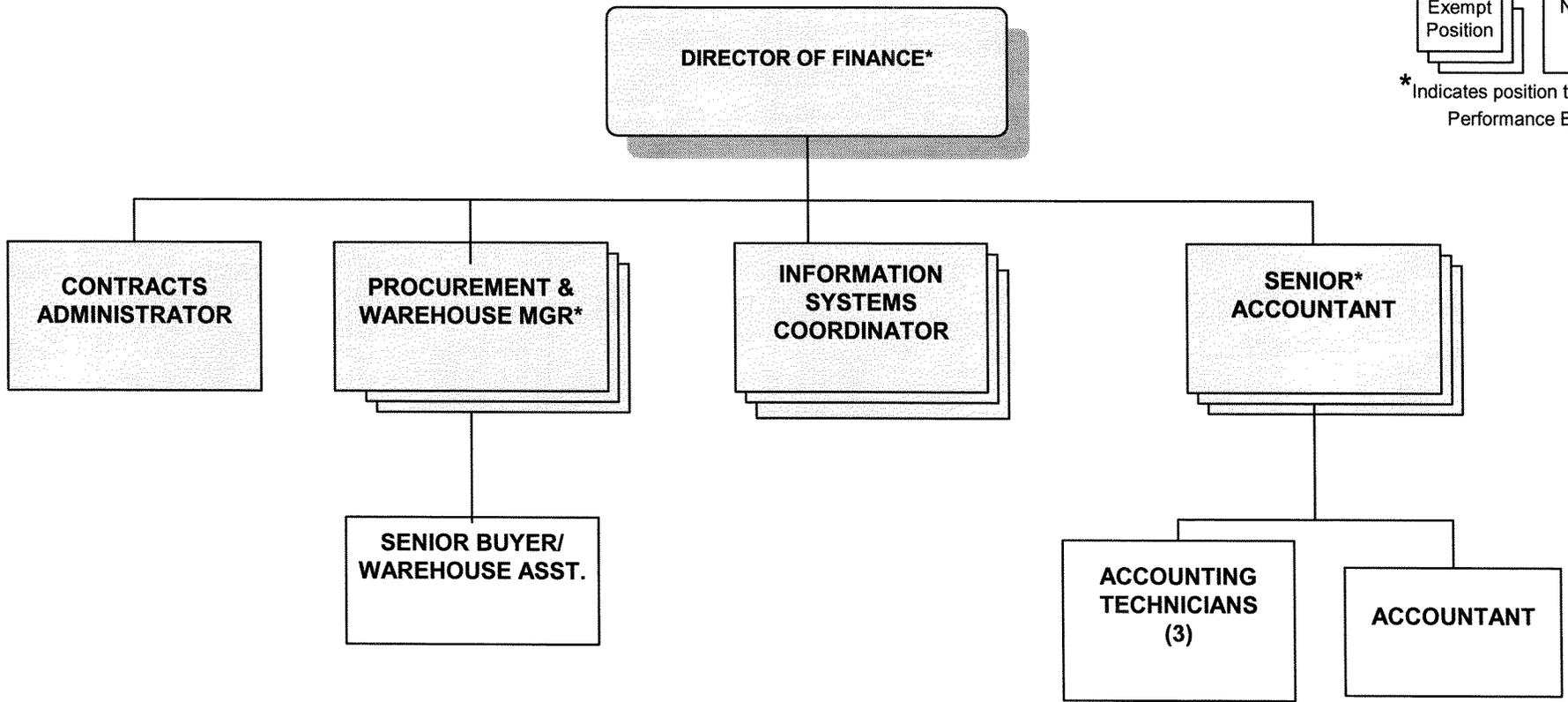


**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - FINANCE DIVISION  
EFFECTIVE NOVEMBER 01, 2006**

**LEGEND**



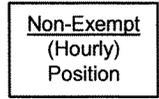
\*Indicates position that completes Performance Evaluations





