

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0 PIH Information

PHA Name: Housing Authority of Clark County PHA Code: NV013
 PHA Type: Small High Performing Standard HCV
 (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2009

2.0 Inventory (Based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 883 Number of HCV units: 3,280

3.0 Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia

The HACC will not be submitting a joint plan

5.0 5-Year Plan. Complete 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission

HACC's 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.

5.2 Goals and 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

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) **Fiscal 2008 – 93, High Performer**

- **Goal: Maintain minimum of 90, High Performer Status.**
- Improve voucher management: (SEMAP score) **Fiscal 2008 – 102, High Performer**
 - **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:

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:

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 public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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.

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:
- Implement MOU Agreement with additional Fair Housing requirements

Other PHA Goals and Objectives: (list below)

- 1. Continue all Section 504 activities to ensure that all applicants receive the benefits provided there-under.**
- 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).**
- 4. Continue to implement HUD approved Section 32 Program for the sale of 56 Scattered Site homes.**
- 5. Exploring regionalization with City of Las Vegas Housing Authority and City North Las Vegas Housing Authority.**

6.0 PHA Plan Update

a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

PHA Plan Elements. (24 CFR 903.7)

Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

(1) Eligibility

HACC verifies eligibility for admission to public housing when families are within the first 50 families on a waiting list.

HACC uses additional non-income (screening) factors to establish eligibility for admission to public housing

- Rental history
- Housekeeping
- Credit Report
- Criminal or Drug-related activity
 - The HACC request criminal records from local law enforcement agencies for screening purposes
 - The HACC request FBI criminal records from the FBI for screening purposes on a limited basis

(2)Waiting List Organization

- a. The HACC will use both a Community-wide and Site-based waiting list- Site based waiting list is further being explored for the future as asset management issues continue to unfold for the agency. The HACC will further expand outreach to comply with recent MOU executed with Fair Housing
- b. Interested families may apply at:
 - PHA main administrative office
 - PHA development site management office
 - Download application from website: haccnv.org
- c. Site-Based Waiting Lists- Previous Year

1. The HACC has operated one or more site-based waiting lists in the previous year. The following is the list of site-based waiting list:

Site-Based Waiting Lists II.				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Espinoza Terrace NV002 Henderson, NV	April 2001	87 - White 10 - Black 1 - Amer. Indian 2 - Asian 0 - Hawaiian/Pac Island 8 - Hispanic 95 - Disabled	92 - White 7 - Black 1 - Amer. Indian 0 - Asian 0 - Hawaiian/Pac Island 14 - Hispanic 57 - Disabled	0% White 0 % Black 0% Amer. Indian 0% Asian 0 % Hawaiian/Pac Island 0% Hispanic 0% Disabled
Landsman Gardens, NV003 Henderson, NV	April 2001	65 - White 28 - Black 1 - Amer. Indian 6 - Asian 0 - Hawaiian/Pac Island 40 - Hispanic 19 - Disabled	61 - White 34 - Black 1 - Amer. Indian 3 - Asian 0 - Hawaiian/Pac Island 30 - Hispanic 24 - Disabled	(7.3)% White 19.3% Black 0.8 % Amer. Indian (1.7)% Asian 0.0 % Hawaiian/Pac Island (6.8)% Hispanic (4.3)% Disabled
Hampton Court, NV005 Henderson, NV	April 2001	63 - White 32 - Black 0 - Amer. Indian 5 - Asian 0 - Hawaiian/Pac Island 12 - Hispanic 30 - Disabled	54 - White 32 - Black 0 - Amer. Indian 2 - Asian 0 - Hawaiian/Pac Island 24 - Hispanic 26 - Disabled	(9.4)% White 12.6 % Black 1.0% Amer. Indian -2.1% Asian 1.2 % Hawaiian/Pac Island 7.7% Hispanic (-10.9)% Disabled
Schaffer Heights, NV009 Las Vegas, NV	Feb 2007	66 - White 6 - Black 1 - Amer. Indian 2 - Asian 0 - Hawaiian/Pac Island 13 - Hispanic 37 - Disabled	65 - White 7 - Black 1 - Amer. Indian 2 - Asian 0 - Hawaiian/Pac Island 16 - Hispanic 31 - Disabled	0.8% White 9.8% Black 0.1% Amer. Indian 3.0% Asian 0.0% Hawaiian/Pac Island 6.8% Hispanic -20.3% Disabled

Note: Espinoza Terrance applications are being processed as received. There is no current wait list at the time this plan was submitted.

2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant

rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$3,249,531	
b) Public Housing Capital Fund	\$3,241,253	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$25,116,771	
f) Resident Opportunity and Self-Sufficiency Grants	\$50,470	Resident Self-Sufficiency
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2008 Capital Funds	\$1,265,253	PH Capital Improvement
3. Public Housing Dwelling Rental Income	\$2,140,000	PHA Operations
4. Non-federal sources (list below)		
Dept. of Aging	\$19,425	Senior Services
PH Investment Income	\$55,000	PH Operations
PH Resident Charges	\$71,800	PH Operations
Section 8 Portable Admin.	\$246,000	Section 8 Operations
Section 8 Investment (Reserve)	\$36,000	Section 8 Operations
Total resources	\$35,491,503	

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

A. Public Housing

(1) Income Based Rent Policies

- a. 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).
- b. HACC uses a minimum rent of \$50
- c. HACC uses ceiling rents

d. Rent re-determinations:

1. Between income reexaminations, tenants must report changes in income or family composition to the PHA such that the changes result in an adjustment to rent:

- Any time the family experiences an income increase
- Any time the family experiences an income decrease

(2) Flat Rents

a. In setting the market-based flat rents the HACC used the following sources of information to establish comparability

- **The section 8 rent reasonableness study of comparable housing**
- **Survey of rents listed in local newspaper**
- **Survey of similar unassisted units in the neighborhood**

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. The HACC uses 100% of the fair market value to determine payment standards.

b. Payment standards are reevaluated Annually.

c. The HACC will consider the following factors in its assessment of the adequacy of its payment standard:

- **Success rates of assisted families**
- **Rent burdens of assisted families**
- **Market Conditions**

(2) Minimum Rent

a. The HACC uses a minimum rent of \$50 for the HCV Program

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

The HACC continues to expand on the use of site-based management and maintenance. The structure is to have the on-site personnel report to the project manager. Pest control is maintained at each site and using a combination of on-

site personnel and contracting for services. Treatment includes chemicals that are permitted by state regulation including powders that are effective for roaches. Residents requesting alternatives because of allergies are addressed through reasonable accommodation techniques.

The structure of on-site may change in the future based on budgets and reconfigurations due to the additional loss of PH units in the portfolio. Currently the areas are subdivided into AMPs that comply with Asset Management.

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

The HACC maintains grievance procedures for both the PH and HCV Program. These procedures have been modified to address the current changes required by VAWA, student rules, etc. These procedures also allow for the expedited process in cases of violence or criminal activity in the programs. Procedures are properly maintained and up to date. Procedures for the HCV are conducted through the administrative hearing process and are current. They include VAWA, student rule provisions, etc.

Grievance Procedures for Public Housing

HACC's Grievance Policy and Procedures, for 30-Day Notices (Two-Part Process) and for 5-Day Notices (Expedited Process), shall be applicable to all individual grievances between the Resident and HACC, *except* that it shall not apply to an order of eviction following a hearing in a court containing the elements of due process*. Denial of the hearing process does not preclude the resident from exercising the right to seek redress directly through judicial procedures.

* "Elements of Due Process" shall mean an eviction action or termination of tenancy in a state or local court in which the following procedural safeguards are required:

1. Adequate notice to the Resident of grounds for terminating the tenancy and for eviction.
2. Opportunity for the Resident to examine all relevant documents, records, and regulations of the Authority prior to the trial for the purpose of preparing a defense.
3. Right of the Resident to be represented by counsel.
4. Opportunity for the Resident to refute the evidence presented by HACC, including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have.

5.A decision on the merits.

Victims of domestic violence have access to the grievance process for an adverse action on admission to assisted housing, or termination of benefits of assisted housing. Only victims retain the right to the formal grievance process as provided under the Violence Against Women's Act (VAWA).

Furthermore, the grievance policy is not applicable to disputes between Residents not involving HACC, nor of class action grievances. The policy and procedures are not intended as a forum for initiating or negotiating policy changes between individual Residents or a group of residents and HACC's Board of Commissioners.

The Grievance Process for a 30-DAY NOTICE to a resident is a two-part process:

- 1. Informal Settlement:** The resident first requests an Informal Settlement (an informal discussion of the problem) with the Property Manager and attempts to resolve the matter with the Property Manager. The request may be presented orally or in writing to the Property Manager. The request must be made within five (5) working days of the time the Resident was notified of an Authority action, or became aware of the condition, situation, or circumstance alleged in the grievance, in order that the grievance may be discussed informally and settled without a hearing if possible.

A summary of the discussion between the resident and Property Manager will be prepared within a reasonable time following the Informal Settlement, not to exceed five (5) working days, and one copy will be given to the Resident and one retained in HACC's Resident lease file. The summary will specify the following:

- The names of the participants.
 - The date of the meeting or meetings held between the participants.
 - The nature of the disposition thereof and the reason therefore.
 - The procedures by which a hearing under provisions of HACC's policy may be obtained if the resident is not satisfied.
- 2. Hearing:** If the resident is not satisfied with the decision of the Property Manager, the resident may then file a written request for a Hearing with HACC's Hearing Officer within five (5) working days of receipt of the Property Manager's written decision. The **written request** shall be hand delivered or mailed to the attention of HACC's Hearing Officer, at

HACC's Administrative Office, 5390 East Flamingo Road, Las Vegas, NV 89122-5335. The Hearing Officer will have five (5) working days from receipt of the request in which to schedule the time, place, and date of the Hearing. The Hearing Officer will prepare a summary of the Informal Hearing within five (5) working days of the Hearing, inclusive of the following:

- The names of the participants.
- The date of the meeting held between the participants.
- The nature of the disposition thereof and the reason therefore.

