

**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	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Reno</u> PHA Code: <u>NV001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>758</u> Number of HCV units: <u>2,492</u>				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>Please see Attachment 1, Mission</i>				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>Please see Attachment 2, Goals and Objectives</i>				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>There have been no significant plan revisions since the last Annual Plan submission.</i> (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. <i>The public may obtain copies of the 5-Year and Annual Plan at the main administrative office of the PHA, PHA development management offices, and on the PHA's website.</i>				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <i>Please see Attachment 3.</i>				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>See attached 50075.1 for open grants.</i>				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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. <i>See attached 50075.2.</i>				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> 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	<p><b>Housing Needs.</b> 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. <i>Please see Attachment 4.</i></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>Please see Attachment 5.</i></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <i>Please see Attachment 6.</i></p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <i>Please see Attachment 7.</i></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)</p>

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Reno Housing Authority

Program/Activity Receiving Federal Grant Funding

Housing Authority operations

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)

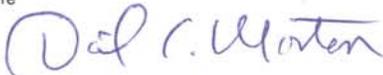
Name of Authorized Official

David C. Morton

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/16/2010

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Reno Housing Authority

Program/Activity Receiving Federal Grant Funding

## Housing Authority operations

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.)

Mineral Manor, 1525 E. Ninth St., Reno, Washoe County, NV, 89512. --- Tom Sawyer Village, 2565 Tom Sawyer Dr, Reno, Washoe County, NV, 89512. --- Silverada Manor, 1400 Silverada Blvd, Reno, Washoe County, NV, 89512. --- Stead Manor, 4932 Bravo Ave, Reno, Washoe County, NV, 89506. --- Hawk View Apartments, 1548 Steelwood Lane, Reno, Washoe County, NV, 89512. --- Essex Manor, 7760 Carlyle Dr, Reno, Washoe County, NV, 89506. --- Yorkshire Terrace, 7900 Chapman Place, Reno, Washoe County, NV, 89506. --- Myra Birch Manor, 3585 Mazzone Ave, Reno, Washoe County, NV, 89502. --- John McGraw Court/Silver Sage Court, 2455 Orovada Dr, Sparks, Washoe County, NV, 89431. --- Washoe Affordable Housing Corporation, 1004 Forest St, Reno, Washoe County, NV, 89509.

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

David C. Morton

Title

Executive Director

Signature

Date

March 16, 2010

X

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Reno Housing Authority 1525 E. Ninth St Reno, NV 89512  Congressional District, if known:	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  US Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  Capital Fund Program grants  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>  N/A	<b>9. Award Amount, if known:</b>  \$ N/A	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be 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>David C. Morton</u> Print Name: <u>David C. Morton</u> Title: <u>Executive Director</u> Telephone No.: <u>775-329-3630</u> Date: <u>03/16/2010</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

<b>Part I: Summary</b>						
PHA Name/Number Housing Authority of the City of Reno NV001		Locality (City/County & State) Reno, NV			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	546,000	524,000	349,000	13,906,454
C.	Management Improvements		97,000	97,000	97,000	200,000
D.	PHA-Wide Non-dwelling Structures and Equipment		71,000	71,000	71,000	100,000
E.	Administration		100,000	100,000	100,000	200,000
F.	Other		103,000	103,000	103,000	698,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		917,000	895,000	720,000	15,104,454
L.	Total Non-CFP Funds					
M.	Grand Total		917,000	895,000	720,000	15,104,454

**Part I: Summary (Continuation)**

PHA Name/Number		Locality (City/county & State)				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
	NV39-P001-001: MINERAL MANOR	Annual Statement	40,000	80,000	135,000	3,935,500	
	NV39-P001-002: TOM SAWYER VILLAGE		10,000	0	31,000	1,449,900	
	NV39-P001-003: SILVERADA MANOR		100,000	0	138,000	2,598,500	
	NV39-P001-006: STEAD MANOR		165,000	75,000	0	1,075,500	
	NV39-P001-007:HAWK VIEW APTS.		15,000	65,000	0	2,722,000	
	NV39-P001-009: ESSEX MANOR		98,000	45,000	45,000	1,673,054	
	NV39-P001-010: MYRA BIRCH MANOR		110,000	225,000	0	340,500	
	NV39-P001-018: McGRAW COURT		8,000	34,000	0	111,500	

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 2 FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NV39-P001-001: MINERAL MANOR			NV39-P001-010: MYRA BIRCH MANOR		
Annual Statement	Appliance Repl.	34%	40,000	Roof Repairs	100%	100,000
	NV39-P001-002: TOM SAWYER VILLAGE			Appliance Repl.	22%	10,000
	Appliance Repl.	16%	10,000	NV39-P001-018: McGRAW COURT		
	NV39-P001-003: SILVERADA MANOR			Lighting upgrades	100%	8,000
	Appliance Repl.	15%	20,000			
	Exterior Painting	43%	50,000			
	Security Improvements	25%	30,000			
	NV39-P001-006: STEAD MANOR					
	Appliance Repl.	27%	15,000			
	Sewer Repair	50%	75,000			
	Bathroom upgrades	100%	75,000			
	NV39-P001-007: HAWK VIEW APARTMENTS					
	Appliance Repl.	18%	15,000			
	NV39-P001-009: ESSEX MANOR					
	Water Heater Repl.	24%	18,000			
	Floor replacement	15%	45,000			
	Appliance Repl.	17%	10,000			
	Solar Install - Comm bldg	100%	25,000			
	Subtotal of Estimated Cost		\$428,000	Subtotal of Estimated Cost		\$118,000