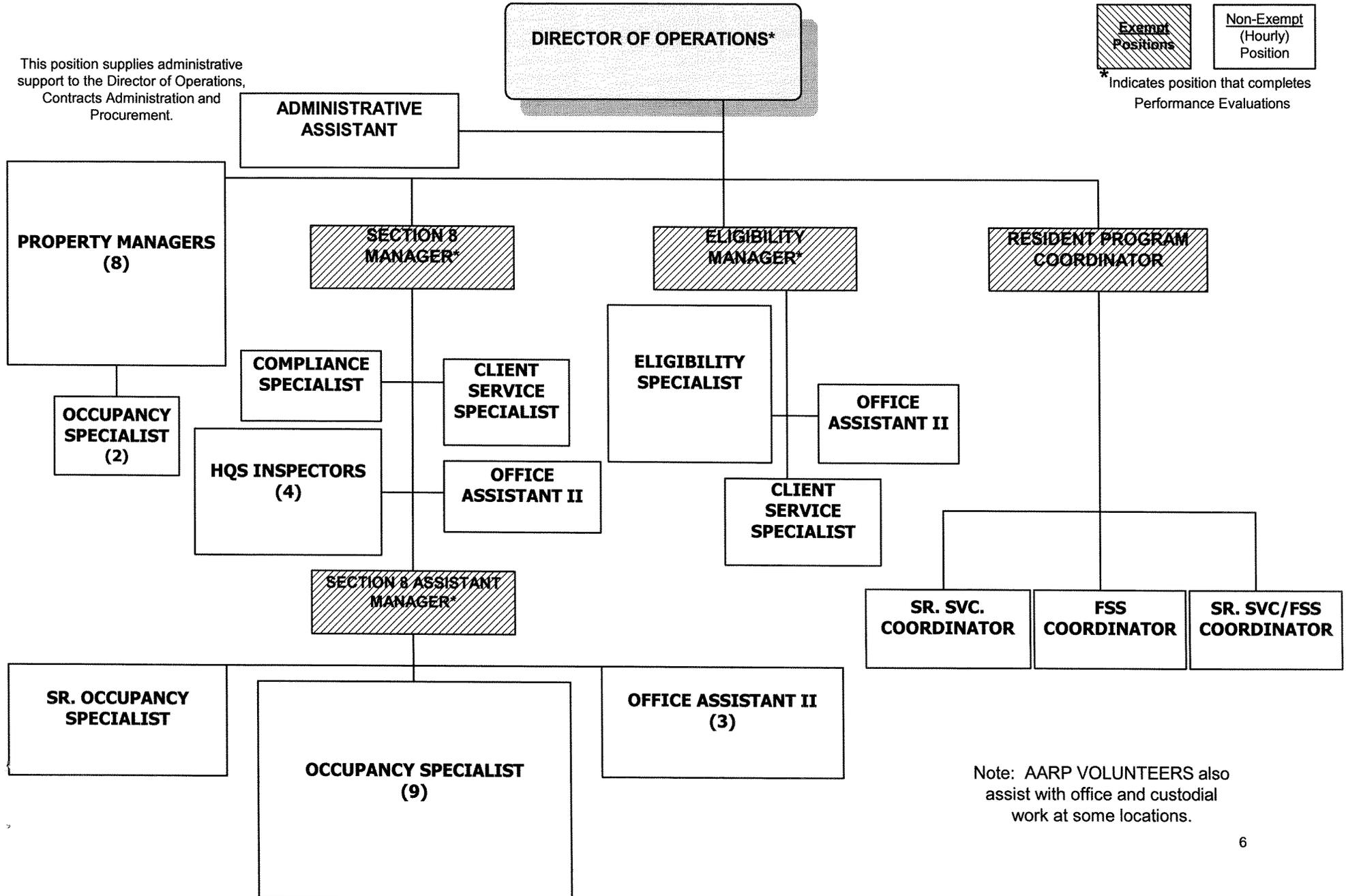
**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - SECTION 8, ELIGIBILITY, HOUSING MANAGEMENT  
AND RESIDENT SERVICES - EFFECTIVE NOVEMBER 01, 2006**

**LEGEND**



\* Indicates position that completes Performance Evaluations

This position supplies administrative support to the Director of Operations, Contracts Administration and Procurement.



Note: AARP VOLUNTEERS also assist with office and custodial work at some locations.