The Expedited Grievance Process for a 5-DAY NOTICE to a resident is a one-part process:

An expedited hearing may be requested and/or conducted for an order of eviction due to:

- Criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the Housing Authority; or
- Any violent or drug-related criminal activity on or off the public housing premises [24 CFR 966.51]; or
- Any activity of an extreme nature that poses a threat to the health/safety of others.

The expedited hearing process shall be listed on all **5-Day Notices** and the procedure is as follows:

1. An informal settlement of grievance is not applicable under this provision. When the resident receives a 5-Day Notice and they are subject to the Expedited Grievance Process, the resident may file a **written request for a Hearing with their Property Manager within two (2) working days** of receipt of the 5-Day Notice.
2. The Expedited Hearing will be conducted by the Hearing Officer and shall **take place within five (5) working days from the date the request was received.**
3. The Property Manager will schedule the hearing **within two (2) working days from receipt of the request** for the expedited hearing. The Property Manager will promptly notify the appropriate parties of the time, place and date of the Hearing. The notice shall state that **no postponements** will be permitted and that **failure to appear waives the right to the hearing.**

4. A written decision shall be provided to all parties within **two (2) working days from the date of the hearing.**

DECISIONS

The decision of the Hearing Officer shall be binding on HACC which shall take all actions, or refrain from any actions, necessary to carry out the decision unless HACC's Executive Director determines within a reasonable time, and promptly notifies the resident of its determination, that (a) the grievance does not concern HACC action or failure to act in accordance with or involving the resident's lease on HACC regulations, which adversely affect the resident's rights, duties, welfare or status; (b) the decision of the Hearing Officer is contrary to applicable Federal, State or local law, HUD regulations or requirements of the annual contributions contract between HUD and HACC.

A decision by the Hearing Officer or Executive Director in favor of HACC or which denies the relief requested by the resident in whole or in part shall not constitute a waiver of, nor affect in any manner whatever, any rights the resident may have to a trial *de novo* or judicial review in any judicial proceedings, which may thereafter be brought in the matter. [24 CFR 966.57]

Miscellaneous matters related to the Tenant Grievance Policy and Procedures:

- A. Before a hearing is scheduled in any grievance involving the amount of rent which HACC claims is due, the resident shall pay to HACC an amount equal to the amount of rent due and payable as of the first of the month preceding the month in which the act took place. The resident shall thereafter deposit the same amount of rent monthly in an escrow account established and maintained by HACC, to be disbursed at the direction of the Hearing Officer at such time as the grievance is resolved by decision of the Hearing Officer.

If the resident fails to deposit the amount required, he or she shall have waived his or her right to a Hearing. However, HACC in extenuating circumstances may waive these requirements. Unless so waived, the failure to make such payment shall result in a termination of the grievance procedure, provided however, that failure to make payment shall not constitute a waiver of any right the resident may have to contest the Authority's disposition of his or her grievance in any appropriate judicial proceeding.

- B. The Hearing Officer may render a decision without proceeding with the Hearing if the Hearing Officer determines that the issue has been previously decided in another proceeding.
- C. If the resident or HACC fails to appear at a scheduled Hearing, the Hearing Officer, for good cause and in the interest of justice, may make a determination to postpone the Hearing for a period of time not to exceed five (5) working days (except for an expedited hearing), or may make a determination that the party has waived its right to a Hearing.

Both the resident and HACC shall be notified of any such determination by the Hearing Officer, provided that determination that the resident has waived his or her right to a Hearing shall not constitute a waiver of any right the resident may have to contest the Authority's disposition of the grievance in an appropriate judicial proceeding.

Evidence

The HACC will use the concept of the preponderance of the evidence as the standard for making all admission, termination, and grievance decisions.

Preponderance of the evidence is defined as the greater weight of the evidence; that is, evidence that you believe because it outweighs or overbalances in your mind the evidence opposed to it. A preponderance means evidence that is more probable, more persuasive, or of greater probative value. It is the quality of the evidence that must be weighed. Quality may, or may not, be identical with (quantity)(the greater number of witnesses).

Consider all evidence. In determining whether an issue has been proved by a preponderance of the evidence, you should consider all of the evidence, regardless of who produced it.

Equally balanced. If the weight of the evidence is equally balanced, or if you are unable to determine which side of an issue has the preponderance, the party who has the burden of proof has not established such issue by a preponderance of the evidence.

- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

Espinoza NV39-P013-002

- 100 units
- Elderly and Disabled Families
- Approved January 2009

Schaffer NV39-P013-009

- 75 units
- Elderly and Disabled Families
- The waiting list is closed so HACC will continue to interview existing elderly applicants

HACC does not anticipate any other developments being designated for Elderly or Disabled during the next year nor any other changes to the elderly only plan.

- 7. Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

Senior citizen assistant at Espinoza and Schaffer. Programs include:

- food giveaways
- blood pressure screenings
- eye care programs
- library services

HACC has implemented the community service rules and enforces the provisions of the rule. The policy is fully in place.

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.
- HACC offices will provide the family with a copy of the policy and appropriate forms at move-in and annual reexamination. The policy and forms will also be provided at an interim if applicable.

- 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.
- 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.

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

- Criminal background checks are required at the time of admission on all adults that reside in public housing. If an family requests an additional adult to be added to the lease a criminal screening is conducted. In addition, all live-in aides are screened for criminal backgrounds.
- The HACC does provide for domestic violence preferences for victims. However, the perpetrator is denied assistance if they cannot demonstrate mitigating circumstances.

- HACC has fully implemented polices related to the denial and termination of individuals that are involved in drug related or criminal activity.
- HACC is working with the local police to have the developments certified as crime free. Currently Biegger Estates has received its certification as a crime free development. This requires CPTED modifications to the developments.
- All developments have Community Oriented Police Officers assigned to them. Officers are in regular contact with property managers to discuss security issue at the sites

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

HACC has modified the pet polices to include the current provisions that service animals are not pets nor do any of the pet provisions apply to service animals. Service animals also include companion animals for the disabled.

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), The Housing Authority of Clark County (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. Residents with a animal that assists persons with disabilities must still comply with all other conditions of the lease, including but not limited to; maintaining property, fulfilling housekeeping and not disturbing other residents peaceful enjoyment of the property. HACC must grant this exclusion if the following is provided:

- The resident or prospective resident verifies that they are persons with disabilities by completing HACC's reasonable accommodation process.
- The animal has been trained to assist persons with the specific disability (example, guide dog); and
- The animal actually assists the person with a disability.

Companion Service Animal

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

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

When an applicant or resident with a disability asserts and can verify that an animal is a companion or service animal for his/her disability, the applicant should make a request for a reasonable accommodation; specifically, to be

allowed to keep the animal by completing HACC's reasonable accommodation process.

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

Upon receipt of verifications, HACC will approve the animal.

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

B. Mandatory Rules for Residents with Pets

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

Registration

1. The Resident must request and receive written formal approval from the HACC prior to bringing the common household pet, (hereinafter referred to as "pet") on the premises. The pet request shall be made on the standard form "Pet Occupancy Request/Registration Form." **All** pets must be registered, even if a pet deposit is not required.
2. Registration of the pet shall include a photograph being taken by the HACC and retained on file. The photograph will be utilized to confirm identity of the pet in case of emergency and to ensure that the same pet registered is the pet occupying the resident's dwelling unit.
3. Residents registering pets that are not fully-grown at the execution of the initial Pet Addendum will be required to report back to the development office at the first year anniversary of the agreement in order that the pet may be re-photographed for identification purposes.
4. At the time of registration, Resident must provide information sufficient to identify the pet and to demonstrate that it is a common household pet.
5. The name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet must be provided at the time of registration.

6. A Pet Policy Addendum must be completed and signed prior to the pet being allowed in the unit.

Dogs

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

Cats

1. The weight of a cat cannot exceed to fifteen (15) pounds (fully-grown).
2. The resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Litter boxes must be changed twice per week at a minimum. Cardboard boxes are not acceptable and will not be approved. The resident shall not permit refuse from litter boxes to accumulate, become odorous, to become unsightly, or unsanitary.
3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance.

Dog/Cat—Spaying and Neutering

If the pet is a dog or cat, it must be spayed/neutered by six months of age. Evidence of spaying/neutering can be proved by a statement/bill from a licensed veterinarian and/or staff of the Humane Society or by means of the veterinarian certification provided for on the Pet Registration Form.

Birds

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

Fish

If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The resident is limited to one

container for fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

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

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

1. .

Turtles

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

Inoculations/Vaccinations

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

Licensing

1. Licensing of all dogs shall be required in accordance with applicable State and local law on an annual basis. The dog must always wear a license with owner's name, address and telephone number.
2. In the event that applicable State or local law changes with reference to licensing of any and all pets, HACC will require its residents to comply upon appropriate notice.

Sanitary Conditions

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

These rules are as follows:

1. Resident shall be responsible for immediately disposing of all animal waste excreted inside the development building or on the development grounds.
2. Pet waste may be disposed in designated areas for the development (pet waste stations or dumpsters).

3. Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster.
4. Poorly disposed waste will not be tolerated and will be subject to a \$25.00 charge per incident.
5. 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.
6. Conditions outlined in Cats #2, above, pertaining to cat waste shall also prevail.

General Provisions

1. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet.
2. Costs incurred by HACC for **extermination of fleas, ticks, and other animal related pests**, will be deducted from the pet security deposit after either the pet is removed or the resident vacates. Residents are encouraged to use flea bombs to get rid of fleas and other animal-related pests on an "as needed" basis.
3. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but is not limited to: barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The HACC will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
4. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership.
5. The weight of all four-legged animals, other than dogs, cannot exceed 10 pounds with height not to exceed 15 inches from the front shoulder of the animal.
6. Pets may not be bred or used for any commercial purposes on HACC property.

C. Control of the Animal

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

D. Unattended Animals

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

E. Prohibited Pets

1. HACC will forbid the following kinds of animals from being kept as pets on any of its properties: Pit bull, Rottweiler, German Shepherd, Chow, Doberman Pinscher or any species considered

vicious, intimidating, or kept for the purpose of training for fighting or wagering of bets (i.e. roosters for “cockfighting”, etc.). HACC forbids the keeping of animals that have had their vocal cords cut, by a process commonly known as “debarking.”

