

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<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>07/2012</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>764</u> Number of HCV units: <u>2,653</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<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
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<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:  <b>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.</b>				
<b>5.2</b>	<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.				
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>There have been no significant plan revisions since the last Annual Plan submission.</b>  (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. <b>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.</b>				
<b>7.0</b>	<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> <b>Please see Attachment A.</b>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<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. <b>See attached 50075.1 for open grants.</b>				
<b>8.2</b>	<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. <b>See attached 50075.2.</b>				
<b>8.3</b>	<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.				
<b>9.0</b>	<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. <b>Please see Attachment B.</b>				

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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Please see Attachment C.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. <b>Please see Attachment D.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <b>Please see Attachment E.</b></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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **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.

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.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
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.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
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.
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).**
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.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
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.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
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.
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.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**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).**

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**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*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Reno

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

*David C. Morton*

Date

*March 29, 2012*

X

# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Housing Authority of the City of Reno

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 sub recipients 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

*David C. Morton*

Date (mm/dd/yyyy)

*March 29, 2012*

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 8/31/2011

<b>Part I: Summary</b>	
PHA Name: Housing Authority of the City of Reno	Grant Type and Number Capital Fund Program Grant No: NV39-P001-50107 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval:	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	8,295		8,295	8,295
4	1410 Administration (may not exceed 10% of line 21)	100,157		100,157	100,157
5	1411 Audit	2,500		2,500	2,500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000		100,000	100,000
8	1440 Site Acquisition				
9	1450 Site Improvement	149,714		149,714	149,714
10	1460 Dwelling Structures	616,499		616,499	616,499
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	24,403		24,403	24,403
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

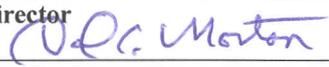
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> 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 08/31/2011

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Reno</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50107 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	1,001,568		1,001,568	1,001,568
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	174,793		174,793	174,793
<b>Signature of Executive Director</b> 		<b>Date</b> 06/01/12		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

**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	
<b>NV39-P001-001</b> <b>MINERAL MANOR</b>	Security Improvements	1460	6,730	0	6,730	6,730	6,730	COMP
	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>	
<b>NV39-P001-002</b> <b>TOM SAWYER</b>	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
	Roof Replacement	1460	48,349	0	48,349	48,349	48,349	COMP
	Exterior Paint	1460	0	0	0	44,765	44,765	FROM 2008
	<b>PROJECT TOTAL</b>		<b>83,713</b>	<b>0</b>	<b>83,713</b>	<b>128,478</b>	<b>128,478</b>	
<b>NV39-P001-003</b> <b>SILVERADA MANOR</b>	Sewer line Repair	1450	98,577	0	98,577	90,307	90,307	COMP
	Security Improvements	1460	0	0	0	2,845	2,845	From 2008
	Replace AC coils	1460	288,287	0	288,287	253,144	253,144	COMP
	Cable Install	1460	34,842	0	34,842	0	0	COMP TO 2008
	<b>PROJECT TOTAL</b>		<b>421,706</b>	<b>0</b>	<b>421,706</b>	<b>346,296</b>	<b>346,296</b>	
<b>NV39-P001-006</b> <b>STEAD</b>	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>	
<b>NV39-P001-007</b> <b>HAWK VIEW APARTMENTS</b>	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>	
<b>NV39-P001-009</b> <b>ESSEX MANOR</b>	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>	