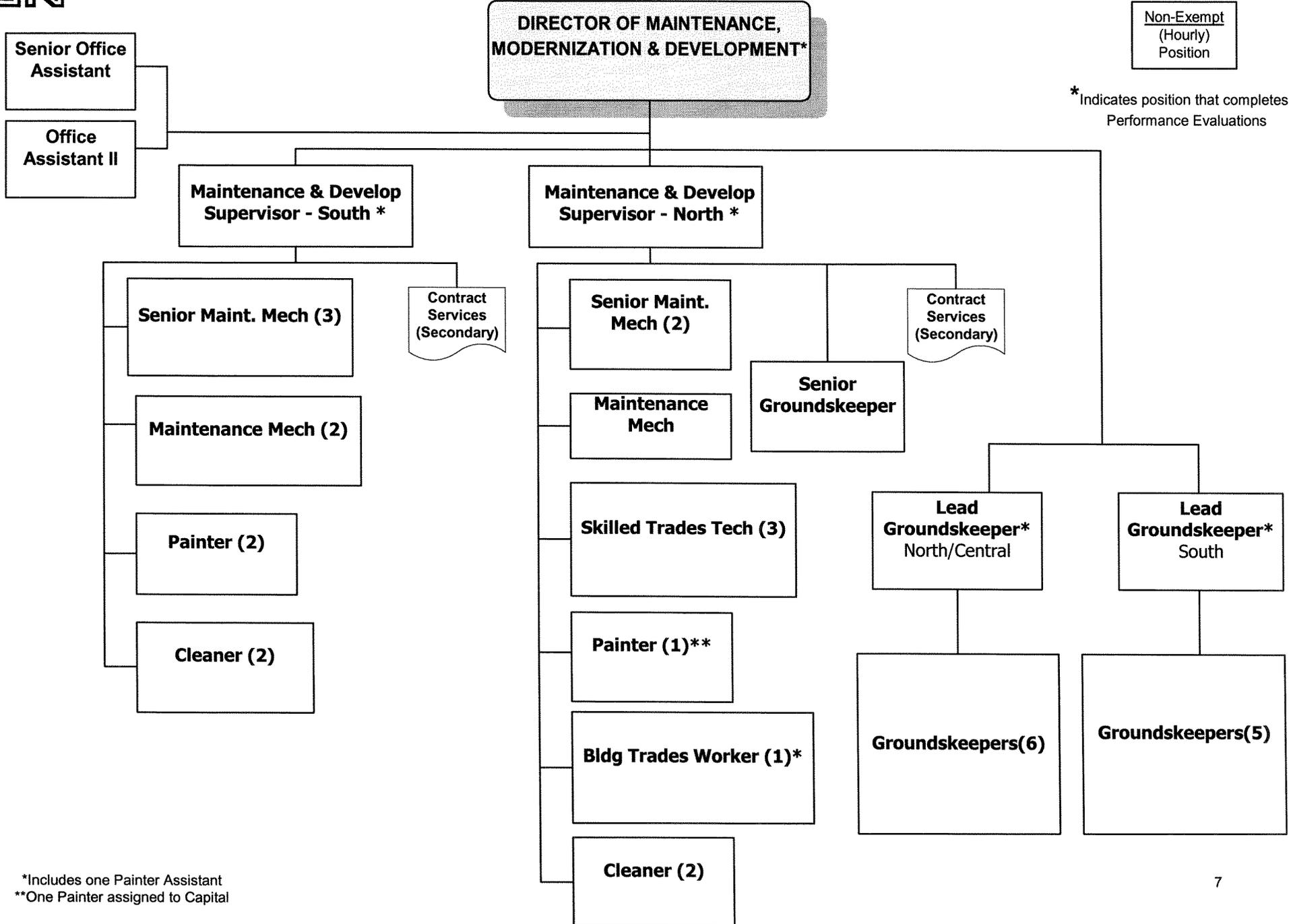


**THE HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA  
ORGANIZATIONAL CHART - MAINTENANCE - EFFECTIVE NOVEMBER 01, 2006**

**LEGEND**

Non-Exempt  
(Hourly)  
Position

\*Indicates position that completes  
Performance Evaluations



\*Includes one Painter Assistant  
\*\*One Painter assigned to Capital

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## 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.**

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**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.

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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.

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**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.

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- 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.

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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 fifteen (15) 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.

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**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.

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**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

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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.

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- 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.

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**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.

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## Chapter 4

### TENANT SELECTION AND ASSIGNMENT PLAN (Includes Preferences and Managing the Waiting List) [24 CFR 960.204]

#### **INTRODUCTION**

It is HACC's policy that each applicant shall be assigned an appropriate place on a jurisdiction-wide Waiting List unless the applicant has applied for a development subject to a Site-based Waiting List. Applicants will be listed in sequence based upon size and type of unit required, Preference(s), date and time the application is received. In filing actual or expected vacancies, HACC will offer the dwelling unit to an applicant in the appropriate sequence, with the goal of filling units timely, and accomplishing deconcentration of poverty and income-mixing objectives. HACC will offer the unit in the proper applicant sequence until it is accepted. This chapter describes HACC's policies with regard to the number of unit offers that will be made to applicants selected from the Waiting List.

#### **HACC's Objectives**

HACC policies will be followed consistently and will affirmatively further HUD's fair housing goals.

It is HACC's objective to ensure that families are placed in the proper order on the waiting list so that the offer of a unit is not delayed to any family unnecessarily or made to any family prematurely. This chapter explains the policies for the management of the waiting list.

When appropriate units are available, families will be selected from the waiting list in their preference-determined and date and time sequence.

By maintaining an accurate waiting list, HACC will be able to perform the activities that ensure that an adequate pool of qualified applicants will be available to fill unit vacancies in a timely manner. Based on the HACC's turnover and the availability of appropriate sized units, groups of families will be selected from the waiting list to form a final eligibility "pool."

#### **A. MANAGEMENT OF THE WAITING LIST**

HACC will administer its waiting list as required by 24 CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:

- The preliminary and full applications will be a permanent part of the file.
- Applications equal in preference will be maintained by date and time sequence.
- All applicants must meet applicable income and other eligibility requirements as

established by HUD and HACC.

- All applicants in the pool (eligible and verified families) will be maintained in order of preference and in order of date and time of application receipt.

**Opening and Closing the Waiting Lists**

HACC, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part.

The decision to close the waiting list will be based on the number of applications available for a particular size and type of unit, and the ability of HACC to house an applicant in an appropriate unit within a reasonable period of time.

When HACC opens the waiting list, HACC will advertise through public notice in the following newspapers, minority publications and media entities. Location(s), and program(s) for which applications are being accepted in the local paper of record, "minority" newspapers, and other media, but not limited to:

- Las Vegas Review-Journal
- Henderson Home News
- El Mundo

Other publications in the area that can be utilized are:

- Latin American Press
- Las Vegas Asian Journal
- Asian-American Times
- Indian Voice
- Nevada Senior World
- The Challenger Rehabilitation Disability Newspaper
- Sentinel Voice

To reach persons with disabilities, HACC will provide notice to local organizations representing the interests and needs of the disabled. Local organizations serving the disabled population include, but are not limited to, the following:

- Opportunity Village
- Southern Nevada Center for Independent Living
- Clark County Legal Services
- Nevada Association for the Handicapped

The notice at a minimum will contain:

- The dates, times, and the locations where families may apply.
- Any system of site-based waiting list offered by HACC.
- The programs for which applications will be taken.
- A brief description of the program.
- Limitations, if any, on who may apply.