2. Exotic pets or barnyard animals are prohibited. Exception may be certain species of pigs utilized as bonafide “service animals”. (Snakes and reptiles are considered exotic pets.)
3. Animals who would be allowed to produce offspring for sale.
4. Wild animals, feral animals, and any other animals that are unamenable to routine human handling.
5. Animals of species commonly used on farms.
6. Non-human primates.
7. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit.
8. Pot-bellied pigs.
9. Snakes, lizards, spiders, chickens.
10. The following restrictions apply to pets, based on weight, size and inherent dangerousness, including prohibitions against the keeping of:
 - Any animals whose weight could exceed 30 pounds by adulthood.
 - Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites and lacerations.
 - Hedgehogs or other animals whose protective instincts and natural body armor produce a risk to children of serious puncture injuries.
 - Chicks or other animals that pose a significant risk of salmonella infection to those who handle them.
 - Pigeons, doves, mynah birds, psittacoses birds, and birds of other species that are hosts to the organisms causing psittacosis in humans.

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

F. Pet Policy Violation Procedures

HACC reserves the right to require residents to remove any pet from the

premises whose conduct (noise, biting, breeding, etc.) or condition is duly determined to constitute a nuisance or a threat to the health or safety of the other occupants or pets of the development, neighbors, staff, or visitors. HACC reserves the right to remove such a pet in the event that the pet owner does not or cannot remove the pet.

Notice of Pet Policy Violation

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

HACC may serve a written notice of Pet Policy violation on the pet owner in accordance with the dwelling lease. The notice of pet rule violation must:

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

Pet Policy Violation Private Conference

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

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

Notice for Pet Removal

If the pet owner and HACC are unable to resolve the Pet Policy violation at the pet rule violation private conference, or if a representative of HACC staff determines that the pet owner has failed to correct the Pet Policy violation within any additional time provided herein, the HACC may serve

a written notice on the pet owner in accordance with Section of the Dwelling Lease or at the private conference, if appropriate, requiring the pet owner to remove the pet. The notice must:

1. Contain a brief statement of the factual basis for the determination and the Pet Policy or rules that have been violated;
2. State that the pet owner must remove the pet within five (5) calendar days of the effective date of service of the notice of pet removal (or the private conference, if notice is served at the private conference); and
3. State that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.

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

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

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

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

G. SCHEDULE OF PET DEPOSITS

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

Type of Pet	Deposit
Dog	\$200
Cat	\$200
Aquarium	\$50
Fish Bowl (Requires no power and no larger than two gallons)	\$0
Birds (must be in a cage)	\$100
Caged Pets (Gerbils, Hamsters, Guinea Pig)	\$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.

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.

- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

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

The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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. HACC continues to administer TBRA programs utilizing fund the Clark County and which provides assistance for homeless mentally ill, homeless seeking self sufficiency, mobile home displacement and Section 8 Waitlist families.

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.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

No findings.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The Housing Authority of Clark County is in the process of implementing asset management. Financials have been modified to meet the asset management structure, maintenance staff has been assigned to AMPs. Property Managers are in the process of being training in budget theory, procurement, and supervisory practices. Capital Fund designations will be applied to specific AMPs. When training is complete, property managers will be involved in all facets of the capital improvement process.

13. Violence Against Women Act (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain

housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

HACC has fully implemented the provisions of the VAWA including:

- Notice to all PH residents and HVC Voucher Holders
- Implementation of the revised HAP contract that includes provisions for bifurcation of the assistance to protect the victims
- Notice of the new HUD form for protection provisions allowed under VAWA
- Inclusion information in the applications for PH and the HCV Program
- Inclusion of provisions in termination notices on the victim's rights
- Inclusion of the provisions in the current ACOP and Administrative Plan

In addition to the requirements under VAWA- HACC has a working relationship with law enforcements and victim advocating organizations and allows for a preference on the waiting list for victims of domestic violence.

Notification and Victim Documentation

HACC Policy

The HACC acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the HACC's policies. Therefore, if the HACC makes a determination to deny admission to an applicant family on the basis of an unfavorable history, the HACC will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

The documentation must include two elements:

- A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking
- One of the following:
 - A police or court record documenting the actual and/or threatened abuse.
 - A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The applicant must submit the required documentation with her or his request for an informal hearing or must request an extension in writing at that time. If the applicant so requests, the HACC will grant an extension of 10 business days, and will postpone scheduling the applicant's informal hearing until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant the HACC determines the family is eligible for assistance, no informal hearing will be scheduled and the HACC will proceed with admission of the applicant family.

Perpetrator Removal or Documentation of Rehabilitation

HACC Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, the HACC will proceed as above but will require, in addition, either (a) that the perpetrator be removed from the applicant household and not reside in the public housing unit or (b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

This additional documentation must be submitted within the same time frame as the documentation required above from the victim.

HACC Confidentiality Requirements

All information provided to the HACC regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Copies of the Plan can be obtained at the central office of the HACC which is located at 5390 E. Flamingo Rd, Las Vegas, NV 89122. In addition, as a reasonable accommodation, copies can be forwarded to individuals that are disabled with documentation of a reasonable accommodation need.

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting the Main administrative office of the PHA

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at:

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

PHA Plan Supporting Documents are available for inspection at the Main business office of the PHA

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

Demolition and Disposition

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

HACC does not plan to conduct demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? The HACC does not anticipate any conversion from PH to the HCV Program. The HACC does have plans for demolition/disposition, homeownership and Project-based Vouchers.

Homeownership:

- The Section 32, Public Housing Homeownership plan for 56 units was approved and underway. Sold 7 PH units and 2 more families in the process of buying. HACC requested an extension in the program due to exceeding high foreclosure rate in the area resulting in a surplus of properties and very tight lending market.
- Continuing efforts with Habitat of Humanity to develop housing opportunities on a parcel of BLM Land. Conveyance of property approved and project is moving forward
- Continue to implement the HCV Homeownership program and interface

program with Section 32 and FSS programs

The HACC does 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. A program description of the plan is as follows:

Size of Program

The HACC limits the number of families participating in the Section 8 homeownership option to a maximum number of participants at this time to **50**

The HACC has established eligibility criteria and will include additional eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria. The additional criteria includes:

- Preference for FSS Participants
- Reasonable Accommodation for Persons with Disabilities on a first come, first serve basis
- Interface with Section 32
- One year on the program in good standing

For continued eligibility, a continuous employment requirement for the non-elderly/non-disabled family

The HACC will undertake additional actions to implement the program that includes:

- FSS outreach, specifically geared toward Section 8 participants who may be interested in homeownership
- Homeownership seminars
- Apply to become a HUD certified Housing Counseling agency
- Seek and maintain support from lending community
- Seek funding for down payment assistance

The HACC establishes the following capacity statement to administer a Section 8 Homeownership Program:

- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- The HACC will establish a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources, but will do so a program option.

The HACC will partner with a qualified agency or agencies to administer the program including:

- Consumer Credit Counseling 5+ years
- Housing for Nevada – 4+ years
- Washington Firm – 4+ years
- Citi-bank – 4+ years
- HOPE (Home Ownership for People Everywhere) 3+ years
- Guild Mortgage – 3+ years

The HACC has demonstrated that it has other relevant experience including:

The Housing Authority of the County of Clark, Nevada (HACC) uses its current Resident Services staff to assess and address the underlying issues of residents, to help them overcome barriers that may have limited their opportunity for homeownership. The Resident Services staff has recent and relevant experience in providing services to eligible residents:

- Resident Program Coordinator - 15 years, social service program experience
- HCV Family Self-Sufficiency (FSS) Coordinator – 18+ years, FSS & homeownership
- HCV FSS Coordinator – 1 year FSS, 18 years as housing inspector
- PH FSS Coordinator – 1 years FSS, 8 years private sector mortgage lending
- Senior Services Coordinator – 15 years, social service advocate for elderly/disabled

The Resident Services Department has established working relationships with many faith-based organizations, community partners, and service providers in the Las Vegas Valley community. These organization and agencies offer many services such as general career assessment, GED test preparation, credit counseling, and vocational rehabilitation.

Project-based Vouchers:

- Project-based subsidy for 30 special needs population units on a development that expects completion in July 09. Specific targeted group is elderly with special needs.
- The HACC does plan to “project-base” tenant-based Section 8 vouchers in the coming year.
- There are circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option for special need housing
- The number of project based vouchers may increase depending on changing conditions in the market

8.0 Capital Improvements Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs.

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
JURISDICTION – COUNTY OF CLARK							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	30,879	5	5	N/A	N/A	5	N/A
Income >30% but		5	5	N/A	N/A	5	N/A

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

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

The HACC used the following sources of information to conduct the analysis: (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
- 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

ESPINOZA TERRACE, NV39-P013-002			
Public Housing Site-Based or sub-jurisdictional waiting list			
	# of families	% of total families	Annual Turnover
Waiting list total	0	0%	
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
Race/ethnicity American Indian/ Alaska Native	0	0%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Black/African American	0	0%	
Race/ethnicity Hawaiian/Other Pacific Islander	0	0%	
Race/ethnicity White	0	0%	
Race/ethnicity Hispanic or Latino	0	0%	
Race/ethnicity Not Hispanic or Latino			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0%	0%
2 BR	0	0%	0%
3 BR			
The waiting list is open starting 2/20/09 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 Disaster Evacuees			

Note: Espinoza Terrance applications are being processed as received. There is no current wait list at the time this plan was submitted.