<i>NV39-P001-010</i> <i>MYRA BIRCH MANOR</i>	Insulation	1460	8,119	0	8,119	8,119	8,119	COMP
	Heat Duct Cleaning	1460	13,920	0	13,920	13,852	13,852	COMP
	<b>PROJECT TOTAL</b>		<b>22,039</b>	<b>0</b>	<b>22,039</b>	<b>21,971</b>	<b>21,971</b>	
<i>NV39-P001-018</i> <i>McGRAW COURT</i>	Bathroom Exhaust Fans	1460	12,000	0	12,000	0	0	TO 2008
	Security Improvements	1460	8,317	0	8,317	8,317	8,317	COMP
	<b>PROJECT TOTAL</b>		<b>20,317</b>	<b>0</b>	<b>20,317</b>	<b>8,317</b>	<b>8,317</b>	
<b>PHYSICAL IMPROVEMENTS TOTAL</b>			<b>766,213</b>	<b>0</b>	<b>766,213</b>	<b>723,500</b>	<b>723,500</b>	
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	
<i>NV39-P001-PHA WIDE</i>	<b>FEES AND COSTS</b>	1430						
<b>FEES &amp; COSTS TOTAL</b>			<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>99,891</b>	<b>99,891</b>	
	<b>ADMINISTRATION</b>	1410						
<b>ADMINISTRATION TOTAL</b>			<b>100,157</b>	<b>0</b>	<b>100,157</b>	<b>100,157</b>	<b>100,157</b>	
	<b>MANAGEMENT IMPROVEMENTS</b> Temp. Assistance to Meet PHAS Goals	1408	8,295	0	8,295	8,295	8,295	
<b>MANAGEMENT IMPROVEMENTS TOTAL</b>			<b>8,295</b>	<b>0</b>	<b>8,295</b>	<b>8,295</b>	<b>8,295</b>	
<i>NV39-P001-PHA WIDE</i>	<b>NON DWELLING EQUIPMENT</b> Maintenance Equip. Computers / Telecommunications	1475.1	19,903 4,500	0 0	19,903 4,500	8,773 60,952	8,773 60,952	
<b>NON DWELLING EQUIPMENT TOTAL</b>			<b>24,403</b>	<b>0</b>	<b>24,403</b>	<b>69,725</b>	<b>69,725</b>	
<i>NV39-P001-PHA WIDE</i>	<b>OTHER COSTS</b> Audit Costs	1411	2,500	0	2,500	0	0	
<b>OTHER COSTS TOTAL</b>			<b>2,500</b>	<b>0</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	
<b>TOTAL COSTS</b>			<b>1,001,568</b>	<b>0</b>	<b>1,001,568</b>	<b>1,001,568</b>	<b>1,001,568</b>	

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 8/31/2011

<b>Part I: Summary</b>	
<b>PHA Name: Housing Authority of the City of Reno</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50108 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>	

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	21,887		21,887	21,887
4	1410 Administration (may not exceed 10% of line 21)	101,058		101,058	101,058
5	1411 Audit	2,500		2,500	2,500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	108,438		108,438	108,438
8	1440 Site Acquisition				
9	1450 Site Improvement	330,033		330,033	330,033
10	1460 Dwelling Structures	445,704		445,704	445,704
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	962		962	962
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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 08/31/2011

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Reno</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50108 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	1,010,582		1,010,582	1,010,582
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	210,335		210,335	210,335
<b>Signature of Executive Director</b> 		<b>Date 06/01/12</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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

**ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT**

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

CLOSED

**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	
<b>NV39-P001-001</b> <b>MINERAL MANOR</b>	Electrical Upgrades	1460	128,173	0	128,173	128,173	128,173	COMP
	<b>PROJECT TOTAL</b>		<b>128,173</b>	<b>0</b>	<b>128,173</b>	<b>128,173</b>	<b>128,173</b>	
<b>NV39-P001-002</b> <b>TOM SAWYER</b>	Dryer Hook-Ups	1460	0	0	0	0	0	COMP
	Sewer Repairs	1450	219,617	302	219,919	219,617	219,617	COMP
	<b>PROJECT TOTAL</b>		<b>278,003</b>	<b>302</b>	<b>278,305</b>	<b>278,003</b>	<b>278,003</b>	
<b>NV39-P001-003</b> <b>SILVERADA MANOR</b>	Concrete Repl / Access Modific	1450	110,114	0	110,114	110,114	110,114	COMP
	Remodel Clubhouse	1460	22,458	0	22,458	22,458	22,458	COMP
	Bathroom Vanities	1460	0	0	0	0	0	COMP
	Cable Install	1460	63,979	0	63,979	63,979	63,979	COMP
	<b>PROJECT TOTAL</b>		<b>231,393</b>	<b>0</b>	<b>231,393</b>	<b>231,393</b>	<b>231,393</b>	
<b>NV39-P001-006</b> <b>STEAD MANOR</b>	Furnace Installation	1460	82,162	0	82,162	82,162	82,162	COMP
	<b>PROJECT TOTAL</b>		<b>82,162</b>	<b>0</b>	<b>82,162</b>	<b>82,162</b>	<b>82,162</b>	
<b>NV39-P001-007</b> <b>HAWK VIEW APARTMENTS</b>	Community room Repairs	1460	45,670	0	45,670	45,670	45,670	COMP
	<b>PROJECT TOTAL</b>		<b>45,670</b>	<b>0</b>	<b>45,670</b>	<b>45,670</b>	<b>45,670</b>	
<b>NV39-P001-009</b> <b>ESSEX APARTMENTS</b>	<b>PROJECT TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>NV39-P001-010</b> <b>MYRA BIRCH APARTMENTS</b>	<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	COMP
	Bathroom Exhaust Fans	1460		8,634	0	8,634	8,634	8,634	COMP
	<b>PROJECT TOTAL</b>			<b>10,034</b>	<b>0</b>	<b>10,034</b>	<b>10,034</b>	<b>10,034</b>	
<b>PHYSICAL IMPROVEMENTS TOTAL</b>				<b>775,435</b>	<b>302</b>	<b>775,737</b>	<b>775,435</b>	<b>775,435</b>	
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	
<i>NV39-P001-PHA WIDE</i>	<b>FEES AND COSTS</b>	1430							
<b>FEES &amp; COSTS TOTAL</b>				<b>108,740</b>	<b>(302)</b>	<b>108,438</b>	<b>108,740</b>	<b>108,740</b>	
	<b>ADMINISTRATION</b>	1410						0	
<b>ADMINISTRATION TOTAL</b>				<b>101,058</b>	<b>0</b>	<b>101,058</b>	<b>101,058</b>	<b>101,058</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408							
	Utility study - UPCS inspections			15,373	0	15,373	15,373	15,373	
	Upgrade Computer Systems			6,514	0	6,514	6,514	6,514	
<b>MANAGEMENT IMPROVEMENTS TOTAL</b>				<b>21,887</b>	<b>0</b>	<b>21,887</b>	<b>21,887</b>	<b>21,887</b>	
<i>NV39-P001-PHA WIDE</i>	<b>NON DWELLING EQUIPMENT</b>	1475.1							
	Maintenance Equip.			962	0	962	962	962	
<b>NON DWELLING EQUIPMENT TOTAL</b>				<b>962</b>	<b>0</b>	<b>962</b>	<b>962</b>	<b>962</b>	
<i>NV39-P001-PHA WIDE</i>	<b>OTHER COSTS</b>								
	Audit Costs	1411		2,500	0	2,500	2,500	2,500	
<b>OTHER COSTS TOTAL</b>				<b>2,500</b>	<b>0</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	
<b>TOTAL COSTS</b>				<b>1,010,582</b>	<b>0</b>	<b>1,010,582</b>	<b>1,010,582</b>	<b>1,010,582</b>	

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 8/31/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements	3,966		3,966	3,966	
4	1410 Administration (may not exceed 10% of line 21)	108,563		108,563	108,563	
5	1411 Audit	0		0	0	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	39,353		39,353	39,353	
8	1440 Site Acquisition					
9	1450 Site Improvement	469,341		469,341	469,341	
10	1460 Dwelling Structures	464,408		464,408	464,408	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	0		0	0	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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 08/31/2011

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Reno</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	1,085,631		1,085,631	1,085,631
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	359,720		359,720	359,720
<b>Signature of Executive Director</b> 		<b>Date 06/01/12</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