The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the HACC address and telephone number, how to submit an application, and information on eligibility requirements.

Upon request from a person with a disability, additional time, not to exceed 30 days, will be given as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date.

**When Application Taking is Suspended**

HACC may suspend the acceptance of applications if there are enough applicants to fill anticipated openings for the next twelve (12) months.

The waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

During the period when the waiting list is closed, HACC will not maintain a list of individuals who wish to be notified when the waiting list is open.

Suspension of application taking is announced in the same way as opening the waiting list.

The open period shall be long enough to achieve a waiting list adequate to cover projected turnover over the next twelve (12) months. HACC will give at least five (5) days' notice prior to opening or closing the list. HACC will add the new applicants to the list by:

Unit size, preferences priority and date and time of application receipt.

HACC will update the waiting list at least annually by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by mail. At the time of initial intake, HACC will advise families of their responsibility and requirement to notify HACC when mailing address or telephone numbers change.

### **Reopening the List**

If the waiting list is closed and HACC decides to open the waiting list, HACC will publicly announce the opening. Any reopening of the list is done in accordance with the HUD requirements.

### **Limits on Who May Apply**

When the waiting list is open,

Any family asking to be placed on the waiting list for Public Housing rental assistance will be given the opportunity to complete an application.

When the application is received by HACC:

It establishes the family's date and time of application for placement order on the waiting list.

### **Multiple Families in Same Household**

When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as a family unit.

## **B. SITE BASED WAITING LISTS**

Per the Quality Housing and Work Responsibility Act of 1998, HACC is now allowed to implement site-based waiting lists upon approval of the Annual Plan or upon HUD's approval to the PHA's request before the submission of the Annual Plan.

HACC has received approval and uses site-based waiting lists in accordance with HACC's Annual Plan and any updates submitted in compliance with the Quality Housing and Work Responsibility Act of 1998.

HACC offers a system of site-based waiting lists. Applicants may choose on which site-based waiting list they wish to be placed.

Every reasonable action will be taken by HACC to assure that applicants can make informed choices regarding the development(s) in which they wish to reside. HACC will disclose information to applicants regarding the location of available sites.

**Monitoring Site-Based Waiting Lists**

The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively met.

HACC will monitor its system of site-based waiting lists to assure that racial steering does not occur. If HACC's analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, HACC will take corrective action.

The PHA has established site-based waiting lists for the following properties:

- Espinoza Terrace, Designated Elderly Development, Henderson, Nevada
- Hampton Court, Family Development, Henderson, Nevada
- Landsman Gardens, Family Development, Henderson, Nevada
- Schaffer Heights, Designated Elderly Development, Las Vegas, Nevada

Other properties will be added to the site-based waiting list as HACC continues to implement asset management and project-based accounting and budgeting. HACC will do so when it is economically feasible and in the best interest of managing the public housing developments.

**C. WAITING LIST PREFERENCES**

A preference does not guarantee admission to the program. Preferences are used to establish the order of placement on the Waiting List. The Waiting List will depict families with preference ahead of other families without preference, regardless of date and time of application.

If the preference verification indicates that an applicant does not qualify for the preference, the applicant will be returned to the waiting list and ranked without the Local Preference and given an opportunity for an informal review.

**Emergency Preference**

The HACC shall grant preferences to families of federally declared disasters who are public housing residents from another jurisdiction and other eligible disaster-affected families who are income eligible. These persons will receive preferences over other waiting list placeholders. This preference will remain in place until the emergency no longer exists.

Disaster-affected families qualifying for this preference will receive a point value of fifty-five

(55) points.

**Veterans Preference**

HACC gives preference to veterans and servicemen and families of veterans and servicemen as required by Nevada Revised Statute (NRS 315.300). (See Chapter 3)

Veterans and servicemen and families of veterans and servicemen have a weighted preference equal to twenty-one (21) points.

**Residency Preference:** For families who live, work or have been hired to work in the jurisdiction of the PHA.

In order to verify that an applicant is a resident, the PHA will require a **minimum of three (3) of the following documents:** rent receipts, leases, utility bills, employer or agency records, school records, drivers licenses, voters registration records, credit reports, statement from household with whom the family is residing.

For families who have been hired to work in the jurisdiction of the PHA, a statement from the employer will be required.

The Residency Preference will receive 10 points.

**Broad Range of Income/Deconcentration of Poverty**

HACC's preference system will work in combination with requirements to match the characteristics of the family to the type/size of unit available. Order of preference of applications on the Waiting List will be applied to selection as follows, except those persons requiring units with accessibility features for person with disabilities. (See Chapter 1, E, Other Accommodations.)

HACC shall assure a mixed range of incomes and deconcentration of its public housing units by selecting from the List of qualified applicants, households whose incomes would promote deconcentration of poverty. As such, HACC shall select from the List of qualified applicants, those applicants whose income reflect a Broad Range of Income as defined by HACC's most current Broad Range of Income/Rent Range policy promoting deconcentration and income targeting requirements.