LANDSMAN GARDENS, NV39-P013-003			
Public Housing Site-Based or sub-jurisdictional waiting list			
	# of families	% of total families	Annual Turnover
Waiting list total	1096		
Extremely low income <=30% AMI	827	75.5%	
Very low income (>30% but <=50% AMI)	53	4.8%	
Low income (>50% but <80% AMI)	212	19.3%	
Families with children	952	86.9%	
Elderly families			
Families with Disabilities	111	10.1%	
Race/ethnicity American Indian/ Alaska Native	20	1.8%	
Race/ethnicity Asian	30	2.7%	
Race/ethnicity Black/African American	535	48.8%	
Race/ethnicity Hawaiian/Other Pacific Islander	16	1.5%	
Race/ethnicity White	487	44.4%	
Race/ethnicity Race Not Assigned	8	0.7%	
Race/ethnicity Hispanic or Latino	266	24.3%	
Race/ethnicity Not Hispanic or Latino	823	75.1%	
Race/ethnicity Ethnicity Not Assigned	7	0.8%	
Characteristics by Bedroom Size (Public Housing Only)			
2BR	573	52%	
3 BR	237	22%	
4 BR	281	25.6%	
5 BR	5	0.4%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes 5 Bedroom Units			
If yes: How long has it been closed (# of months)?			
<ul style="list-style-type: none"> • 2 Bedroom, 7/2/07, 22 Months; • 3 Bedroom, 11/13/07, 18 Months • 4 Bedroom, 2/20/09, 2 months 			
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 Disaster Evacuees			

HAMPTON COURT, NV39-P013-005

Public Housing Site-Based or sub-jurisdictional waiting list			
	# of families	% of total families	Annual Turnover
Waiting list total	1385		
Extremely low income <=30% AMI	1119	80.8%	
Very low income (>30% but <=50% AMI)	226	16.30%	
Low income (>50% but <80% AMI)	36	2.6%	
Families with children	963	69.5%	
Elderly families			
Families with Disabilities	190	13.7%	
Race/ethnicity American Indian/ Alaska Native	18	1.3%	
Race/ethnicity Asian	26	1.9%	
Race/ethnicity Black/African American	652	47.1%	
Race/ethnicity Hawaiian/Other Pacific Islander	22	1.6%	
Race/ethnicity White	649	46.9%	
Race/ethnicity Race Not Assigned	12	0.9%	
Race/ethnicity Hispanic or Latino	301	2.7%	
Race/ethnicity Not Hispanic or Latino	1071	77.3%	
Race/ethnicity Ethnicity Not Assigned	13	0.9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	297	21 %	
2 BR	700	51 %	
3 BR	388	28%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? • 0 and 1 Bedroom, 2/27/05 38 Months; • 2 and 2 Bedroom, 7/5/06, 21 Months 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 Disaster Evacuees			

SCHAFFER HEIGHTS, NV39-P013-009			
Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
	# of families	% of total families	Annual Turnover
Waiting list total	111		
Extremely low income <=30% AMI	93	83.8%	
Very low income (>30% but <=50% AMI)	16	14.4%	
Low income (>50% but <80% AMI)	2	1.8%	
Families with children			
Elderly families	97	87.3%	
Families with Disabilities	14	12.6%	
Race/ethnicity American Indian/ Alaska Native	1	0.9%	
Race/ethnicity Asian	7	6.3%	
Race/ethnicity Black/African American	22	19.8%	
Race/ethnicity Hawaiian/Other Pacific Islander	0	0%	
Race/ethnicity White	81	73.0%	
Race/ethnicity Hispanic or Latino	26	23.4%	
Race/ethnicity Not Hispanic or Latino	85	76.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	111	100%	
2 BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 2 Bedroom open 2/20/09			
If yes:			
How long has it been closed (# of months)?			
• 1 Bedroom, 7/20/07, 21 Months			
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 Disaster Evacuees			

Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	1799		
Extremely low income <=30% AMI	1355	75.3%	
Very low income (>30% but <=50% AMI)	368	20.5%	
Low income (>50% but <80% AMI)	73	4.1%	
Families with children	1564	86.9%	
Elderly families			
Families with Disabilities	177	9.8%	
Race/ethnicity American Indian/ Alaska Native	21	1.2%	
Race/ethnicity Asian	47	2.6%	
Race/ethnicity Black/African American	922	51.3%	
Race/ethnicity Hawaiian/Other Pacific Islander	25	1.4%	
Race/ethnicity White	780	43.4%	
Race/ethnicity Race Not Assigned	3	0.2%	
Race/ethnicity Hispanic or Latino	409	22.7%	
Race/ethnicity Not Hispanic or Latino	1386	77.0%	
Race/ethnicity Ethnicity Not Assigned	3	0.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	915	51%	
3 BR	543	30%	
4 BR	340	19%	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes 3 and 4 Bedroom Open</p> <p>If yes: How long has it been closed (# of months)?</p> <ul style="list-style-type: none"> • 2 Bedroom, 11/13/07, 18 Months <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 Disaster Evacuees</p>			

Section 8 tenant-based assistance

	# of families	% of total families	Annual Turnover
Waiting list total	2695		
Extremely low income <=30% AMI	1845	68.4%	
Very low income (>30% but <=50% AMI)	652	24.2%	
Low income (>50% but <80% AMI)	186	6.9%	
Elderly families	231	8.6%	
Families with Disabilities	439	16.3%	
Race/ethnicity American Indian/ Alaska Native	29	1.1%	
Race/ethnicity Asian	21	0.8%	
Race/ethnicity Black/African American	1770	65.7%	
Race/ethnicity Hawaiian/Other Pacific Islander	22	0.8%	
Race/ethnicity White	850	31.5%	
Race/ethnicity Race Not Assigned*	3	0.1%	
Race/ethnicity Hispanic or Latino	295	10.9%	
Race/ethnicity Not Hispanic or Latino	2400	89.0%	
Race/ethnicity Ethnicity Not Assigned*	0	0.0%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

- **11/16/07, 18 Months**

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes **Disaster Evacuees**

9.1 Strategy for Addressing Housing Needs. Provide a 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. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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:

- 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

Strategy 2: Increase the number of affordable housing units by:

- 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.
- **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

- 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
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to 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

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- 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 Housing Needs & Strategies: (list needs and strategies below)

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

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

HACC's Progress in Meeting the Mission and Goals Described in the 5-Year Plan

- During 2007, we received an additional 246 vouchers for Buena Vista Springs in North Las Vegas as the result of a HUD Abatement of the Section 8 Property for HQS Violations and coordinated the relocation/lease-up for all of the families. Also, 75 Mainstream Opportunity Vouchers for the disabled were received as the result of a budget authority transfer to HACC. Programs are progressing
- During 2008, HACC applied for 100 additional units under the Family Unification Program, however, HACC indicated they will accept 25 units as a minimum, if funded
- For Fiscal 2008, High Performer Status was achieved for both Section and Public Housing.
- The Section 32, Public Housing Homeownership plan for 56 units was approved and underway. Sold 7 PH units and 2 more families in the process of buying. HACC requested an extension in the program due to exceeding high foreclosure rate in the area resulting in a surplus of properties and very tight lending market.
- Continuing efforts with Habitat of Humanity to develop housing opportunities on a parcel of BLM Land. Conveyance of property approved and project is moving forward
- During 2008, we received an additional 105 VASH Vouchers for the special veterans population and have 30 currently leased and 40 more issued and in the process of looking for units or leasing up.
- Received funding from the Neighborhood Stabilization Program for the acquisition and rehabilitation of 50 homeownership units in the area. Currently in the early stages of implementation and administration of the program.
- VCA agreement executed with Fair Housing including five-year

provisions for outreach and marketing, physical assessment of properties, revision of the waiting list structure, transition plan for implementation, policy changes. Work is underway on the first phase of the plan.

- Project-based subsidy for 30 special needs population units on a development that expects completion in April 2010. Specific targeted group is elderly with special needs.
- Capital Planning underway to reassess with VCA requirements
- Asset Management underway including capital planning issues on the sites.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

- There is no significant amendment or substantial deviation/modification from the existing plan

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

(g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Attachments – Revised October 21, 2009

- nv013a02:** HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations.
- nv013b02:** HUD-50077-SL, Clark County Certification of Consistency with Consolidated Plan
- nv013c02:** HUD-50077-SL, Henderson Certification of Consistency with Consolidated Plan.
- nv013d02:** HUD-50077-CR, Civil Rights Certification
- nv013e02:** HUD-50070, Certification for a Drug-Free Workplace
- nv013f02:** HUD-50071, Certification of Payments to Influence Federal Transactions
- nv013g02:** SF-LLL, Disclosure of Lobbying Activities
- nv013h02:** Board Resolution No. 2009-4 Requesting Board of Commissioners
Approval of the HACC's Five-Year and Annual Plan.
- nv013i02:** Resident Advisory Board Meeting Information and Comments.
- nv013j02:** FY2009 Capital Fund Program, Annual Statement
- nv013k02:** FY2006, Capital Fund Program, Performance and Evaluation Report (106)
- nv013l02:** FY2006, Capital Fund Program, Performance and Evaluation Report (206)
- nv013m02:** FY2007, Capital Fund Program, Performance and Evaluation Report
- nv013n02:** FY2007 RF, Capital Fund Program, Performance and Evaluation Report
- nv013o02:** FY2008, Capital Fund Program, Performance and Evaluation Report
- nv013p02:** FY2008 RF, Capital Fund Program, Performance and Evaluation Report
- nv013q02:** FY 2008-FY2012, Capital Fund Program, Five-Year Action Plan
- nv013r02:** Amendment, October 21, 2009 -- Section 7: Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
- nv013s02:** Board Resolution No. 2009-9 Requesting Board of Commissioners
Approval of an Amendment to HACC's Five-Year and Annual Plan

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

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 ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 2009, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the County of Clark, Nevada

NV013

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20⁰⁹ - 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 Timothy J. O'Callaghan	Title Chairman
Signature 	Date April 15, 2009

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Michael Pawlak 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 Clark County prepared pursuant to 24 CFR Part 91.