**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	
<b>NV39-P001-001</b> <b>MINERAL MANOR</b>	Landscape Improvements	1450	conserve	142,599	0	142,599	142,599	142,599	
	<b>PROJECT TOTAL</b>			<b>142,599</b>	<b>0</b>	<b>142,599</b>	<b>142,599</b>	<b>142,599</b>	
<b>NV39-P001-002</b> <b>TOM SAWYER</b>	Concrete repairs	1450		14,245	0	14,245	14,245	14,245	
	Backflow Replacement	1450		20,430	0	20,430	20,430	20,430	
	<b>PROJECT TOTAL</b>			<b>34,675</b>	<b>0</b>	<b>34,675</b>	<b>34,675</b>	<b>34,675</b>	
<b>NV39-P001-003</b> <b>SILVERADA MANOR</b>	Concrete repairs	1450		17,120	0	17,120	17,120	17,120	
	Attic Venting	1460		2,486	0	2,486	2,486	2,486	
	Backflow Prevention	1450		0	0	0	0	0	
	<b>PROJECT TOTAL</b>			<b>19,606</b>	<b>0</b>	<b>19,606</b>	<b>19,606</b>	<b>19,606</b>	
<b>NV39-P001-006</b> <b>STEAD MANOR</b>	<b>PROJECT TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>NV39-P001-007</b> <b>HAWK VIEW APARTMENTS</b>	Concrete Repairs	1450		57,826	0	57,826	57,826	57,826	
	Security Lighting	1460		9,386	0	9,386	9,386	9,386	
	Kitchen Remodel	1460		330,470	0	330,470	330,470	330,470	
	<b>PROJECT TOTAL</b>			<b>397,682</b>	<b>0</b>	<b>397,682</b>	<b>397,682</b>	<b>397,682</b>	
<b>NV39-P001-009</b> <b>ESSEX MANOR</b>	Bathroom Exhaust Fans	1460	conserve	39,075	0	39,075	39,075	39,075	FROM 2010
	Landscape Improvements	1450		185,819	0	185,819	185,819	185,819	
	Security Improvements	1460		36,548	0	36,548	36,548	36,548	
	<b>PROJECT TOTAL</b>			<b>261,442</b>	<b>0</b>	<b>261,442</b>	<b>261,442</b>	<b>261,442</b>	
<b>NV39-P001-010</b> <b>MYRA BIRCH MANOR</b>	Water Conservation	1450	conserve	31,302	0	31,302	31,302	31,302	
	Security Improvements	1460		23,031	0	23,031	23,031	23,031	
	Bathroom Exhaust Fans	1460		23,412	0	23,412	23,412	23,412	
	<b>PROJECT TOTAL</b>			<b>77,745</b>	<b>0</b>	<b>77,745</b>	<b>77,745</b>	<b>77,745</b>	

<i>NV39-P001-018</i> <i>McGRAW COURT</i>	Landscape Improvements	1450	conserve	0	0	0	0	0	
	Attic Insulation	1460	conserve	0	0	0	0	0	
	<b>PROJECT TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>PHYSICAL IMPROVEMENTS TOTAL</b>			<b>933,749</b>	<b>0</b>	<b>933,749</b>	<b>933,749</b>	<b>933,749</b>	
		1450		<b>469,341</b>	<b>0</b>	<b>469,341</b>	<b>469,341</b>	<b>469,341</b>	
		1460		<b>427,860</b>	<b>0</b>	<b>427,860</b>	<b>427,860</b>	<b>427,860</b>	
		1465		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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	
<i>NV39-P001-PHA WIDE</i>	<b>FEES AND COSTS</b>	1430							
	<b>FEES &amp; COSTS TOTAL</b>			<b>39,353</b>	<b>0</b>	<b>39,353</b>	<b>39,353</b>	<b>39,353</b>	
<i>NV39-P001-PHA WIDE</i>	<b>ADMINISTRATION</b>	1410							
	<b>ADMINISTRATION TOTAL</b>			<b>108,563</b>	<b>0</b>	<b>108,563</b>	<b>108,563</b>	<b>108,563</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408							
	Replace Office Furniture and Equipment			0	0	0	0	0	
	UPCS INSPECTIONS			3,966	0	3,966	3,966	3,966	
	Upgrade Computer Systems			0	0	0	0	0	
	<b>MANAGEMENT IMPROVEMENTS TOTAL</b>			<b>3,966</b>	<b>0</b>	<b>3,966</b>	<b>3,966</b>	<b>3,966</b>	
<i>NV39-P001-PHA WIDE</i>	<b>NON DWELLING EQUIPMENT</b>	1475.1							
	Maintenance Equip.			0	0	0	0	0	
	Computers / Telecommunications			0	0	0	0	0	
	<b>NON DWELLING EQUIPMENT TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<i>NV39-P001-PHA WIDE</i>	<b>OTHER COSTS</b>								
	Audit Costs	1411		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>1,085,631</b>	<b>0</b>	<b>1,085,631</b>	<b>1,085,631</b>	<b>1,085,631</b>	

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 8/31/2011

<b>Part I: Summary</b>	
PHA Name: Housing Authority of the City of Reno	<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50110 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>	

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 5 )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	54,309	54,309	6,705	6,705
4	1410 Administration (may not exceed 10% of line 21)	107,691	107,691	36,748	36,748
5	1411 Audit	3,000	3,000	2,500	2,500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	41,669	41,669
8	1440 Site Acquisition				
9	1450 Site Improvement	528,117	528,117	383,689	271,322
10	1460 Dwelling Structures	237,793	237,793	94,788	17,286
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	46,000	46,000	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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 08/31/2011**