HACC shall admit to public housing in each fiscal year, at least forty percent (40%) of households whose income does not exceed 30% of the area median income, except as may be documented through "fungibility credits," further defined in the Quality Housing and Work Responsibilities Act of 1998, which permits HACC to lower the number of households admitted at the 30% threshold by the lowest of one of the following amounts:

If admissions to HACC's HCV Program during the fiscal year exceeds the 75% minimum targeting requirement for the HCV Program, HACC's public housing program may reduce the minimum targeting requirement for this program. The fiscal year credit shall not exceed:

Ten percent of the public housing waiting list admissions during the HACC's fiscal year;

Ten percent of the waiting list admissions to the HACC's tenant-based assistance program during the fiscal year;

The number of qualifying low income families who commence occupancy during the fiscal year of HACC's units that (a) are located in housing developments located in census tracts

having a poverty rate of 30% or more, and (b) are made available for occupancy by and actually occupied in that year by very low income families.

This fungibility provision discretion is also reflected in HACC's Administrative Plan for the Section 8 Voucher Program.

Fungibility shall only be utilized if HACC anticipates a shortfall of its 40% goal for new admissions to public housing.

Gross annual income is used for income limits at admission, income targeting, and for income-mixing purposes.

Skipping a family on the Waiting List specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met and in order to comply with HACC's Broad Range of Income Policy.

Admission policies related to the deconcentration efforts do not impose specific quotas since Broad Range of Income imposes specific quotas aimed at maintaining a mix of incomes within each development in order to achieve budgetary viability.

### **Singles Preference and Designated Senior Units**

Although no longer mandated by statute, HACC will continue to select applicants from the Waiting List in the following order in regard to single person households preference for available units shall be given to:

A family whose Head or spouse or single member is an elderly or disabled person over a single person who is not elderly or disabled.

Furthermore, HACC shall not admit single person households consisting of non-elderly, non-disabled persons before other single person households in designated senior units within family public housing developments. (Note: Hampton Court, a family public housing development, has 30 designated senior units consisting of 14 studio and 16 1BR apartments, and is thus defined by HUD as a "mixed population development." A mixed population development is a

public housing development, or portion of a development, that is reserved for elderly families and disabled families at its inception and has retained that character.) In accordance with a local preference, elderly families whose Head, spouse or sole member is at least 62 years of age, and disabled families whose Head, co-head, spouse, or sole member is a person with disabilities, will receive preference to such units.

HACC has the following properties that have been designated elderly only properties:

- Shaffer Heights
- Espinoza Terrace

Designated senior public housing developments and units are subject to HUD's definition of "senior" and may include (1) age-qualified elderly, and (2) disability qualified "elderly". In the designated elderly only developments, new admission priority shall be given to Elderly Families that qualify for the unit over non-elderly families. If no Elderly Families are on the waiting list, then the HACC will prioritize the "near elderly" for the development in accordance with the elderly only designation plan.

#### **D. DENIAL OF PREFERENCE**

If HACC denies a preference, HACC will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for an informal review. The applicant will have ten (10) working days to request the meeting in writing. If the preference denial is upheld as a result of the meeting, or the applicant does not request a meeting, the applicant will be placed on the Waiting List without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against.

If an applicant falsifies documents or makes false statements in order to qualify for a preference, they will be denied housing and withdrawn from the Waiting List with notification to the family.

#### **E. INCOME TARGETING**

HACC will monitor its admissions to ensure that at least 40 percent of families admitted to public housing in each fiscal year shall have incomes that do not exceed 30% of area median income of HACC's jurisdiction.

Hereafter families whose incomes do not exceed 30% of area median income will be referred to as "extremely low income families."

HACC shall have the discretion, at least annually, to exercise the "fungibility" provision of the QHWRA by admitting less than 40 percent of "extremely low income families" to public housing in a fiscal year, to the extent that HACC has provided more than 75 percent of newly available vouchers to "extremely low income families." This fungibility provision discretion by HACC is also reflected in HACC's Administrative Plan.

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If admissions to HACC's HCV Program during the fiscal year exceeds the 75% minimum targeting requirement for the HCV Program, HACC's public housing program may reduce the minimum targeting requirement for this program. The fiscal year credit shall not exceed:

Ten percent of the public housing waiting list admissions during the HACC's fiscal year;

Ten percent of the waiting list admissions to the HACC's tenant-based assistance program during the fiscal year;

The number of qualifying low income families who commence occupancy during the fiscal year of HACC's units that (a) are located in housing developments located in census tracts having a poverty rate of 30% or more, and (b) are made available for occupancy by and actually occupied in that year by very low income families.

The Fungibility Floor: Regardless of the above amounts, in a fiscal year, at least 30% of HACC's admissions to public housing will be to extremely low-income families. The fungibility floor is the number of units that cause HACC's overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

Fungibility shall only be utilized if HACC is anticipated to fall short of its 40% goal for new admissions to public housing.

#### **Very Low-Income Family Admissions**

As long as HACC has met the 40% targeted income requirement for new admissions of extremely low-income families, HACC will fill the remainder of its new admission units with families whose incomes do not exceed 80% of the HUD approved area median income.

#### **F. MIXED POPULATION UNITS**

A mixed population development is a public housing development, or portion of a development that was reserved for elderly families and disabled families at its inception (and has retained that character). In accordance with local preferences, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. HACC maintains one mixed population development:

- Hampton Court, Henderson, Nevada.