Michael J. Pawlak 3/13/09

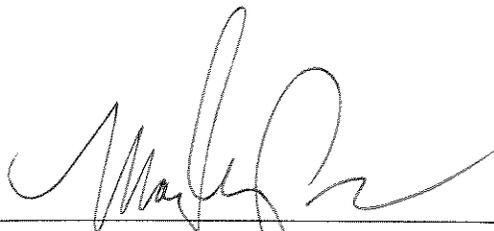
Signed / Dated by Appropriate State or Local Official

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Mary Kay Peck 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

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Housing Authority of the County of Clark, Nevada

NV013

PHA Name

PHA Number/HA Code

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

Timothy J. O'Callaghan

Title

Chairman

Signature



Date April 15, 2009

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 Fund

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, 171 Van Wagenen, Henderson NV 89015
- NV013-003 Landsman Gardens, 750 Major St, Henderson, NV 89015
- NV013-005 Hampton Court, 1030 Center St, Henderson, NV 89015
- NV013-007 Hulum Homes, 4980 Owens, Las Vegas, NV 89115
- NV013-008 Bigger Estates, 5701 Missouri, Las Vegas, NV 89122
- NV013-009 Schaffer Heights, 2901 Schaffer Circle, Las Vegas, NV 89121
- NV013-010 Jones Gardens, 1750 Marion Dr, Las Vegas, NV 89115
- NV013-020 Simmons Manor, 5385 Austin John Ct, Las Vegas, NV 89122
- NV013-016, 018, 019 and 023 -- Scattered Site Units

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 Howard Wasserman	Title Interim Executive Director
Signature 	Date 4/15/2009

X

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 Fund

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

Howard Wasserman

Title

Interim Executive Director

Signature



Date (mm/dd/yyyy)

4/15/2009

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> c. a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Clark, Nevada 5390 E. Flamingo Road Las Vegas, NV 89122-5335 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: 14-850	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Howard Wasserman</u> Print Name: <u>Howard Wasserman</u> Title: <u>Interim Executive Director</u> Telephone No.: <u>702.922.1620</u> Date: <u>04/15/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

RESOLUTION NO. 2009-4

**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, 2009; 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 April 15, 2009 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.

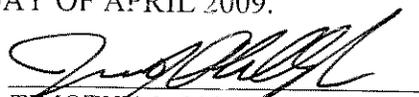
Section 3. That this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED THIS FIFTEENTH DAY OF APRIL 2009.

Attest:


HOWARD WASSERMAN
Interim Secretary

By:


TIMOTHY J. O'CALLAGHAN
Chairman

Minutes
Resident Advisory Board
Housing Authority of the County of Clark
February 24, 2009

The Resident Advisory Board of the Housing Authority of the County of Clark, Nevada met in an informational capacity only on February 24, 2009, in the Board Room, Administration Building, 5390 East Flamingo Road, Las Vegas, Nevada.

Staff Members Present

Howard Wasserman, Interim Executive Director
LaTrece Coleman-Stone, Resident Program Coordinator
Laura Coleman, Interim Director of Operations
Karen Gratopp, Management Analyst/QC Specialist
Lyn Robinson, Director of Finance
Amber Baltzley, Administrative Assistant
Jennifer Jones, Property Manager
Kelly Millet, Property Manager
Patricia Stephens, Property Manager
Monica Lancaster, Property Manager
Kathy Wilburg, Interim Section 8 Manager
Fernando Gomez, Information Systems Coordinator

Residents Present

Elaine Faulkner, Espinoza Terrace
Darlene Ulibarri, Landsman Gardens
Patricia Snowden, Scattered Sites
Ruth Werner, Espinoza Terrace
Charleen Gatewood, Schaffer Heights
Rade Zone, Brown Homes
Jerry Johnson, Schaffer Heights
Sharon & Julius Norwood-Ross, Scattered Sites
Zoraida Morales, Beigger Estates
Harriett Reynolds, Palo Verde Gardens
Tammy Hayes, Landsman Gardens
Cynthia Brown, Scattered Sites
April Baxter, Scattered Sites
Lutfiyyah Ali, Hampton Court
Theresa Davis, Section 8

Notes of the meeting:

Howard Wasserman opened the meeting at 2:12 pm and explained Karen Gratopp will review the Five Year Annual Plan and he will then discuss the possibility of regionalization between the three housing authorities in Las Vegas.

Introduction of attendees as listed above.

Discussion of the Five Year and Annual Plan:

1.) Karen Gratopp:

Gave a brief explanation of the following items:

- HUD has reformatted the template for the Annual Plan.
- Will be posted for 45 days for public comment starting February 28, 2009.
- Will also be included in the agenda for the Board Meeting on April 15, 2009.
- The meeting will be recorded to document resident input.
- Plan covers Public Housing and Section 8 only.
- Section 5.1 states HACC's mission.
- Section 5.2 outlines goals and objectives.
- No changes to Section 6.0 regarding eligibility and waiting list organization.
- Site-based waiting lists: the breakdown by racial, ethnic and disability percentages demographics will be inserted before Friday, required by HUD
- No change to rent determinations, no use of ceiling rent
- No change to Operation and Management: how we operate maintenance and management
- Grievance Procedures – copies available at any time for review
- Housing for elderly and disabled
- Comm. Services and Self-Sufficiency
- Safety and Crime Prevention: criminal background check done for new residents.
- Pet Policy
- Civil Rights Certifications
- Fiscal Year Audit
- Asset Management
- VAWA: Violence Against Women Act – applies to men and women
- Location(s) of 5-yr Annual PHA Plan (availability)
- Section 32: public housing ownership
- Capital Fund 9.0- Housing Needs; no changes to the tables in those plans; posted copies to be distributed to those signed in for attendance; Housing and Section 8 Waiting Lists; Public Housing Waiting List
- Goals / Restraints (VASH Veterans Administration Supportive Housing)
- Voluntary Compliance Agreement – 5yr plan
- HUD Forms :Instructions for filling out the plan
- Capital Fund Program : 5yr Action Plan (Lyn Robinson)

Resident Comments/Questions regarding Five Year and Annual Plan

1. Is this meeting to get our comments or to just explain the plan?
2. Does this meeting include Scattered Sites?
3. Is there a possibility of increasing affordable housing by utilizing BLM land?
4. Is the stimulus money only for the improvement of existing properties or is this money also to enable new sites to be developed?

5. Under the Scattered Sites program, if an elderly family member comes to live with you can they be added to the lease?
6. Can security doors be added to ensure safety?
7. Are animals allowed in the community recreation room?
8. People are not cleaning up after their pets at Espinoza Terrace. Is there anything to put down to keep cats out of flower beds?
9. Does the pet policy also apply to Brown Homes?
10. I want to know if I will be able to purchase my Scattered Sites home. Do I have to wait another five years?
11. Are we expecting to get any additional Section 8 vouchers?
12. If an applicant is shown a unit and they do not like the unit, are they placed on the bottom of the list or put back where they were for the next unit available?
13. Please explain Section 8; getting a voucher; waiting list. Where do you go – how does it work?
14. Can you go from public housing to Section 8?
15. Why is there no security on the properties? Can we get better lighting?
16. If someone moved out of state with Section 8 and does not like it, can they return?
17. Choose between building a new housing development and fixing an existing one?
18. Can Capital Fund money be used for maintenance or management staff on site?
19. Is there any rehab planned for Scattered Sites?
20. If a resident is living in Section 32 home for sale and does not want to buy it or does not qualify to buy the home, and someone else does, what happens to the current resident?

2.) Howard Wasserman

Explained that HACC is under a Voluntary Compliance Agreement (VCA) with HUD to refine the way Section 504 activities are handled. The 504 consultant will be visiting all the sites to explain further on what is required with the 504 program and how those requirements will be met.

Explanation of the Section 32 Program: Under the Section 32 program the housing authority sold homes to residents in scattered sites. Homes were picked based on the economic criteria of the residents. If residents were able to assume mortgages, those homes were listed as eligible. Of 56 homes, 7 homes were sold. We have applied to HUD for an extension of the Section 32 program on the sale of the homes from 18 months to 5 years. We are hoping for the market to stabilize within that time.

Explained the Capital Fund stimulus package will provide additional funds to do improvements on our public housing units.

Explained qualifications to be designated as an elderly/or disabled development have to be applied for and approved by HUD. There are currently two housing developments that qualify for elderly or disabled: Espinoza Terrace and Shaffer Heights. The third site designated for elderly/disabled is Palo Verde Gardens. Approvals last for 2yrs for public housing; plus 2yr extension.

Fiscal Year Audit: Wallace Rowe & Associates reviewed our files and will submit their findings to HUD possibly in March or April 2009. We are online to complete the audit as required by HUD.

Asset Management: HACC is transitioning into managing the developments like a private sector. Theory: Each development needs to make a profit by enforcing rent collection and monitoring the budget.

Discussion and explanation of REGIONALIZATION: Looking for concerns, suggestions with regards to a regionalized housing authority

1. Howard Wasserman

Regionalization has been around about 10 years in various ways. It has not been successful in the past, but the concept is now real. Political entities are now in favor and feel it will be more efficient, cost effective, and yield more power than individual housing authorities. The difference will be minimal for residents. Maintenance and property managers will still be on site. Tenants will still pay rent and their responsibilities will remain the same under the lease agreements. The basic mission has not changed to provide decent and safe and sanitary housing. So far, there is a resolution signed by both boards, (Las Vegas & Clark County), endorsing the plan of what the regional authority governance will look like; two commissioners from Las Vegas, North Las Vegas, Clark County, Henderson and only one resident commissioner. This is the only part of the plan that is carved in stone. No other part of the plan in terms of structure or organization has been established. Details of the plan have yet to be worked out. Resolutions will be introduced to City of LV, North Las Vegas and County Commissioners, those jurisdictions will sign resolutions endorsing the concept of regionalizing the three housing authorities. Nothing can happen until a bill is passed by the State Legislature.

Resident Concerns regarding Regionalization:

1. Will we pick up the deficit of the other housing authorities?
2. Shouldn't there be a Resident Commissioner from each jurisdiction?
3. If the housing authorities merge, yielding more power and securing more dollars, wouldn't you expect to see a change in service?
4. The concept of regionalization can provide efficiency of the money and the magnitude of maintenance improvement.
5. Isn't it the bigger it is, the less help you get?
6. Unity is the key. The bigger it gets, the more political it gets. We don't want change! What about the family concept?

7. Will they be able to more work to the buildings? We need more housing! Can one organization do it better than two?
8. If this does not work, are you allowed to disassemble and go back?
9. Has this been tried before somewhere else?
10. Is there someone that residents can contact?
11. Can we write the State Legislature?

With no further discussion, the Resident Advisory Board meeting was adjourned at 3:30 pm.