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 3 FFY 2012			Work Statement for Year 4 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NV39-P001-001: MINERAL MANOR			NV39-P001-001: MINERAL MANOR		
Annual	Water submeter installation	100%	80,000	Water Conservation	50%	80,000
Statement	NV39-P001-006: STEAD MANOR			Concrete repair	8%	20,000
	Sewer Line Repl.	25%	75,000	Maintenance shop install	100%	30,000
	NV39-P001-007: HAWK VIEW APARTMENTS			Recreation/play areas	5%	5,000
	Asphalt Repair	100%	65,000	NV39-P001-002: TOM SAWYER VILLAGE		
	NV39-P001-009: ESSEX MANOR			Solar Install - Comm bldg	100%	25,000
	Floor replacement	15%	45,000	Lighting upgrades	100%	6,000
	NV39-P001-010: MYRA BIRCH MANOR			NV39-P001-003: SILVERADA MANOR		
	HVAC replacement	100%	225,000	Trn Center Roof Repl.	100%	5,000
	NV39-P001-018: McGRAW COURT			Bathroom exhaust fans	100%	51,000
	Exterior Trim Repl.	100%	34,000	Landscape improvements	25%	50,000
				Solar Install - Comm bldg	100%	25,000
				Lighting upgrades	100%	7,000
				NV39-P001-009: ESSEX MANOR		
				Floor replacement	15%	45,000
	Subtotal of Estimated Cost		\$524,000	Subtotal of Estimated Cost		\$349,000

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 5 FFY 2014			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NV39-P001-001: MINERAL MANOR			NV39-P001-002: TOM SAWYER VILLAGE		
Annual Statement	Accessible Entry	100%	40,000	Appliance Repl.	50%	30,000
	Andesite St. Repavement	100%	370,000	Asphalt Repairs & Sealing	60%	10,000
	Appliance Repl.	50%	17,500	Bathroom exhaust fans	100%	35,000
	Asphalt Repairs & Sealing	60%	20,000	Bathroom Vanity Repl.	100%	20,000
	Bathroom Exhaust fans	100%	51,000	Cable Outlet Install.	100%	25,500
	Concrete Repairs	20%	50,000	Clubhouse kitchen remodel	100%	12,000
	Exterior Door Repl.	100%	864,000	Concrete Repl.	40%	200,000
	Exterior Painting	100%	750,000	Electrical Upgrades	100%	200,000
	Ground Electrical Circuits	100%	150,000	Exterior Painting	30%	60,000
	Interior Water Conservation	100%	60,000	Garbage Disposal	100%	30,000
	Landscape Improvements	40%	350,000	Interior lighting upgrades	100%	5,000
	Lighting Upgrades	100%	8,000	Landscape Improvements	40%	20,000
	Patio Electrical outlets	100%	15,000	Parking Lot Repairs	20%	42,400
	Rain gutter installation	100%	45,000	Parking lot light upgrades	100%	115,000
	Roof coating	100%	5,000	Roof Coating	100%	15,000
	Security Improvements	25%	30,000	Security Improvements	25%	30,000
	Siding Repl.	100%	728,000	Shower faucet upgrades	100%	100,000
	Solar retrofit - clubhouse	50%	25,000	Thermostat Repl.	100%	10,000
	Water Heater Repl.	35%	30,000	Wall insulation	100%	350,000
	Window Repl.	100%	327,000	Water conservation	100%	40,000
				Water submeter installation	100%	100,000
	Subtotal of Estimated Cost		\$3,935,500	Subtotal of Estimated Cost		\$1,449,900

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 5 FFY 2014			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NV39-P001-003: SILVERADA MANOR			NV39-P001-006: STEAD MANOR		
Annual Statement	Accessible showers/tubs	100%	450,000	Air-conditioning installation	100%	270,000
	Appliance Repl.	40%	41,000	Appliance Repl.	75%	25,500
	Asphalt Repairs & Sealing	90%	10,000	Asphalt Repairs & Sealing	100%	10,000
	Attic insulation	100%	38,000	Bathroom exhaust fans	100%	46,000
	Broadleaf Repavement	100%	250,000	Brick Repl.	100%	125,000
	Carpet Repl.	65%	100,000	Concrete Repl.	40%	50,000
	Concrete Repl.	40%	280,000	Gutter Install	100%	65,000
	Electrical Outlet on Porch Install.	100%	15,000	Kitchen Renovation	100%	256,000
	Electrical System Upgrades	100%	225,000	Playground Rehabilitation	67%	60,000
	Entry Door Repl.	100%	66,000	Security Improvements	25%	25,000
	Exterior Painting	31%	35,000	Water conservation	100%	53,000
	Interior Door Repl.	80%	126,000	Water submeter installation	100%	90,000
	Interior Lighting Improvements	100%	25,000	NV39-P001-007: HAWK VIEW APARTMENTS		
	Kitchen Sink Repl.	100%	35,000	Appliance Repl.	40%	32,000
	Landscape Improvements	50%	100,000	Asphalt Repairs & Sealing	100%	65,000
	Laundry Upgrades	100%	20,000	Bathroom exhaust fans	100%	35,000
	Medicine cabinet addition	100%	67,500	Bathroom upgrades	75%	75,000
	Parking Lot Repairs	20%	30,000	Bedroom ceiling fan install	100%	65,000
	Security Improvements	25%	30,000	Bedroom Lights Install.	100%	40,000
	Sewer Line Repl.	75%	400,000	Brick Veneer Repair	100%	300,000
	Soffit Support Install.	100%	75,000	Exterior Painting	100%	275,000
	Water conservation	100%	60,000	Flooring Repl.	100%	400,000
	Water submeter installation	100%	120,000	Landscape Improvements	100%	100,000
	Subtotal of Estimated Cost		\$2,598,500	Subtotal of Estimated Cost		\$2,462,500