#### **G. GENERAL OCCUPANCY UNITS**

General occupancy units are designed to house all populations of eligible families. In accordance with HACC's occupancy standards, eligible families not needing units designed with special

features or units designed for special populations will be admitted to HACC's general occupancy units.

All families with children, elderly families and disabled families, will have an admission preference over "Other Singles."

## **H. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

HACC's admission policy is designed to provide for deconcentration of poverty and income mixing.

### **Deconcentration and Income-Mixing Goals**

HACC's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit higher income families to lower income developments, and lower income families to higher income developments.

### **Project Designation Methodology**

HACC will determine and compare tenant incomes at all general occupancy developments. Skipping of families for deconcentration purposes will be applied uniformly to all families.

## **I. PROMOTION OF INTEGRATION**

Beyond the basic requirement of nondiscrimination, HACC shall affirmatively further fair housing to reduce racial and national origin concentrations. HACC shall not require any specific income or racial quotas for any development or developments.

HACC shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations.

## **J. OFFER OF PLACEMENT ON THE SECTION 8 WAITING LIST**

HACC does not maintain a merged Waiting List for the public housing and Section 8 program. Per 24 CFR 982.205, if the Section 8 Waiting List is open when the applicant is placed on the public housing list, HACC will offer to place the family on both Lists. If the public housing Waiting List is open at the time an applicant applies for Section 8, HACC will offer to place the family on the public housing Waiting List so long as units of appropriate size are managed by HACC.

All programs owned, operated, managed by HACC maintain separate Waiting Lists.

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**K. REMOVAL FROM WAITING LIST AND PURGING**

The waiting list will be purged at least once a year by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest.

If an applicant fails to respond to the request for confirmation and continued interest, s/he will be removed from the waiting list. If a letter is returned by the Post Office without a forwarding address, the applicant will be removed without further notice, and the envelope and letter will be maintained in the file. If a letter is returned with a forwarding address, it will be re-mailed to the address indicated.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless a person with a disability requests a reasonable accommodation for being unable to reply with the prescribed period and verification of such is received by HACC.

Notices will be made available in accessible format upon the request of a person with a disability. An extension to reply to the purge notification will be considered as an accommodation if requested by a person with a disability.

**L. OFFER OF ACCESSIBLE UNITS**

HACC has a limited number of units designed for persons with mobility, sight and hearing impairments, referred to as accessible units.

No non-mobility impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Before offering a vacant accessible unit to a non-disabled applicant, HACC will offer such units:

First, to a current occupant of another unit of the same development, or other public housing developments under HACC's control, who has a disability that requires the special features of the vacant unit.

Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

When offering an accessible/adaptable unit to a non-disabled applicant, HACC will require the applicant/tenant to agree to move to an available non-accessible unit within thirty (30) days when either a current resident or an applicant needs the features of the unit and there is another unit available for the applicant/tenant. This requirement will be a provision of the lease agreement. See "Leasing" chapter.

#### **M. PLAN FOR UNIT OFFERS**

The HACC plan for selection of applicants and assignment of dwelling units to assure equal opportunity and non-discrimination on grounds of race, color, sex, religion, or national origin is: HACC shall select, assign and offer the first qualified applicant from the “pool” of verified files based on sequence of the waiting list and a unit of the appropriate size. Offers will be made as follows:

**Jurisdictional Wait List – Two Offers:** If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy. If the unit is rejected, the applicant will be offered the second unit that is ready for occupancy. Failure to accept the second offer will result in removal from the waiting list, unless a “good cause” reason is given (see Section P).

**Site Based Wait Lists – One Offer:** The applicant will be offered the first unit that is ready for occupancy. If the unit is rejected, they will not be given another offer unless a “good cause” reason is given (see Section P).

When offering units, the HACC will provide the applicant with a brief property description and other information to help orient the applicant to the neighborhood and location of the property. If the offer is preliminarily accepted by the applicant, HACC will contact the Property Manager to set up a date and time to show the unit (see Section P).

HACC will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.

#### **N. CHANGES PRIOR TO UNIT OFFER**

Changes that occur during the period between certification of eligibility and an offer of a suitable unit may affect the family’s eligibility or Total Tenant Payment and **must be re-verified prior to making the offer**. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal review when applicable (See Chapter on Complaints, Grievances, and Appeals)

#### **O. APPLICANT STATUS AFTER FINAL UNIT OFFER**

When an applicant rejects the final unit offer HACC will:

- Remove the applicants name from the waiting list.
- Removal from the waiting list means: The applicant must reapply.

**P. TIME-LIMIT FOR ACCEPTANCE OF UNIT**

Applicant must accept a unit offer within one (1)] working day of the date the unit is shown and move-in scheduled within five (5)] working days from the date the unit is shown. If additional time is needed an extension must be approved by the Director of Operations.

**Applicants Unable to Take Occupancy**

If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for "good cause," the applicant will not be removed from the waiting list.

Examples of "good cause" reasons for the refusal to take occupancy of a housing unit include, but are not limited to:

An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing. [24 CFR 945.303(d)]

Inaccessibility to source of employment or children's day care such that an adult household member must quit a job, drop out of an educational institution or a job training program;

The family demonstrates to HACC's satisfaction that accepting the offer will result in a situation where a family member's life, health or safety will be placed in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. The reasons offered must be specific to the family. Refusals due to the location of the unit alone are not considered to be good cause.