Annual Statement

For

FFY 2009 Capital Fund Program

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number	FFY of Grant:			
PHIA Name:		Capital Fund Program Grant No: NV39501350109	2009			
Housing Authority of Clark County, NV		Replacement Housing Factor Grant No:	FFY of Grant Approval:			
Type of Grant		Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Total Estimated Cost				
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	201,940.00				
3	1408 Management Improvements	85,000.00				
4	1410 Administration (may not exceed 10% of line 21)	134,625.00				
5	1411 Audit	2,500.00				
6	1415 Liquidated Damages					
7	1430 Fees and Costs	80,775.00				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	743,913.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	20,000.00				
13	1475 Non-dwelling Equipment	60,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	17,500.00				
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,346,253.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	743,913.00				
23	Amount of line 20 Related to Security—Soft Costs					
24	Amount of line 20 Related to Security—Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary	
PIIA Name:	Replacement Housing Factor Grant No: _____
Grant Type and Number Capital Fund Program Grant No: Date of CFPP: _____	FFY of Grant: FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹ Obligated Expended
Line Summary by Development Account	Total Estimated Cost
Signature of Executive Director <i>[Handwritten Signature]</i>	Signature of Public Housing Director <i>[Handwritten Signature]</i>
Date <i>4/15/09</i>	Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Clark County Housing Authority, NV		Grant Type and Number Capital Fund Program Grant No: NV395P013501-09 CFPP (Yes/ No):				Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
NV-39-P013-002	Roof replacement			0					
Espinosa Terrace	ADA Accessibility Modifications			0					
		subtotal		0					
NV39-P013-003	Replace locks			0					
Landsman Grdns.	ADA Modifications			0					
		subtotal		0					
Hampton Court	Replace locks			0					
NV39-P013-005	Rehab dwelling unit			0					
	ADA Modification	1460		100,000.00					
		subtotal		100,000.00					
Hullum Homes	Rehab Commom Blds.			0					
NV39-P013-007	Replace locks			0					
	ADA Modification			0					
		subtotal		0					

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NV39-P013-005 Hampton Court	9/30/2011		9/30/2013		Reasons for Revised Target Dates ¹
NV39-P013-008 Biegger Estates	9/30/2011		9/30/2013		
NV39-P013-PHA Wide Operations	9/30/2011		9/30/2013		
Mgmt. Improvement Administration	9/30/2011		9/30/2013		
Audit	9/30/2011		9/30/2013		
Fees and Cost	9/30/2011		9/30/2013		
Non-dwelling struct.	9/30/2011		9/30/2013		
Non-dwelling equip.	9/30/2011		9/30/2013		
Relocation Costs	9/30/2011		9/30/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Performance and Evaluation (“P&E”) Report

For

FFY 2006 Capital Fund Program

Grant No: NV39-P013501-06

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name: Housing Authority of the County of Clark, NV		Capital Fund Program Grant No: NV39-P01350106		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$132,660.00	\$132,661.00	\$132,661.00	\$132,661.00
3	1408 Management Improvements	\$257,208.00	\$253,764.00	\$253,764.00	\$79,093.59
4	1410 Administration (may not exceed 10% of line 21)	\$100,000.00	\$132,661.00	\$132,661.00	\$132,661.00
5	1411 Audit	\$1,712.00	\$1,712.00	\$1,712.00	\$1,712.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$50,000.00	\$55,807.00	\$55,807.00	\$55,445.00
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	\$700,000.00	\$700,000.00	\$700,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$20,000.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$30,000.00	\$50,000.00	\$50,000.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2006	
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: Date of CFFP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008	Total Estimated Cost	Total Actual Cost ¹
Line	Summary by Development Account	Original	Revised ² Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,326,605.00	\$1,326,605.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2006					
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No: NV39-P01350106 CFFP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost		Total Actual Cost		Status of Work 12/31/2006
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NV39-P013-002	Common Bldgs - Upgrade	1470	\$10,000.00	\$0.00			
Espinoza Terrace	Site Improvements	1450	\$10,000.00	\$0.00			
	Replace Backflow Valves	1450	\$40,000.00	\$0.00	\$0.00	\$0.00	
		SUBTOTAL	\$60,000.00	\$0.00	\$0.00	\$0.00	
NV39-P013-003	Concrete Repair	1450	\$0.00	\$0.00	\$0.00	\$0.00	
Landsman Gardens	Courtyard Repair	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Backflow Valves	1450	\$12,500.00	\$0.00	\$0.00	\$0.00	
	Roofing, Overlay	1460	\$0.00	\$0.00	\$0.00	\$0.00	
		SUBTOTAL	\$12,500.00	\$0.00	\$0.00	\$0.00	
NV39-P013-005	Asphalt, Overlay	1450	\$30,000.00	\$0.00	\$0.00	\$0.00	
Hampton Court	Replace Backflow Valves	1450	\$20,000.00	\$0.00	\$0.00	\$0.00	
	Common Bldgs	1470	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab Units, (1, 2, 3)	1460	\$0.00	\$0.00	\$0.00	\$0.00	
	Landings	1460	\$0.00	\$0.00	\$0.00	\$0.00	
	Roofing	1460	\$0.00	\$0.00	\$0.00	\$0.00	
		SUBTOTAL	\$50,000.00	\$0.00	\$0.00	\$0.00	
NV39-P013-007	A&E Fees and Costs	1430	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00	Completed
Hullum Homes	Concrete and CMW Wall Repair	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	Door, Metal	1460	\$0.00	\$0.00	\$0.00	\$0.00	
	Dumpster, Enclosures	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab, Units	1460	\$586,761.00	\$700,000.00	\$700,000.00	\$700,000.00	Completed
	Solar Screens	1460	\$0.00	\$0.00	\$0.00	\$0.00	
		SUBTOTAL	\$586,761.00	\$750,000.00	\$750,000.00	\$750,000.00	
NV39-P013-008	Playground Rehab	1450	\$35,764.00	\$0.00	\$0.00	\$0.00	
Biegger Estates		1460	\$0.00	\$0.00	\$0.00	\$0.00	
		SUBTOTAL	\$35,764.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Performance and Evaluation (“P&E”) Report

For

FFY 2006 Capital Fund Program

Grant No: NV39-P013502-06

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHIA Name: Housing Authority of the County of Clark, NV		Capital Fund Program Grant No: NV39-P01350206		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008					
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹
					Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$39,193.00	\$0.00	\$39,193.00	\$9,377.50
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2006	
PHIA Name: Housing Authority of the County of Clark, NV	Grant Type and Number Capital Fund Program Grant No: NV39-P01350206 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no:) <input type="checkbox"/> Revised <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$39,193.00	\$39,193.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director <i>[Signature]</i>	
Date 4/15/09		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2006						
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No: NV39-P01350206 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work 12/31/2006
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NV013-002 Espinoza Terrace	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV013-003 Landsman Gardens	Concrete Repair Courtyard Repair Roofing, overlay	1450 1450 1460	1 1 10	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV013-005 Hampton Court	Asphalt, Overlay Common Bldgs Rehab Units (1, 2, 3) Landings Roofing	1450 1470 1460 1460 1460	1 1 6 2 9	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV013-007 Hullum Homes	Concrete and CMW Wall Repair Door, Metal Dumpster, Enclosures Rehab, Units Solar Screens	1450 1460 1450 1460 1460	1 1 3 5 40	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
NV013-008 Biegger Estates	Playground Rehab	1450 1460	1 1	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2006					
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No: NV39-P01350206 CHFP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work 12/31/2006	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
NV013-009	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00
Schaffer Heights	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
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00
NV013-010	Exterior Paint	1460	1	\$0.00	\$0.00	\$0.00	\$0.00
Jones Gardens	Exterior Stucco	1460	1	\$0.00	\$0.00	\$0.00	\$0.00
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00
NV013-016	Roofing, Asphalt shingles	1460	15	\$0.00	\$0.00	\$0.00	\$0.00
Scattered (Home) Sites II			SUB TOTAL	\$0.00	\$0.00	\$0.00	\$0.00
NV013-000	Background Checks	1408		\$0.00	\$0.00	\$0.00	\$0.00
HA-Wide	Community Policing	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Computer Upgrade	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Salary, Eligibility Specialist	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Salary, Management Analyst	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Salary, Office Assistant II	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Training, Resident	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Training, Staff	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Benefits	1410		\$0.00	\$0.00	\$0.00	\$0.00
	Salary, Administrative	1410		\$0.00	\$0.00	\$0.00	\$0.00
	Audit	1411		\$0.00	\$0.00	\$0.00	\$0.00
	Fees and Costs	1450		\$39,193.00	\$0.00	\$39,193.00	\$9,377.50
	Vehicles, Maintenance	1475					
	Contingency	1502					
			SUBTOTAL	\$39,193.00	\$0.00	\$39,193.00	\$9,377.50
	Operations Transfer	1406					
			SUBTOTAL	\$39,193.00	\$0.00	\$39,193.00	\$9,377.50

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Performance and Evaluation (“P&E”) Report