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 5 FFY 2014			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NV39-P001-007: HAWK VIEW APARTMENTS			NV39-P001-010: MYRA BIRCH MANOR		
Annual	Laundry Room Rehabilitation	100%	35,000	Appliance Repl.	50%	22,500
Statement	Parking Lot Improvements	100%	450,000	Asphalt Repairs & Sealing	75%	7,000
	Retaining Wall Repl.	100%	200,000	Bathroom exhaust fans	100%	37,000
	Security Improvements	25%	30,000	Bedroom ceiling fan install	100%	45,000
	Sidewalk Repl.	100%	300,000	Concrete Repl.	50%	25,000
	Solar energy retrofit	100%	210,000	Exterior Painting	100%	70,000
	Water conservation	100%	40,000	Gutter Repl.	100%	35,000
	Water submeter installation	100%	70,000	Landscape Improvements	50%	25,000
	NV39-P001-009: ESSEX MANOR			Stair modifications	100%	30,000
	Appliance Repl.	40%	24,000	Water conservation	100%	44,000
	Asphalt Repairs & Sealing	100%	35,000	NV39-P001-018: McGRAW COURT		
	Bedroom ceiling fan install	100%	65,000	Appliance Replacement	40%	12,500
	Bedroom Lights Install.	100%	50,000	Asphalt Repairs Sealing	100%	8,000
	Concrete Repl.	60%	240,000	Concrete Repl.	100%	15,000
	Cupboards in Acces. Units	100%	9,000	Landscape Improvements	50%	25,000
	Exterior Lighting Upgrades	28%	14,054	Recycle area upgrades	100%	2,000
	Exterior Painting	100%	212,000	Water conservation	100%	14,000
	Floor replacement	40%	60,000	Water submeter installation	100%	35,000
	Garbage disposal install	100%	100,000			
	Kitchen Cabinet Repl.	100%	240,000			
	Landscape Improvements	40%	60,000			
	Parking Lot Repl.	100%	475,000			
	Playground Rehabilitation	67%	60,000			
	Thermostat Repl.	100%	10,000			
	Water Heater Repl.	20%	10,000			
	Subtotal of Estimated Cost		\$3,008,054	Subtotal of Estimated Cost		\$452,000

**ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name	General Description Proposed Work Categories	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-001 MINERAL MANOR	Security Improvements	1460	6,730	0	6,730	6,730	6,730	COMP
	Interior Lights Upgrade	1460	0	0	0	0	0	
	Bathroom Vanities	1460	19,432	0	19,432	19,432	19,432	COMP
	<b>PROJECT TOTAL</b>		<b>26,162</b>	<b>0</b>	<b>26,162</b>	<b>26,162</b>	<b>26,162</b>	
NV39-P001-002 TOM SAWYER	Security Improvements	1460	6,916	0	6,916	6,916	6,916	COMP
	Asphalt Repair	1450	28,448	0	28,448	28,448	28,448	COMP
	Dryer Hook-up	1460	0	0	0	0	0	
	Roof Replacement	1460	48,349	0	48,349	48,349	48,349	COMP
	Paint Exterior	1460	0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>83,713</b>	<b>0</b>	<b>83,713</b>	<b>83,713</b>	<b>83,713</b>	
NV39-P001-003 SILVERADA MANOR	Sewer line Repair	1450	138,499	(39,922)	98,577	98,577	90,307	
	Replace AC coils	1460	253,098	35,189	288,287	288,287	253,144	
	Cable Install	1460	34,742	100	34,842	34,842	34,842	COMP
	<b>PROJECT TOTAL</b>		<b>426,339</b>	<b>(4,633)</b>	<b>421,706</b>	<b>421,706</b>	<b>378,293</b>	
NV39-P001-006 STEAD	Insulation	1460	19,501	0	19,501	19,501	19,501	COMP
	Ceiling Fans	1460	24,544	0	24,544	24,544	24,544	COMP
	<b>PROJECT TOTAL</b>		<b>44,045</b>	<b>0</b>	<b>44,045</b>	<b>44,045</b>	<b>44,045</b>	
NV39-P001-007 HAWK VIEW APARTMENTS	Cable Installation	1460	21,000	0	21,000	21,000	21,000	COMP
	<b>PROJECT TOTAL</b>		<b>21,000</b>	<b>0</b>	<b>21,000</b>	<b>21,000</b>	<b>21,000</b>	
NV39-P001-009 ESSEX MANOR	Interior Lighting	1460	34,114	0	34,114	34,114	34,114	COMP
	Asphalt Repair	1450	22,689	0	22,689	22,689	22,689	COMP
	Insulation	1460	60,428	0	60,428	60,428	60,428	COMP
	Cable Installation	1460	10,000	0	10,000	10,000	10,000	COMP
	<b>PROJECT TOTAL</b>		<b>127,231</b>	<b>0</b>	<b>127,231</b>	<b>127,231</b>	<b>127,231</b>	
NV39-P001-010 MYRA BIRCH MANOR	Insulation	1460	8,119	0	8,119	8,119	8,119	COMP
	Heat Duct Cleaning	1460	0	13,920	13,920	13,920	0	from 2009
	<b>PROJECT TOTAL</b>		<b>8,119</b>	<b>13,920</b>	<b>22,039</b>	<b>22,039</b>	<b>8,119</b>	
NV39-P001-018 McGRAW COURT	Bathroom Exhaust Fans	1460	0	12,000	12,000	0	0	from 2009
	Security Improvements	1460	8,317	0	8,317	8,317	8,317	COMP

PROJECT TOTAL			8,317	12,000	20,317	8,317	8,317	
PHYSICAL IMPROVEMENTS TOTAL			744,926	21,287	766,213	754,213	696,880	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	FEES AND COSTS	1430						
FEES & COSTS TOTAL			100,000	0	100,000	89,257	89,257	
NV39-P001-PHA WIDE	ADMINISTRATION	1410						
ADMINISTRATION TOTAL			100,157		100,157	92,835	92,835	
	MANAGEMENT IMPROVEMENTS	1408						
	Replace Office Furniture and Equipment		0	0	0	0	0	
	Temp. Assistance to Meet PHAS Goals		14,485	(6,190)	8,295	8,295	8,295	
	Upgrade Computer Systems		5,000	(5,000)	0	0	0	
			0	0	0	0	0	
			0	0	0	0	0	
			0	0	0	0	0	
			0	0	0	0	0	
			0	0	0	0	0	
MANAGEMENT IMPROVEMENTS TOTAL			19,485	(11,190)	8,295	8,295	8,295	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1475.1						
	Maintenance Equip.		30,000	(10,097)	19,903	8,773	8,773	
	Computers / Telecommunications		4,500	0	4,500	0	0	
NON DWELLING EQUIPMENT TOTAL			34,500	(10,097)	24,403	8,773	8,773	
NV39-P001-PHA WIDE	OTHER COSTS	1411						
	Audit Costs		2,500	0	2,500	0	0	
OTHER COSTS TOTAL			2,500	0	2,500	0	0	
<b>TOTAL COSTS</b>			<b>1,001,568</b>	<b>0</b>	<b>1,001,568</b>	<b>953,373</b>	<b>896,040</b>	