A qualified, knowledgeable, health professional verifies the temporary hospitalization or recovery from illness of the principal household member, other household members, or a live-in aide necessary to care for the principal household member.

The unit is inappropriate for the applicant's disabilities.

**Applicants With a Change in Family Size or Status**

Changes in family composition, status, or income between the time of the interview and the offer of a unit will be processed. HACC shall not lease a unit to a family whose occupancy will overcrowd or underutilize the unit.

The family will take the appropriate place on the waiting list according to the date they first applied.

**Q. REFUSAL OF OFFER**

If the unit offered is inappropriate for the applicant's disabilities, the family will retain their position on the waiting list.

If the unit offered is refused for other reasons, HACC will follow the applicable policy as listed in the "Plan for Unit Offers" section and the "Applicant Status After Final Offer" section.



# HOUSING AUTHORITY CLARK COUNTY, NEVADA

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TIM O'CALLAGHAN, COMMISSIONER

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NANCY WESOFF, EXECUTIVE DIRECTOR

## 2007 ANNUAL PLAN 2006 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	71.2%
Safety	72.3%
Neighborhood Appearance	70.8%

The follow up plan for improvement is as follows:

I. Communication – Score: **71.2%**, National Average **75.0%**

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 17% to a high of 42% 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. We therefore, embrace a variety of strategies.

Property Managers 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. Also, 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 assure the methods selected are 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.

Finally, 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 **79.8%**

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 management staff 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 attend 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 aggressive eviction policies 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.

III. Neighborhood Appearance – Score: **70.8%** National Average **77.0%**

The Authority is committed to increasing the quality of neighborhood appearance and curb appeal of its developments. Property Managers and onsite maintenance staff 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 that continue to be addressed through Capital Funds include: playground upgrades and exterior paint/stucco repair.

HACC is also investigating the possibility of establishing a “Block Captain Program” at different sites. This program has proven effective in other public housing developments. It encourages residents to report any exterior hazards and empowers them to make suggestions regarding needed site upgrades.

Resident Advisory Board Meeting minutes  
HACC Board Room  
February 05, 2007 2:00 pm

**Attendees:**

Nancy Wesoff, Executive Director  
Barry Bagby, Director of Finance  
Laura Coleman, Section 8 Manager  
LaTrece Coleman-Stone, Resident Program Coordinator  
Karen Gratopp, Management Analyst/QC Specialist  
Christina Howard, Acting Executive Assistant  
Ted Otokiti, Director of Maintenance  
Howard Wasserman, Director of Operations

**Residents:**

Cynthia Brown	Terri Pulcher
Faith Buchanan	Harriet Reynolds
Pamela Buskey	Sha-Rai Ross
Debbie Engle	Carolina Sanchez
Arlene Henry	Mark Smith
James Henry	Patricia Snowden
Jerry Johnson	Phyllis Stevens
Genevieve Joyner	Carol Strohl
Edith Magdny	Angelic Thomas
Allison May	Mildred Wendt
Gail Morrison	

**Overview:**

H. Wasserman discussed the proposed changes to the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). Noting the major changes involves the against Women Act (VAWA) and the Residency Preference.

**2007 Annual Plan Overview:**

Question: A resident asked a question regarding changes in utility and asked if there are children in the unit during the 5-days what responsibility will the Housing Authority take?

Answer: H. Wasserman stated the Housing Authority is obligated to notify the authorities.

Concern: A resident raised concern regarding the safety and security at developments.

Discussion: H. Wasserman explained staff has been in discussion with area police officers regarding more establishing increased presence on properties. The officer(s) will also address the Resident Council meetings on a monthly basis to offer assistance.

**Capital Fund:**

T. Otokiti discussed the allocated upgrades and changes for developments in the Capital Fund program.

N. Wesoff discussed the additions to the 2006 Budget to include \$10,000 for upgrades to Schaffer Heights and Espinoza Terrace to community rooms.

Concern: A resident raised concern regarding the painting of her property. N. Wesoff stated there is a lot of deferred maintenance and T. Otokiti stated an assessment has been made of all scattered site homes and maintenance is working on the repairs.

Question: A resident raised a question as to whether the playground would be repaired at Hampton Court. T. Otokiti responded the parking lot, exterior lighting and the playground had funds allocated for repairs.

Question: A resident raised a question as to whether John Simmons Manor would have funds allocated in the Capital Fund budget for improvements. N. Wesoff explained that a development has to be over 5 years old to qualify to receive capital funds. There could be other funds used for improvements.

Concern: A resident raised concern regarding the security deposit increases implemented last year. N. Wesoff explained the security deposits were raised because the deposits the Housing Authority was charging is inadequate to cover the damage costs.

**Closing:**

N. Wesoff stated the Housing Authority would start Miller land development within the year and the land will be designated for senior housing. She also discussed the REAC report card from last year and the REAC inspection occurring this year.