For

FFY 2007 Capital Fund Program

Grant No: NV39-P013501-07

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Housing Authority of the County of Clark, NV		Capital Fund Program Grant No: NV39-P01350107		FFY of Grant Approval:	
Replacement Housing Factor Grant No:		Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no:)		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised ²		Obligated	Expended
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Total Estimated Cost	Total Actual Cost ¹
1	Total non-CFFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$245,717.00	\$245,717.00	\$245,717.00	\$245,717.00
3	1408 Management Improvements	\$245,717.00	\$215,717.00	\$215,717.00	\$33,491.03
4	1410 Administration (may not exceed 10% of line 21)	\$122,859.00	\$122,859.00	\$122,859.00	\$122,859.00
5	1411 Audit	\$1,712.00	\$1,712.00	\$1,712.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$148,264.00	\$15,680.90	\$15,680.90	\$0.00
10	1460 Dwelling Structures	\$364,317.00	\$526,900.10	\$526,900.10	\$526,900.10
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$20,000.00	\$20,000.00	\$20,000.00	\$10,547.92
13	1475 Non-dwelling Equipment	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007	
PHA Name: Housing Authority of the County of Clark, NV	Grant Type and Number Capital Fund Program Grant No: NV39-P01350107 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Reserve for Disasters/Emergencies	Total Estimated Cost	Total Actual Cost ¹
Line	Summary by Development Account	Revised ²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,228,586.00	\$1,228,586.00
21	Amount of line 20 Related to LBP Activities		\$939,515.05
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Howard DeSena</i>		Signature of Public Housing Director	
Date <i>4/15/09</i>		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No: NV39P01350107 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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 ¹	Funds Obligated ²	Funds Expended ²	
NV39-P013-002	Common Bldgs - Upgrade	1470	1	\$10,000.00	\$10,000.00	\$00.0	\$10,000.00	Completed
	Site Improvements	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Backflow Valves	1450	2	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	
NV39-P013-003	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	\$0.00	\$0.00	\$0.00	
	Roofing, Overlay	1460	10	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$12,500.00	\$0.00	\$0.00	\$0.00	
NV39-P013-005	Asphalt, Overlay	1450	1	\$70,000.00	\$15,680.90	\$0.00	\$0.00	
	Replace Backflow Valves	1450	4	\$0.00	\$0.00	\$0.00	\$0.00	
	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Rehab Units, (1, 2, 3)	1460	6	\$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	
			SUBTOTAL	\$70,000.00	\$15,680.90	\$0.00	\$0.00	
NV39-P013-007	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	\$460,081.00	\$526,900.10	\$526,900.10	\$526,900.10	Completed
	Solar Screens	1460	40	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$460,081.00	\$526,900.10	\$526,900.10	\$526,900.10	
NV39-P013-008	Playground Rehab	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Biegger Estates	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Clark, NV			Grant Type and Number Capital Fund Program Grant No: NV39P01350107 CFPP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name /PHA-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 ¹	Funds Obligated ²	Funds Expended ²		
NV39-P013-009	Common Bldgs - Upgrade	1470	1	\$10,000.00	\$10,000.00	\$0.00	\$547.92	In Progress	
Schaffer Heights	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		
			SUBTOTAL	\$10,000.00	\$10,000.00	\$0.00	\$547.92		
NV39-P013-010	Exterior Paint	1460	1	\$0.00	\$0.00	\$0.00	\$0.00		
Jones Gardens	Exterior Stucco	1460		\$0.00	\$0.00	\$0.00	\$0.00		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-016	Roofing, Asphalt shingles	1460	15	\$0.00	\$0.00	\$0.00	\$0.00		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-000	Background Checks	1408		\$15,000.00	\$15,000.00	\$15,000.00	\$1,149.00	In Progress	
Public Housing Authority	Community Policing	1408		\$0.00	\$0.00	\$0.00	\$0.00		
	Computer Upgrade	1408		\$45,117.00	\$45,117.00	\$45,117.00	\$0.00	In Progress	
	Salary, Resident Services Coordinator	1408		\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	In Progress	
	UPCS Inspection Contract	1408		\$50,000.00	\$50,000.00	\$50,000.00	\$11,840.00	In Progress	
	Salary, CFP Coordinator	1408		\$30,600.00	\$30,600.00	\$30,600.00	\$0.00	In Progress	
	Training, Resident	1408		\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	In Progress	
	Training, Staff	1408		\$20,000.00	\$20,000.00	\$20,000.00	\$20,502.03	Completed	
	Benefits	1410		\$122,859.00	\$122,859.00	\$122,859.00	\$122,859.00	Completed	
	Salary, Administrative	1410		\$0.00	\$0.00	\$0.00	\$0.00		
	Audit	1411		\$1,712.00	\$1,712.00	\$1,712.00	\$0.00	In Progress	
	Non-dwelling Equipment	1475		\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	In Progress	
	A&E Fees and Costs	1430		\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	In Progress	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00		
			SUBTOTAL	\$420,288.00	\$420,288.00	\$420,288.00	\$156,350.03		
	Operations Transfer	1406		\$245,717.00	\$245,717.00	\$245,717.00	\$245,717.00	Completed	
			SUBTOTAL	\$245,717.00	\$245,717.00	\$245,717.00	\$245,717.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Performance and Evaluation (“P&E”) Report

For

FFY 2007 Replacement Housing Factor

Grant No: NV39-R013501-07

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval:	
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No: NV39R01350107 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFP Funds	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$000	\$000
3	1408 Management Improvements	\$000	\$000
4	1410 Administration (may not exceed 10% of line 21)	\$000	\$000
5	1411 Audit	\$000	\$000
6	1415 Liquidated Damages	\$000	\$000
7	1430 Fees and Costs	\$000	\$000
8	1440 Site Acquisition	\$000	\$000
9	1450 Site Improvement	\$000	\$000
10	1460 Dwelling Structures	\$000	\$000
11	1465.1 Dwelling Equipment—Nonexpendable	\$000	\$000
12	1470 Non-dwelling Structures	\$000	\$000
13	1475 Non-dwelling Equipment	\$000	\$000
14	1485 Demolition	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$107,188.00	\$107,188.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval:	
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No: NV39R01350107 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$107,188.00	\$107,188.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Howard D. Warner</i>		Signature of Public Housing Director	
Date <i>1/15/09</i>		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP funds shall be included here.

Part II: Supporting Pages		Grant Type and Number				Federal FFY of Grant: 2007			
PHA Name: Housing Authority of the County of Clark, NV		Capital Fund Program Grant No: NV39R01350107							
		CFPP (Yes/ No): Replacement Housing Factor Grant No:							
Development Number Name/PHA-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 ¹	Funds Obligated ²	Funds Expended ²		
NV39-P013-002	Directory Sign	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
Espinoza Terrace			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-003	Concrete Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
Landsman Gardens	Courtyard Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
	Roofing, Overlay	1460	10	\$0.00	\$0.00	\$0.00	\$0.00		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-005	Asphalt, Overlay	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
Hampton Court	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		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-007	Concrete and CMW Wall Repair	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
Hullum Homes	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	\$0.00	\$0.00	\$0.00	\$0.00		
	Solar Screens	1460	40	\$0.00	\$0.00	\$0.00	\$0.00		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-008	Playground Rehab	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
Biegger Estates		1460	1	\$0.00	\$0.00	\$0.00	\$0.00		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		
NV39-P013-009	Common Bldgs	1470	1	\$0.00	\$0.00	\$0.00	\$0.00		
Schaffer Heights	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		
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant: 2007			
PHA Name: Housing Authority of the County of Clark, NV		Capital Fund Program Grant No: NV39R01350107			Status of Work 12/31/2006			
Development Number Name /PHA-Wide Activities		Replacement Housing Factor Grant No:			Total Estimated Cost		Total Actual Cost	
General Description of Major Work Categories		Dev. Acct No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NV39-P013-010	Exterior Paint	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
Jones Gardens	Exterior Stucco	1460		\$0.00	\$0.00	\$0.00	\$0.00	
NV39-P013-016			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
Scattered (Home) Sites	Roofing, Asphalt shingles	1460	15	\$0.00	\$0.00	\$0.00	\$0.00	
NV39-P013-000			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	
Public Housing Authority	Background Checks	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Community Policing	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Upgrade	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Salary, Eligibility Specialist	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Salary, Management Analyst	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Salary, Office Assistant II	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Training, Resident	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Training, Staff	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Benefits	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	Salary, Administrative	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	Audit	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	Fees and Costs	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Vehicles, Maintenance	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Development Activities	1499		\$107,188.00	\$0.00	\$107,188.00	\$0.00	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$107,188.00	\$0.00	\$107,188.00	\$0.00	In Progress
	Operations Transfer	1406		\$0.00	\$0.00	\$0.00	\$0.00	
			SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Performance and Evaluation (“P&E”) Report

For

FFY 2008 Capital Fund Program

Grant No: NV39-P013501-08

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name: Housing Authority of the County of Clark, NV		Capital Fund Program Grant No: NV39P013501-08		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Original		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$269,051.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$110,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$134,625.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$2,500.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$20,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$112,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$603,077.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$20,000.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$75,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008	
PHA Name: Housing Authority of the County of Clark, NV	Grant Type and Number Capital Fund Program Grant No: NV39P013501-08 Replacement Housing Factor Grant No: Date of CFFPP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
			Obligated
			Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,346,253.00	\$0.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages											
PHA Name: Housing Authority of the County of Clark, NV				Grant Type and Number Capital Fund Program Grant No: NV39P013501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²				
NV39-P013-002	Site Improvements			\$0.00							
	Replace Backflow Valves			\$0.00							
			SUBTOTAL	\$0.00							
NV39-P013-003	Concrete Repair			\$0.00							
	Courtyard Repair			\$0.00							
	Roofing, Overlay			\$0.00							
			SUBTOTAL	\$0.00							
NV39-P013-005	Rehab Units, (1, 2, 3)			\$0.00							
	ADA Accessibility	1460		\$66,427.00		\$0.00	\$0.00	In Progress			
			SUBTOTAL	\$66,427.00							
NV39-P013-007	Replace Lock			\$0.00							
			SUBTOTAL	\$0.00							
NV39-P013-008	Replace Roofing			\$210,000.00		\$0.00	\$0.00	In Progress			
		1460	SUBTOTAL	\$210,000.00							
NV39-P013-009	Remove/Replace HVAC			\$0.00		\$0.00	\$0.00				
	Replace Locks			\$0.00		\$0.00	\$0.00				
			SUBTOTAL	\$0.00							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Clark, NV			Grant Type and Number Capital Fund Program Grant No: NV39P013501-08 CFPP (Ycs/ No):				Federal FFY of Grant: 2008		
Development Number Name /PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
NV39-P013-010 Jones Gardens	Exterior Paint Replace Locks			\$0.00 \$0.00 \$0.00		\$0.00 \$0.00 \$0.00			
			SUBTOTAL						
NV39-P013-016 Scattered (Home) Sites	Roof Replacement Relab Unit (Windows, Insulation, ADA Vacancy)			\$150,000.00 -- \$146,650.00 \$296,650.00		\$0.00 -- \$0.00 \$0.00		In Progress In Progress	
			SUBTOTAL						
NV39-P013-020 John Simmons	Seal Coat Parking Area			\$30,000.00 \$30,000.00		\$0.00 \$0.00		Bid Document	
			SUBTOTAL						
NV39-P013-000 PHA Wide	Operations Management Improvement Administration Audit Expenses Site Improvement Non-dwelling Structures Non-dwelling Equipment Fees and Costs	1406 1408 1410 1411 1450 1470 1475 1430		\$269,051.00 \$110,000.00 \$134,625.00 \$2,500.00 \$112,000.00 \$20,000.00 \$75,000.00 \$20,000.00 \$743,176.00		\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00		In Progress In Progress In Progress In Progress In Progress In Progress In Progress In Progress	
			SUBTOTAL						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Performance and Evaluation (“P&E”) Report