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Reno</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50110 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	1,076,910	1,076,910	566,099	376,230
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	447,408	447,408	246,582	170,048
<b>Signature of Executive Director</b> <i>D. C. Morton</i>		<b>Date</b> 3-29-12		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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

**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: 2010				
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	
<b>NV39-P001-001</b> <b>MINERAL MANOR</b>	Landscape Improvements	1450	conserve	206,223	0	206,223	115,527	115,527	
	Water Submeter Install	1450		61,424	0	61,424	61,424	61,424	
	Water Conservation	1450	conserve	34,511	0	34,511	34,511	32,440	
	<b>PROJECT TOTAL</b>			<b>302,158</b>	<b>0</b>	<b>302,158</b>	<b>211,462</b>	<b>209,391</b>	
<b>NV39-P001-002</b> <b>TOM SAWYER</b>	Water Conservation	1450	conserve	31,306	0	31,306	31,874	568	
	<b>PROJECT TOTAL</b>			<b>31,306</b>	<b>0</b>	<b>31,306</b>	<b>31,874</b>	<b>568</b>	
<b>NV39-P001-003</b> <b>SILVERADA MANOR</b>	Backflow Prevention	1450		39,850	0	39,850	39,850	39,850	
	Water Conservation	1450		44,435	0	44,435	44,435	0	
	<b>PROJECT TOTAL</b>			<b>84,285</b>	<b>0</b>	<b>84,285</b>	<b>84,285</b>	<b>39,850</b>	
<b>NV39-P001-006</b> <b>STEAD MANOR</b>	Security Improvements	1460		8,635	0	8,635	8,635	8,635	
	Water Conservation	1450	conserve	40,000	0	40,000	40,000	5,445	
	Bathroom Remodel	1460		85,000	0	85,000	70,393	1,493	
	<b>PROJECT TOTAL</b>			<b>133,635</b>	<b>0</b>	<b>133,635</b>	<b>119,028</b>	<b>15,573</b>	
<b>NV39-P001-007</b> <b>HAWK VIEW APARTMENTS</b>	Water Conservation	1450	conserve	16,068	0	16,068	16,068	16,068	
	Appliances	1465		0	0	0	0	0	
	<b>PROJECT TOTAL</b>			<b>16,068</b>	<b>0</b>	<b>16,068</b>	<b>16,068</b>	<b>16,068</b>	
<b>NV39-P001-009</b> <b>ESSEX MANOR</b>	Floor Replacement	1460		35,000	0	35,000	0	0	
	Water Conservation	1450	conserve	44,300	0	44,300	0	0	
	Water Heater Replacement	1460	conserve	60,000	0	60,000	0	0	
	<b>PROJECT TOTAL</b>			<b>139,300</b>	<b>0</b>	<b>139,300</b>	<b>0</b>	<b>0</b>	
<b>NV39-P001-010</b> <b>MYRA BIRCH MANOR</b>	Gutter Replacement	1460		37,000	0	37,000	0	0	
	<b>PROJECT TOTAL</b>			<b>37,000</b>	<b>0</b>	<b>37,000</b>	<b>0</b>	<b>0</b>	