Signature of Executive Director

*David C. Morton*

3-16-10

-27000

David C. Morton, Executive Director

Date:

Signature of Public Housing Director/Office of Native American Programs Administrator

Date:

**ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P00150108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name	General Description Proposed Work Categories	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
<i>NV39-P001-001</i> <i>MINERAL MANOR</i>	Electrical Upgrades	1460	140,644	0	140,644	140,644	128,733	
			0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>140,644</b>	<b>0</b>	<b>140,644</b>	<b>140,644</b>	<b>128,733</b>	
<i>NV39-P001-002</i> <i>TOM SAWYER</i>	Exterior Paint	1460	53,790	(9,025)	44,765	44,765	44,765	
	Dryer Hook-Ups	1460	63,126	710	63,836	63,836	60,036	
	Sewer Repairs	1450	227,177	(9,006)	218,171	218,171	27,171	
	Roof Replacement	1460	0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>344,093</b>	<b>(17,321)</b>	<b>326,772</b>	<b>326,772</b>	<b>131,972</b>	
<i>NV39-P001-003</i> <i>SILVERADA MANOR</i>	Concrete Repl / Access Modific	1450	109,594	0	109,594	109,594	109,594	
		1450	0	0	0	0	0	
	Remodel Clubhouse	1460	30,000	(7,542)	22,458	22,458	22,458	COMPLETE
	Security Improvements	1460	7,853	(5,008)	2,845	2,845	2,845	
	Bathroom Vanities	1460	63,979	0	63,979	63,979	63,979	
			0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>211,426</b>	<b>(12,550)</b>	<b>198,876</b>	<b>198,876</b>	<b>198,876</b>	
<i>NV39-P001-006</i> <i>STEAD MANOR</i>	Insulation	1460	0	0	0	0	0	
	Cable Installation	1460	0	0	0	0	0	
	Furnace Replacement	1460	0	78,700	78,700	78,700	0	from 2009
			0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>0</b>	<b>78,700</b>	<b>78,700</b>	<b>78,700</b>	<b>0</b>	
<i>NV39-P001-007</i> <i>HAWK VIEW APARTMENTS</i>	Community room Repairs	1460	49,874	142	50,016	50,016	45,670	
	Land and Irrigation	1450	0	0	0	0	0	
			0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>49,874</b>	<b>142</b>	<b>50,016</b>	<b>50,016</b>	<b>45,670</b>	
<i>NV39-P001-009</i> <i>ESSEX MANOR</i>	Insulation	1460	0	0	0	0	0	
			0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<i>NV39-P001-010</i> <i>MYRA BIRCH MANOR</i>			0	0	0	0	0	
			0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<i>NV39-P001-018</i> <i>McGRAW COURT</i>	Cable Installation	1460	1,400	0	1,400	1,400	1,400	

PROJECT TOTAL			1,400	0	1,400	1,400	1,400	
PHYSICAL IMPROVEMENTS TOTAL			747,437	48,971	796,408	796,408	506,651	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	FEES AND COSTS	1430						
FEES & COSTS TOTAL			97,171	0	97,171	97,171	89,298	
NV39-P001-PHA WIDE	ADMINISTRATION	1410						
ADMINISTRATION TOTAL			101,058	0	101,058	101,058	69,015	
	MANAGEMENT IMPROVEMENTS	1408						
	Replace Office Furniture and Equipment		10,000	(10,000)	0	0		
	Temp. Assistance to Meet PHAS Goals		11,916	(8,000)	3,916	0		
	Upgrade Computer Systems		18,000	(6,933)	11,067	0		
			0	0	0	0		
			0	0	0	0		
			0	0	0	0		
			0	0	0	0		
			0	0	0	0		
MANAGEMENT IMPROVEMENTS TOTAL			39,916	(24,933)	14,983	0	0	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1475.1						
	Maintenance Equip.		10,000	(9,038)	962	962	962	
	Computers / Telecommunications		15,000	(15,000)	0	0		
NON DWELLING EQUIPMENT TOTAL			25,000	(24,038)	962	962	962	
NV39-P001-PHA WIDE	OTHER COSTS	1411						
	Audit Costs		0	0	0	0		
OTHER COSTS TOTAL			0	0	0	0		
TOTAL COSTS			1,010,582	0	1,010,582	995,599	665,926	
Signature of Executive Director <i>David C. Morton</i> 3-16-10 Date: _____			Signature of Public Housing Director/Office of Native American Programs Administrator Date: _____					

**ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT**

MARCH 11, 2010 - 3:00

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

**Part II: Supporting Pages**

**CFRG**

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39S00150109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name	General Description Proposed Work Categories	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-001 MINERAL MANOR	Patios	1450	197,053	(2,589)	194,464	194,464	194,464	COMPLETE
	Siding and Windows	1460	68,264	(20,928)	47,336	47,336	43,437	
	Interior Lighting Improvement	1460	3,933	142	4,075	4,075	4,075	COMPLETE
	Tree Pruning	1450	17,173	0	17,173	17,173	17,173	COMPLETE
	Landscape Improvements	1450	91,629	8,977	100,606	100,606	7,799	
<b>PROJECT TOTAL</b>			<b>378,052</b>	<b>(14,398)</b>	<b>363,654</b>	<b>363,654</b>	<b>266,948</b>	
NV39-P001-002 TOM SAWYER	Clotheslines	1450	72,041	0	72,041	72,041	72,041	COMPLETE
	Tree Pruning	1450	12,279	0	12,279	12,279	12,279	COMPLETE
	<b>PROJECT TOTAL</b>		<b>84,320</b>	<b>0</b>	<b>84,320</b>	<b>84,320</b>	<b>84,320</b>	
NV39-P001-003 SILVERADA MANOR	Accessibility	1450	243,397	12,088	255,485	255,485	181,804	
	Tree Pruning	1450	13,423	0	13,423	13,423	13,423	COMPLETE
	Storage Building	1460	65,104	(5,223)	59,881	59,881	37,486	
	<b>PROJECT TOTAL</b>		<b>321,924</b>	<b>6,865</b>	<b>328,789</b>	<b>328,789</b>	<b>232,713</b>	
NV39-P001-006 STEAD MANOR	Interior Lighting Improvement	1460	5,232	0	5,232	5,232	5,232	COMPLETE
	Irrigation	1450	10,430	0	10,430	10,430	10,430	COMPLETE
	Hall Light Improv	1450	10,978	0	10,978	10,978	10,978	COMPLETE
	<b>PROJECT TOTAL</b>		<b>26,640</b>	<b>0</b>	<b>26,640</b>	<b>26,640</b>	<b>26,640</b>	
NV39-P001-007 HAWK VIEW APARTMENTS	Patio Install	1450	39,000	0	39,000	50,723	7,794	
	Stair Landings	1460	38,524	0	38,524	38,922	38,922	
	Interior Lighting Improvement	1460	7,187	0	7,187	7,187	7,187	COMPLETE
	<b>PROJECT TOTAL</b>		<b>84,711</b>	<b>0</b>	<b>84,711</b>	<b>96,832</b>	<b>53,903</b>	
NV39-P001-009 ESSEX MANOR	Bathroom Remodel	1460	63,719	0	63,719	63,719	63,719	COMPLETE
	Interior Lighting Improvement	1460	7,545	0	7,545	7,668	6,689	
	H2O Main Replacement	1450	25,742	0	25,742	25,742	25,742	COMPLETE
	Security light Improvements	1460	35,946	0	35,946	31,810	30,810	
	<b>PROJECT TOTAL</b>		<b>132,952</b>	<b>0</b>	<b>132,952</b>	<b>128,939</b>	<b>126,960</b>	
NV39-P001-010 MYRA BIRCH MANOR	Interior Lighting Improvement	1460	4,473	0	4,473	4,473	3,423	COMPLETE
	<b>PROJECT TOTAL</b>		<b>4,473</b>	<b>0</b>	<b>4,473</b>	<b>4,473</b>	<b>3,423</b>	
NV39-P001-018 McGRAW COURT		1460	0	0	0	0	0	
	<b>PROJECT TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

PHYSICAL IMPROVEMENTS TOTAL				1,033,072	(7,533)	1,025,539	1,033,647	794,907	
		1450		0	9,499	0	0	0	
		1460		0	(17,032)	0	0	0	
		1465		0	0	0	0	0	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work	
			Original	Difference	Revised	Funds Obligated	Funds Expended		
NV39-P001-PHA WIDE	FEES AND COSTS	1430							
<b>FEES &amp; COSTS TOTAL</b>			<b>116,000</b>	<b>9,232</b>	<b>125,232</b>	<b>125,232</b>	<b>125,232</b>		
NV39-P001-PHA WIDE	ADMINISTRATION	1410							
<b>ADMINISTRATION TOTAL</b>			<b>127,920</b>	<b>0</b>	<b>127,920</b>	<b>127,920</b>	<b>92,217</b>		
	MANAGEMENT IMPROVEMENTS	1408							
	Replace Office Furniture and Equipment		0	0	0	0	0	0	
	Establishing Policies and Procedures		0	0	0	0	0	0	
	Resident Initiatives Programs		0	0	0	0	0	0	
	Temp. Assistance to Meet PHAS Goals		0	0	0	0	0	0	
	Upgrade Computer Systems		0	0	0	0	0	0	
<b>MANAGEMENT IMPROVEMENTS TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1475							
	Maintenance Equip.		0	0	0	0	0	0	
	Computers / Telecommunications	printers	2,205	0	2,205	2,205	2,205	2,205	
<b>NON DWELLING EQUIPMENT TOTAL</b>			<b>2,205</b>	<b>0</b>	<b>2,205</b>	<b>2,205</b>	<b>0</b>		
NV39-P001-PHA WIDE	OTHER COSTS	1411							
	Audit Costs		0	0	0	0	0	0	
<b>OTHER COSTS TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>TOTAL COSTS</b>			<b>1,279,197</b>	<b>1,699</b>	<b>1,280,896</b>	<b>1,289,004</b>	<b>1,014,561</b>		
Signature of Executive Director <i>David C. Morton</i> Date: <i>3-16-10</i>			Signature of Public Housing Director/Office of Native American Programs Administrator Date:						