For

FFY 2008 Replacement Housing Factor

Grant No: NV39-R013501-08

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval:	
PHA Name: Housing Authority of the County of Clark, NV		Grant Type and Number Capital Fund Program Grant No. NV39R013501-08 Replacement Housing Factor Grant No. Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴	\$15,946.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008	
PHA Name: Housing Authority of the County of Clark, NV		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: NV39R013501-08 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		Original	Revised ² Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9600 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$15,946.00	\$0.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director	
Date <i>[Signature]</i>		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Capital Fund Program

Five-Year Action Plan

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2008	Activities for Year: 3 FFY Grant: 2008 PHA FY: 2009			
Development Number/Name	Major Work Categories	Development Number/Name	Major Work Categories	Estimated Cost	Estimated Cost
See		NV013-002			
Annual Statement:	Seal coat parking lots	Espinoza Terrace	Asbestos abatement	\$46,000.00	\$0.00
	Remove and replace roofing		Replace water heaters	\$0.00	\$0.00
	Remodel kitchens and bathrooms		Exterior wall painting	\$0.00	\$0.00
	ADA Accessibility			\$0.00	
		NV013-003			\$15,000.00
	Remove and replace roofing	Landsman Gardens	Renovate playground	\$15,000.00	\$0.00
	Seal coat parking lots		Exterior wall painting	\$0.00	\$0.00
	ADA Accessibility			\$0.00	
	Remodel kitchens and bathrooms			\$0.00	
		NV013-005			
	ADA Accessibility	Hampton Court	Asphalt, Seal coat	\$0.00	\$3,500.00
	Asphalt, Seal coat		Rehab Dwelling Units	\$0.00	\$422,852.00
	Rehab Dwelling Units			\$423,352.00	
		NV013-007			
	Rehab, Common Bldgs	Hullum Homes	Asphalt, Overlay	\$0.00	\$16,000.00
	ADA Accessibility		ADA Accessibility	\$0.00	\$0.00
		NV013-008			
	Asphalt, Seal coat	Biegger Estates	Renovate playground	\$20,000.00	\$6,000.00
	Flooring, carpet		ADA Accessibility	\$0.00	\$1,000.00
	Exterior Paint		Replace sewer lines	\$0.00	\$40,000.00
	Remove and replace roofing		Install security doors	\$0.00	\$40,000.00
				\$	\$

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2008		Activities for Year: 3 FFY Grant: 2008 PHA FY: 2009		
Development Number/Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost
See			NV013-009		
Annual Statement	Rehab Dwelling Units	\$0.00	Schaffer Heights	Rehab Dwelling Units	\$0.00
	Asphalt, Overlay	\$40,000.00		Asphalt, Overlay	\$0.00
	Paint exterior walls	\$0.00		ADA Accessibility	\$0.00
	Remove and replace roofing	\$0.00		Repair metal railings	\$0.00
	ADA Accessibility	\$0.00			
			NV013-010		
	Asphalt, Seal coat	\$6,000.00	Jones Gardens	Asphalt, Seal coat	\$6,000.00
	Remodel kitchens and bathrooms	\$0.00		ADA Accessibility	\$0.00
	Remove and replace roofing	\$0.00		Exterior Paint	\$0.00
	ADA Accessibility	\$0.00			
			NV013-020		
	Asphalt, Seal coat	\$0.00	John Simmons Manor	Asphalt, Seal coat	\$0.00
	ADA Accessibility	\$0.00		Exterior Paint	\$0.00
	Install security doors	\$0.00		Install security doors	\$0.00
	Audit	\$1,800.00	PHA Wide	Audit	\$1,800.00
	Background Checks	\$15,000.00		Background Checks	\$15,000.00
	Community Policing	\$0.00		Community Policing	\$0.00
	Computer Upgrade	\$60,117.00		Computer Upgrade	\$60,117.00
	Salary, Resident Services Coordinator	\$25,000.00		Salary, Resident Services Coordinator	\$25,000.00
	UPCS Inspection Contract	\$50,000.00		UPCS Inspection Contract	\$50,000.00
	Salary, CFP Coordinator	\$45,600.00		Salary, CFP Coordinator	\$45,600.00
	Training, Resident	\$30,000.00		Training, Resident	\$30,000.00
	Training, Staff	\$20,000.00		Training, Staff	\$20,000.00
	Non-dwelling Equipment	\$80,000.00		Non-dwelling Equipment	\$80,000.00
	Operations Transfer	\$245,717.00		Operations Transfer	\$245,717.00
	Relocation	\$5,000.00		Relocation	\$5,000.00
	Dwelling Equipment	\$75,000.00		Dwelling Equipment	\$75,000.00
	A&E Fees and Costs	\$25,000.00		A&E Fees and Costs	\$25,000.00
	Total CFP Estimated Cost	\$1,228,586.00		Total CFP Estimated Cost	\$1,228,586.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Activities for Year 1	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2010		Activities for Year: 5 FFY Grant: 2010 PHA FY: 2011		
Development Number/Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost
See			NV013-009		
Annual Statement	Rehab Dwelling Units Asphalt, Overlay Paint exterior walls Remove and replace roofing	\$0.00 \$40,000.00 \$0.00 \$0.00	Schaffer Heights	Rehab Dwelling Units Asphalt, Overlay Replace HVAC Repair metal railings	\$0.00 \$0.00 \$0.00 \$0.00
			NV013-010		
	Asphalt, Seal coat Remodel kitchens and bathrooms Remove and replace roofing	\$6,000.00 \$0.00 \$0.00	Jones Gardens	Asphalt, Seal coat ADA Accessibility Exterior Paint	\$6,000.00 \$0.00 \$0.00
			NV013-020		
	Asphalt, Seal coat Exterior Paint Install security doors	\$0.00 \$0.00 \$0.00	John Simmons Manor	Asphalt, Seal coat Exterior Paint Install security doors	\$0.00 \$0.00 \$0.00
			PHA Wide		
	Audit Background Checks Community Policing Computer Upgrade Salary, Resident Services Coordinator UPCS Inspection Contract Salary, CFP Coordinator Training, Resident Training, Staff Non-dwelling Equipment Operations Transfer Relocation Dwelling Equipment A&E Fees and Costs	\$1,800.00 \$15,000.00 \$0.00 \$60,117.00 \$25,000.00 \$50,000.00 \$45,600.00 \$30,000.00 \$20,000.00 \$80,000.00 \$245,717.00 \$5,000.00 \$75,000.00 \$25,000.00	PHA Wide	Audit Background Checks Community Policing Computer Upgrade Salary, Resident Services Coordinator UPCS Inspection Contract Salary, CFP Coordinator Training, Resident Training, Staff Non-dwelling Equipment Operations Transfer Relocation Dwelling Equipment A&E Fees and Costs	\$1,800.00 \$15,000.00 \$0.00 \$60,117.00 \$25,000.00 \$50,000.00 \$45,600.00 \$30,000.00 \$20,000.00 \$80,000.00 \$245,717.00 \$5,000.00 \$75,000.00 \$25,000.00
	Total CFP Estimated Costs	\$1,228,586.00	Total CFP Estimated Costs	Total CFP Estimated Costs	\$1,228,586.00



PUBLIC NOTICE – October 11, 2009

Pursuant to 24 CFR, Part 903, the Housing Authority of the County of Clark, Nevada, has posted an amendment to its current Five Year and Annual Plan, Section 7, for the Miller Plaza Re-Development Plan, to allow for a 10-day comment period through the American Recovery and Reinvestment Act.

A copy of the Amendment is available for review at the Administration Building, located at 5390 E. Flamingo Road, Las Vegas, NV 89122, or online at www.haccnv.org.

A public hearing to discuss the revision will be held on Wednesday, October 21, 2009, during the Board Meeting. Any comments may be submitted, via mail by Tuesday, October 20, 2009, to the Attention of the Director of Maintenance, Modernization and Development at the above address.

The meeting room is accessible. An Assistive Listening Device is provided for persons who are hearing impaired. If you require an interpreter for the deaf, please call 702-451-8041 (Voice or TTY) at least 24 hours in advance to insure availability. This notice is available in alternate format. If you require alternate format of the handouts, please call 702-451-8041 at least 48 hours prior to the meeting.



HOUSING AUTHORITY OF THE COUNTY OF CLARK, NEVADA

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

Phone: (702) 451-8041 Fax: (702) 435-3039 TDD: (702) 433-1472

Amendment - October 21, 2009

Five Year and Annual Plan – Fiscal Year Beginning July 2009

**Section 7: Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition,
Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.**

HACC has been notified by the Department of Housing and Urban Development that we have been awarded \$10,000,000 through the American Recovery and Reinvestment Act. These funds will be used to build a new public housing development on a portion of the land that formerly held the Miller Plaza Development. This site is located at 3920 Perry Street, Las Vegas NV 89122.

This will be a senior citizen development. It will have a townhouse design. There will be up to 80 apartments consisting of 1 and 2 bedroom units. These units will range in size from 840-1000 square feet.

RESOLUTION NO. 2009-9

**A RESOLUTION REQUESTING BOARD OF COMMISSIONERS APPROVAL OF AN
AMENDMENT TO 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, in the QWHRA it is a requirement that the Authority make Amendment to their a Five-Year and Annual Plan to the U.S. Department of Housing and Urban Development; and

WHEREAS, the Authority has met the requirements of making the Plan Amendment available to residents, local government and the general public under the American Recovery and Reinvestment Act of 2009 (ARRA); and

WHEREAS, the Authority held a Public Hearing on October 21, 2009 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 Amendment to 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 and the American Recovery and Reinvestment Act of 2009.

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 Amendment.

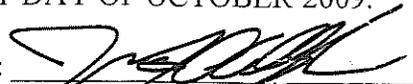
Section 3. That this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED THIS TWENTY-FIRST DAY OF OCTOBER 2009.

Attest:


CARL O. ROWE
Interim Secretary

By:


TIMOTHY J. O'CALLAGHAN
Chairman