N. Wesoff discussed implementing resident leadership programs. Funds have been distributed into Capital Fund to hire a facilitator to conduct two resident leadership training retreats open to all residents. The training will help residents gain ideas and give Housing Authority staff ideas on how to improve. Second, a blue ribbon committee will be set up from every site to meet on a quarterly basis to discuss issues at every site and numerous residents volunteered.

N. Wesoff discussed the various Homeownership Seminars available and the Family Self Sufficiency programs. The proposed 2008 budget was discussed outlining various reductions in funding which raised a great deal of concern among residents.

N. Wesoff closed the meeting by thanking all participants for attending and advised residents to keep in contact with her by giving out her telephone number and email address. Residents had no negative comments regarding adopting the plan.

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

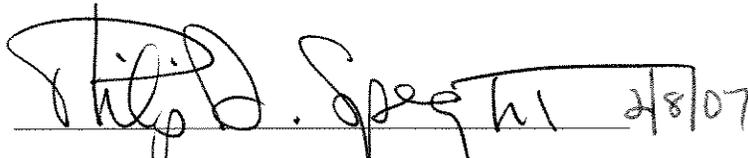
I, Douglas Bell the Manager, Community Resources certify  
that the Five Year and Annual PHA Plan of the Clark County Housing Authority is  
consistent with the Consolidated Plan of County of Clark, Nevada prepared  
pursuant to 24 CFR Part 91.

 2/12/07

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.

  
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 (2007)

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)

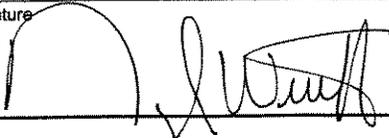
Name of Authorized Official

NANCY L. WESOFF

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

MARCH 28, 2007

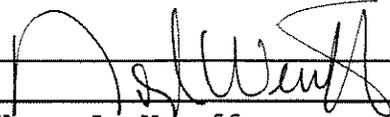
**DISCLOSURE OF LOBBYING ACTIVITIES**

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<p><b>1. Type of Federal Action:</b></p> <p><input checked="" type="checkbox"/> a. contract  <input type="checkbox"/> b. grant  <input type="checkbox"/> c. cooperative agreement  <input type="checkbox"/> d. loan  <input type="checkbox"/> e. loan guarantee  <input type="checkbox"/> f. loan insurance</p>	<p><b>2. Status of Federal Action:</b></p> <p><input checked="" type="checkbox"/> a. bid/offer/application  <input type="checkbox"/> b. initial award  <input type="checkbox"/> c. post-award</p>	<p><b>3. Report Type:</b></p> <p><input checked="" type="checkbox"/> a. initial filing  <input type="checkbox"/> b. material change</p> <p><b>For Material Change Only:</b>  year _____ quarter _____  date of last report _____</p>
<p><b>4. Name and Address of Reporting Entity:</b></p> <p><input type="checkbox"/> Prime      <input type="checkbox"/> Subawardee  Tier _____, if known:</p> <p>Housing Authority of the  County of Clark, Nevada  5390 E. Flamingo Rd.  Las Vegas, NV 89122-5335  Congressional District, if known:</p>	<p><b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b></p>   <p>Congressional District, if known:</p>	
<p><b>6. Federal Department/Agency:</b></p>	<p><b>7. Federal Program Name/Description:</b></p>  <p>CFDA Number, if applicable: 14-850</p>	
<p><b>8. Federal Action Number, if known:</b></p>	<p><b>9. Award Amount, if known:</b></p> <p>\$</p>	
<p><b>10. a. Name and Address of Lobbying Registrant</b>  <i>(if individual, last name, first name, MI):</i></p>	<p><b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i>  <i>(last name, first name, MI):</i></p>	
<p><b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</p>	<p>Signature: </p> <p>Print Name: <u>Nancy L. Wesoff</u></p> <p>Title: <u>Executive Director</u></p> <p>Telephone No.: <u>702-922-1620</u>      Date: <u>3/28/07</u></p>	
<p><b>Federal Use Only:</b></p>		<p>Authorized for Local Reproduction  Standard Form LLL (Rev. 7-97)</p>

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

Program/Activity Receiving Federal Grant Funding

CAPITAL GRANT (2007)

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

NV013-002-Espinoza Terrace

NV013-020, 016, 018, 019, 023-Scattered Sites

NV013-003-Landsman Gardens

NV013-005-Hampton Court

NV013-007-Hullum Homes

NV013-008-Biegger Estates

NV013-009-Schaffer Heights

Check here  if there are workplaces on file that are not identified on the attached sheets.

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 L. WESOFF

Title

EXECUTIVE DIRECTOR

Signature

X

Date

MARCH 28, 2007

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# 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 streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2007, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

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

HOUSING AUTHORITY OF THE  
 COUNTY OF CLARK, NEVADA

NV013

PHA Name

PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20\_\_
- Standard Five-Year PHA Plan for Fiscal Years 2005 - 2009 including Annual Plan for FY 2007
- Streamlined Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 20\_\_

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	Title
FERNANDO ROMERO	CHAIRMAN
Signature	Date
X 	3/28/07

RESOLUTION NO. 2007-4

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, 2007; and

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 28, 2007 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-EIGHTH DAY OF MARCH 2007.

Attest:

  
NANCY L. WESOFF  
Secretary

By:

  
FERNANDO ROMERO  
Chairman