**ANNUAL STATEMENT PERFORMANCE AND EVALUATION REPORT**

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

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39P00150109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name	General Description Proposed Work Categories	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-001 MINERAL MANOR	Concrete repairs	1450	0	0	0	0	0	
	Exterior Paint	1460	0	0	0	0	0	
	Landscape Improvements	1450	100,000	71,000	171,000	241	241	
	<b>PROJECT TOTAL</b>		<b>100,000</b>	<b>71,000</b>	<b>171,000</b>	<b>241</b>	<b>241</b>	
NV39-P001-002 TOM SAWYER	Concrete repairs	1450	15,000	0	15,000	0	0	
	<b>PROJECT TOTAL</b>		<b>15,000</b>	<b>0</b>	<b>15,000</b>	<b>0</b>	<b>0</b>	
NV39-P001-003 SILVERADA MANOR	Refurbish Storage Area	1460	0	0	0	0	0	
	Closet Door Replacement	1460	60,000	0	60,000			
	Concrete repairs	1450	25,000	0	25,000	0	0	
	Attic venting	1460	0	50,000	50,000	0	0	from 2011
<b>PROJECT TOTAL</b>		<b>85,000</b>	<b>50,000</b>	<b>135,000</b>	<b>0</b>			
NV39-P001-006 STEAD MANOR	Furnace Replacement	1460	136,000	(136,000)	0	0	0	moved to 2008
	<b>PROJECT TOTAL</b>		<b>136,000</b>	<b>(136,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>	
NV39-P001-007 HAWK VIEW APARTMENTS	Concrete Repairs	1450	75,000	0	75,000	0	0	
	Security Lighting	1460	50,000	0	50,000	420	420	
			0	0	0	0	0	
<b>PROJECT TOTAL</b>		<b>125,000</b>	<b>0</b>	<b>125,000</b>	<b>420</b>	<b>420</b>		
NV39-P001-009 ESSEX MANOR	Bathroom Exhaust Fans	1460	36,000	0	36,000	0	0	
	Water Conservation	1460	46,000	0	46,000	330	330	
	Landscape Improvements	1450	107,068	12,000	119,068	330	330	
<b>PROJECT TOTAL</b>		<b>189,068</b>	<b>12,000</b>	<b>201,068</b>	<b>660</b>	<b>660</b>		
NV39-P001-010 MYRA BIRCH MANOR	Heat Duct Cleaning	1460	15,000	(15,000)	0	0	0	Moved to 2007
	Water Conservation	1460	47,000	0	47,000	0	0	
	Security improvements	1460	0	30,000	30,000			
<b>PROJECT TOTAL</b>		<b>62,000</b>	<b>15,000</b>	<b>77,000</b>	<b>0</b>	<b>0</b>		
NV39-P001-018 McGRAW COURT	Bathroom Exhaust Fans	1460	12,000	(12,000)	0	0	0	Moved to 2007
	Landscape Improvements	1450	10,000	0	10,000			
	Attic Insulation	1460	5,000	0	5,000			

PROJECT TOTAL			27,000	(12,000)	15,000	0	0	
PHYSICAL IMPROVEMENTS TOTAL			739,068	0	739,068	1,321	1,321	
	1450		332,068	83,000	415,068	0	0	
	1460		407,000	(163,000)	244,000	0	0	
	1465		0	(151,000)	0	0	0	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
			Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	FEES AND COSTS	1430						
	<b>FEES &amp; COSTS TOTAL</b>		<b>140,000</b>	<b>0</b>	<b>140,000</b>	<b>11,437</b>	<b>4,687</b>	
NV39-P001-PHA WIDE	ADMINISTRATION	1410						
	<b>ADMINISTRATION TOTAL</b>		<b>108,563</b>	<b>0</b>	<b>108,563</b>	<b>556</b>	<b>556</b>	
	MANAGEMENT IMPROVEMENTS	1408						
	Replace Office Furniture and Equipment		5,000	0	5,000	0	0	
	Establishing Policies and Procedures		0	0	0	0	0	
	Resident Initiatives Programs		0	0	0	0	0	
	Temp. Assistance to Meet PHAS Goals		8,000	0	8,000	0	0	
	Upgrade Computer Systems		22,000	0	22,000	0	0	
	<b>MANAGEMENT IMPROVEMENTS TOTAL</b>		<b>35,000</b>	<b>0</b>	<b>35,000</b>	<b>0</b>	<b>0</b>	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1475.1						
	Maintenance Equip.	truck/van	31,000	0	31,000	0	0	
	Computers / Telecommunications		29,000	0	29,000	0	0	
	<b>NON DWELLING EQUIPMENT TOTAL</b>		<b>60,000</b>	<b>0</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	
NV39-P001-PHA WIDE	OTHER COSTS							
	Audit Costs	1411	3,000	0	3,000	0	0	
	<b>OTHER COSTS TOTAL</b>		<b>3,000</b>	<b>0</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	
<b>TOTAL COSTS</b>			<b>1,085,631</b>	<b>0</b>	<b>1,085,631</b>	<b>13,314</b>	<b>6,564</b>	

Signature of Executive Director

David C. Morton, Executive Director

Date:

3-16-10

Signature of Public Housing Director/Office of Native American Programs Administrator

Date:

## **Resident Advisory Board comments**

RHA received the following comments from the Resident Advisory Board:

- The priority for items in the Five Year Capital Improvements budget were reviewed at each Resident Council meeting, revisions were made accordingly, and each of the attendees concurred with the priorities set for their complex.
- The Resident Advisory Board recommended that RHA:
  - Explore the possibility of setting up project-based assistance for some of the new homes which will be available with the new home option programs.
  - Maintain a separate waiting list for Stead Manor
  - Obtain Moving to Work status for RHA
  - Designate non-smoking units at each of our Public Housing complexes
  - The Resident Advisory Board supported the Neighborhood Stabilization Program 2 and all of its activities, especially maximizing opportunities for residents of Public Housing and the Housing Choice Voucher Program.

RHA amended the plan in the following way:

- The priority for items in the ARRA and Five Year Capital Improvements budget were reviewed at each Resident Council meeting, revisions were made accordingly and each of them concurred with the priorities set for their complex.
- Each of the specific recommendations from the Resident Advisory Board listed above were incorporated into the plan.

## **Challenged elements**

There were no challenged elements.

## Attachment 7

### Significant Amendment or Modification to the Annual Plan:

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

1. May not adopt the amendment or modification until RHA has duly called a meeting of its Board of Commissioners and the meeting, at which the amendment or modification is adopted, is open to the public; and
2. May not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures, as provided in § 903.23.