<b>NV39-P001-018</b> <b>McGRAW COURT</b>	Security Improvements	1460		7,158	0	7,158	7,158	7,158	
	Landscape Improvements	1450	conserve	10,000	0	10,000	0	0	
	Attic Insulation	1460	conserve	5,000	0	5,000	8,602	0	
	<b>PROJECT TOTAL</b>			<b>22,158</b>	<b>0</b>	<b>22,158</b>	<b>15,760</b>	<b>7,158</b>	
	<b>PHYSICAL IMPROVEMENTS TOTAL</b>			<b>765,910</b>	<b>0</b>	<b>765,910</b>	<b>478,477</b>	<b>288,608</b>	
		1450		<b>528,117</b>	<b>0</b>	<b>528,117</b>	<b>383,689</b>	<b>271,322</b>	
		1460		<b>237,793</b>	<b>0</b>	<b>237,793</b>	<b>94,788</b>	<b>17,286</b>	
		1465		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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	
<b>NV39-P001-PHA WIDE</b>	<b>FEES AND COSTS</b>	1430							
	<b>FEES &amp; COSTS TOTAL</b>			<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>41,669</b>	<b>41,669</b>	
<b>NV39-P001-PHA WIDE</b>	<b>ADMINISTRATION</b>	1410							
	<b>ADMINISTRATION TOTAL</b>			<b>107,691</b>	<b>0</b>	<b>107,691</b>	<b>36,748</b>	<b>36,748</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408							
	MISCELLANEOUS			27,309	0	27,309	0	0	
	UPCS INSPECTIONS			7,000	0	7,000	6,705	6,705	
	Upgrade Computer Systems			20,000	0	20,000	0	0	
	<b>MANAGEMENT IMPROVEMENTS TOTAL</b>			<b>54,309</b>	<b>0</b>	<b>54,309</b>	<b>6,705</b>	<b>6,705</b>	
<b>NV39-P001-PHA WIDE</b>	<b>NON DWELLING EQUIPMENT</b>	1475.1							
	Maintenance Equip.			26,000	0	26,000	0	0	
	Computers / Telecommunications			20,000	0	20,000	0	0	
	<b>NON DWELLING EQUIPMENT TOTAL</b>			<b>46,000</b>	<b>0</b>	<b>46,000</b>	<b>0</b>	<b>0</b>	
<b>NV39-P001-PHA WIDE</b>	<b>OTHER COSTS</b>								
	Audit Costs	1411		3,000	0	3,000	2,500	2,500	
	<b>OTHER COSTS TOTAL</b>			<b>3,000</b>	<b>0</b>	<b>3,000</b>	<b>2,500</b>	<b>2,500</b>	
<b>TOTAL COSTS</b>				<b>1,076,910</b>	<b>0</b>	<b>1,076,910</b>	<b>566,099</b>	<b>376,230</b>	

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 8/31/2011

**Part I: Summary**

<b>PHA Name: Housing Authority of the City of Reno</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50111 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval:</b>
--	---	--

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	97,000	97,000	0	0
4	1410 Administration (may not exceed 10% of line 21)	94,150	94,150	4,076	4,076
5	1411 Audit	3,000	3,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	105,850	105,850	6,495	6,495
8	1440 Site Acquisition				
9	1450 Site Improvement	66,217	66,217	65,595	32,828
10	1460 Dwelling Structures	395,500	395,500	248	248
11	1465.1 Dwelling Equipment—Nonexpendable	90,000	90,000	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	71,000	71,000	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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 08/31/2011

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	922,717	922,717	76,414	46,647
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>D. C. Morton</i>		Date <i>3-29-12</i>		Signature of Public Housing Director	
				Date	

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

**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: 2011			
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	Appliance Replacement	1465		40,000	0	40,000	0	0	
	<b>PROJECT TOTAL</b>			<b>40,000</b>	<b>0</b>	<b>40,000</b>	<b>0</b>	<b>0</b>	
NV39-P001-002 TOM SAWYER	Bathroom Exhaust Fan	1460		35,000	0	35,000	0	0	
	<b>PROJECT TOTAL</b>			<b>35,000</b>	<b>0</b>	<b>35,000</b>	<b>0</b>	<b>0</b>	
NV39-P001-003 SILVERADA MANOR	Carpet Replacement	1460		20,000	0	20,000	0	0	
	Exterior Painting	1460		50,000	0	50,000			
	Security Improvements	1460		30,000	0	30,000			
	Medicine Cabinet Addition	1460		67,500	0	67,500	65,595	32,828	
	<b>PROJECT TOTAL</b>			<b>167,500</b>	<b>0</b>	<b>167,500</b>	<b>65,595</b>	<b>32,828</b>	
NV39-P001-006 STEAD MANOR	Appliance Replacement	1465		15,000	0	15,000			
	Sewer Line	1450		66,217	0	66,217			
	<b>PROJECT TOTAL</b>			<b>81,217</b>	<b>0</b>	<b>81,217</b>	<b>0</b>	<b>0</b>	
NV39-P001-007 HAWK VIEW APARTMENTS	Appliance Replacement	1465		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-P001-009 ESSEX MANOR	Appliance Replacement	1465		10,000	0	10,000	0	0	
	Solar Install - Comm Bldg	1460		25,000	0	25,000	0	0	
	<b>PROJECT TOTAL</b>			<b>35,000</b>	<b>0</b>	<b>35,000</b>	<b>0</b>	<b>0</b>	
NV39-P001-010 MYRA BIRCH MANOR	Roof Replacement	1460		168,000	0	168,000	248	248	
	Appliance Replacement	1465		10,000	0	10,000			
	<b>PROJECT TOTAL</b>			<b>178,000</b>	<b>0</b>	<b>178,000</b>	<b>248</b>	<b>248</b>	