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

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

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

### Substantial Deviation from the 5-Year Plan

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

## **Attachment 6**

The goals and objectives met which were described in the previous 5-year plan are as follows:

- The Authority completed construction of nine new townhouse units and these were sold to new first time homebuyer, meeting an important goal for the period.
- The goal of using Housing Choice Vouchers in conjunction with the Pilgrim Rest Baptist Church, part of the Friendship Lane redevelopment Project, was achieved with the execution of a HAP contract with the Pilgrim Rest Baptist Church effective December 1, 2008.
- Public Housing vacancies were kept to a minimum.
- PHAS high performer status was achieved.
- SEMAP high performance status was maintained
- On-going voucher mobility counseling briefings were held.
- Owner Outreach efforts were continued.
- Other Homeownership efforts were continued with FSS, IDA and IDEA grants.
- Security cameras were installed in all Public Housing complexes.
- Many programs for RHA youth were continued through collaboration with local programs and funding sources.
- Funding was received from the Nevada Division of Aging Services for services designed to assist elderly persons to remain in their dwelling units.
- Funding was received from Home Care Plus for volunteers for the elderly.
- Efforts to ensure Equal Opportunity and affirmatively further Fair Housing were continued.
- An energy audit was conducted.
- A review of Admissions and Occupancy policy and vouchers for both Public Housing and Section 8 Rental Assistance Program was conducted and revisions made.
- Received a HUD award for 2008 PHA of the Year, Larger Division, for the Northern California and Nevada region.
- RHA was designated to administer HUD's \$1 Good Neighbor Program in the City of Reno, City of Sparks, and Washoe County, and four houses are in the process of being acquired.
- RHA was designated to administer the Neighborhood Stabilization Program for the Washoe County HOME Consortium
- RHA was designated to administer the Oliver Montello EDI Grant for the City of Reno
- RHA is the lead agency for a consortium that was awarded an NSP2 competitive grant for \$20,995,000 to purchase and rehabilitate up to 200 homes in four target areas composed of six census tracts.

## Attachment 5

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

The PHA plans to:

- Maximize the number of affordable units available to the PHA within its current resources by reducing turnover time for vacated public housing units
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Increase the number of affordable housing units by:
  - Apply for additional section 8 units should they become available
  - Pursue housing resources other than public housing or Section 8 tenant-based assistance.
  - Continue to administer the Neighborhood Stabilization Program 1 for the Washoe County HOME Consortium in three designated target areas and purchase foreclosed properties for long-term rental for families under 50% of AMI or sale to families between 50% and 120% of AMI.
- Administer the Oliver Montello EDI Grants for the City of Reno
- Purchase properties through HUD's \$1 Good Neighbor Program throughout Reno, Sparks, and Washoe County.
- Develop plans for new housing on vacant land acquired in Northeast Reno
- Purchase single family homes, land, and/or multifamily housing units that could be developed or utilized for affordable housing.
- Administer the Neighborhood Stabilization Program 2 grant for the Consortium headed by RHA to purchase foreclosed properties for purchase for families between 50% and 120% of AMI or long-term rental for families under 50% of AMI.
- Obtain Moving to Work status for the Authority
- Explore additional options for utilizing S8 Project Based Housing Choice Vouchers for special populations in conjunction with non-profit agencies.
- Seek Project Based Housing Choice Voucher designation for the Neighborhood Stabilization Program 1, Neighborhood Stabilization Program 2, and Good Neighbor properties acquired for rental for families below 50% of the area median income.
- Work with private owners to encourage the purchase, rehabilitation, and rental of foreclosed homes in the Neighborhood Stabilization Program 2 target areas through use of project based vouchers.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- 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
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- 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

## Attachment 4

Housing needs in the PHA area:

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3239		
Extremely low income <=30% AMI	2513	77	
Very low income (>30% but <=50% AMI)	635	20	
Low income (>50% but <80% AMI)	91	3	
Families with children	1823	56	
Elderly families	395	12	
Families with Disabilities	821	25	
Race/ethnicity – White ( <b>Hispanic indicated in bold</b> )	2363/ <b>689</b>	73/ <b>21</b>	
Race/ethnicity – Black ( <b>Hispanic indicated in bold</b> )	670/ <b>15</b>	21/ <b>0</b>	
Race/ethnicity – American Indian/Alaskan ( <b>Hispanic indicated in bold</b> )	78/ <b>8</b>	2/ <b>0</b>	
Race/ethnicity – Asian/Pacific Islander ( <b>Hispanic indicated in bold</b> )	128/ <b>5</b>	4/ <b>0</b>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Three 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## Attachment 4 continued

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2124		
Extremely low income <=30% AMI	1729	81	
Very low income (>30% but <=50% AMI)	345	16	
Low income (>50% but <80% AMI)	50	2	
Families with children	920	43	
Elderly families	361	17	
Families with Disabilities	625	29	
Race/ethnicity – White <b>(Hispanic indicated in bold)</b>	1625/444	77/21	
Race/ethnicity – Black <b>(Hispanic indicated in bold)</b>	348/11	16/1	
Race/ethnicity – American Indian/Alaskan <b>(Hispanic indicated in bold)</b>	56/8	3/0	
Race/ethnicity – Asian/Pacific Islander <b>(Hispanic indicated in bold)</b>	95/9	4/0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1032	49	
2 BR	765	36	
3 BR	272	13	
4 BR	55	3	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Two 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			

## Attachment 4 continued

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: <b>Stead Manor</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	153		
Extremely low income <=30% AMI	131	86	
Very low income (>30% but <=50% AMI)	20	13	
Low income (>50% but <80% AMI)	2	1	
Families with children	136	89	
Elderly families	0	0	
Families with Disabilities	12	8	
Race/ethnicity – White <b>(Hispanic indicated in bold)</b>	112/36	73/24	
Race/ethnicity – Black <b>(Hispanic indicated in bold)</b>	28/0	18/0	
Race/ethnicity – American Indian/Alaskan <b>(Hispanic indicated in bold)</b>	7/0	5/0	
Race/ethnicity – Asian/Pacific Islander <b>(Hispanic indicated in bold)</b>	6/0	4/0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	110	72	
3 BR	43	28	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
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)? Three 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			

## **Attachment 3**

### Section 7.0

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.**  
*Include statements related to these programs as applicable.*

Homeownership programs:

Strategy 1: Implement a rent-to-own program in Neighborhood Stabilization Program 2 target areas or \$1 Good Neighbor Houses.

Strategy 2: Utilize the Neighborhood Stabilization Programs and the \$1 Good Neighbor Program to provide more homeownership opportunities for low to moderate income families through notification of available programs and properties to Public Housing and Housing Choice Voucher participants and through work with FSS participants.

Project-based Vouchers:

The Housing Authority is seeking Project Based Voucher approval for up to 100 single family foreclosed homes purchased by private investors. This will bring in the private sector to improve the outcomes for NSP2.

## Attachment 2

### Section 5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The goals and objectives met which were described in the previous 5-year plan are as follows:

- The Authority completed construction of nine new townhouse units and these were sold to new first time homebuyer, meeting an important goal for the period.
- The goal of using Housing Choice Vouchers in conjunction with the Pilgrim Rest Baptist Church, part of the Friendship Lane redevelopment Project, was achieved with the execution of a HAP contract with the Pilgrim Rest Baptist Church effective December 1, 2008.
- Public Housing vacancies were kept to a minimum.
- PHAS high performer status was achieved.
- SEMAP high performance status was maintained
- On-going voucher mobility counseling briefings were held.
- Owner Outreach efforts were continued.
- Other Homeownership efforts were continued with FSS, IDA and IDEA grants.
- Security cameras were installed in all Public Housing complexes.
- Many programs for RHA youth were continued through collaboration with local programs and funding sources.
- Funding was received from the Nevada Division of Aging Services for services designed to assist elderly persons to remain in their dwelling units.
- Funding was received from Home Care Plus for volunteers for the elderly.
- Efforts to ensure Equal Opportunity and affirmatively further Fair Housing were continued.
- An energy audit was conducted.
- A review of Admissions and Occupancy policy and vouchers for both Public Housing and Section 8 Rental Assistance Program was conducted and revisions made.
- Received a HUD award for 2008 PHA of the Year, Larger Division, for the Northern California and Nevada region.
- RHA was designated to administer HUD's \$1 Good Neighbor Program in the City of Reno, City of Sparks, and Washoe County, and four houses are in the process of being acquired.
- RHA was designated to administer the Neighborhood Stabilization Program for the Washoe County HOME Consortium
- RHA was designated to administer the Oliver Montello EDI Grant for the City of Reno
- RHA is the lead agency for a consortium that was awarded an NSP2 competitive grant for \$20,995,000 to purchase and rehabilitate up to 200 homes in four target areas composed of six census tracts.

The PHA's quantifiable goals and objectives for the next five years include:

- Administer the Neighborhood Stabilization Program 2 (NSP2) grant for the Consortium composed of RHA, the City of Reno, Nevada Rural Housing Authority, and Consumer

Credit Affiliates to purchase foreclosed properties, many of which will be for long-term rental for families under 50% of AMI

- Administer the Oliver Montello EDI Grants for the City of Reno
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Apply for additional rental vouchers to the maximum extent possible.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- Continue energy efficiency measures at various complexes.
- Continue the FSS Program.
- Continue to administer the Neighborhood Stabilization Program 1 for the Washoe County HOME Consortium in three designated target areas and purchase foreclosed properties for long-term rental for families under 50% of AMI or sale to families between 50% and 120% of AMI.
- Continue to purchase properties through HUD's \$1 Good Neighbor Program throughout Reno, Sparks, and Washoe County.
- Continue water reduction measures at various complexes.
- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Develop plans for new housing on vacant land acquired in Northeast Reno
- Expand number of Housing Choice Voucher Homeownership Program participants.
- Explore additional options for utilizing S8 Project Based Housing Choice Vouchers for special populations in conjunction with nonprofit agencies.
- HVAC replacement at Myra Birch Manor
- Implement rent-to-own program through Neighborhood Stabilization Program 2 and/or the \$1 Good Neighbor Program.
- Improve security camera coverage at various sites.
- Install attic insulation at Mineral Manor
- 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 Public Housing management high performance score.
- Maintain SEMAP high performance score
- Obtain Moving to Work status for the Authority with the goal of providing a wide variety of housing options for current and future participants to maximize self sufficiency opportunities while maintaining the same total number of assisted families. In doing so, RHA's Neighborhood Stabilization Program 2 (NSP2), Good Neighbor Program, and unaided properties would be utilized along with small apartment complexes to be purchased for residents with specific goals. In some cases, additional social services would be provided.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- 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.
- Provide voucher mobility counseling for all new voucher holders.
- Purchase land that could be used for the development of affordable housing
- Purchase one or more multi-family properties

- Purchase single family homes, land, and/or multifamily housing units that could be developed or utilized for affordable housing.
- Reduce turnover time for vacated public housing units
- Remodel bathrooms at Stead Manor
- Remodel kitchens at Hawk View Apartments
- Seek Project Based Housing Choice Voucher designation for the Neighborhood Stabilization Program 1, Neighborhood Stabilization Program 2, and Good Neighbor properties acquired for rental for families below 50% of the area median income.
- Seek to expand housing options, including the purchase of one or more apartment complexes specifically focused on upwardly mobile tenants, and explore new options to encourage homeownership
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- 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
- Utilize Project Based Housing Choice Vouchers for special populations in conjunction with non-profit agencies.
- Utilize Project Based Housing Choice Vouchers in conjunction with the Neighborhood Stabilization Program 2.
- Utilize the Neighborhood Stabilization Programs and the \$1 Good Neighbor Program to provide more homeownership opportunities for low to moderate income families through notification of available programs and properties to Public Housing and Housing Choice Voucher participants and through work with FSS participants.
- Work with private owners to encourage the purchase, rehabilitation, and rental of foreclosed homes in the Neighborhood Stabilization Program 2 target areas through use of project based vouchers.

## **Attachment 1**

### Section 5.1

**Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The mission of the Housing Authority of the City of Reno is to provide and facilitate the development of affordable quality housing that offers self-sufficiency opportunities for low-income citizens of Reno, Sparks and Washoe County.

**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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 07/2010, 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.

Reno Housing Authority

NV001

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20      - 20     

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

Name of Authorized Official	Title
David C. Morton	Executive Director
Signature	Date
	03/16/2010