<i>NV39-P001-018</i> <i>McGRAW COURT</i>				0	0	0	0	0	
	<b>PROJECT TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>PHYSICAL IMPROVEMENTS TOTAL</b>			<b>551,717</b>	<b>0</b>	<b>551,717</b>	<b>65,843</b>	<b>33,076</b>	
		1450		<b>66,217</b>	<b>0</b>	<b>66,217</b>	<b>65,595</b>	<b>32,828</b>	
		1460		<b>395,500</b>	<b>0</b>	<b>395,500</b>	<b>248</b>	<b>248</b>	
		1465		<b>90,000</b>	<b>0</b>	<b>90,000</b>	<b>0</b>	<b>0</b>	
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	
<i>NV39-P001-PHA WIDE</i>	<b>FEES AND COSTS</b>	1430							
	<b>FEES &amp; COSTS TOTAL</b>			<b>105,850</b>	<b>0</b>	<b>105,850</b>	<b>6,495</b>	<b>6,495</b>	
<i>NV39-P001-PHA WIDE</i>	<b>ADMINISTRATION</b>	1410							
	<b>ADMINISTRATION TOTAL</b>			<b>94,150</b>	<b>0</b>	<b>94,150</b>	<b>4,076</b>	<b>4,076</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408							
	Upgrade Computer Systems			0	0	0	0	0	
				0	0	0	0	0	
				0	0	0	0	0	
	<b>MANAGEMENT IMPROVEMENTS TOTAL</b>			<b>97,000</b>	<b>0</b>	<b>97,000</b>	<b>0</b>		
<i>NV39-P001-PHA WIDE</i>	<b>NON DWELLING EQUIPMENT</b>	1475.1							
	Maintenance Equip.			35,000	0	35,000	0	0	
	Computers / Telecommunications			36,000	0	36,000	0	0	
	<b>NON DWELLING EQUIPMENT TOTAL</b>			<b>71,000</b>	<b>0</b>	<b>71,000</b>	<b>0</b>		
<i>NV39-P001-PHA WIDE</i>	<b>OTHER COSTS</b>								
	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>TOTAL COSTS</b>				<b>922,717</b>	<b>0</b>	<b>922,717</b>	<b>76,414</b>	<b>43,647</b>	

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 8/31/2011

**Part I: Summary**

<b>PHA Name: Housing Authority of the City of Reno</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50112 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2012</b> <b>FFY of Grant Approval:</b>
--	---	--

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:       Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	97,000			
4	1410 Administration (may not exceed 10% of line 21)	81,870			
5	1411 Audit	3,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	465,826			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	71,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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 08/31/2011

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Reno</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50112 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2012</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	818,696			
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				
<b>Signature of Executive Director</b> <i>D. G. Winton</i>			<b>Signature of Public Housing Director</b>		<b>Date</b>
					3.29.12

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: : Housing Authority of the City of Reno			<b>Grant Type and Number</b> Capital Fund Program Grant No: NV39-P001-50112 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NV39-P001-003: Silverada Manor	Soffit Support Installation		100%	100,000				
NV39-P001-006: Stead Manor	Sewer Line Replacement		35%	88,696				
NV39-P001-010: Myra Birch Manor	HVAC replacement		100%	243,130				
NV39-P001-018: McGraw Court	Exterior Trim Replacement		100%	34,000				

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

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Housing Authority of the City of Reno NV001		Locality (City/County & State) Reno/Washoe County, NV			Original 5-Year Plan Revision No:1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	\$603,000	\$579,500	\$552,680	\$12,753,954
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		\$86,000	\$94,500	\$91,520	\$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		\$860,000	\$945,000	\$915,200	\$13,801,954
L.	Total Non-CFP Funds					
M.	Grand Total		\$960,000	\$945,000	\$915,200	\$13,801,954

**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number Housing Authority of the City of Reno/NV001		Locality (City/county & State) Reno/Washoe County, NV		Original 5-Year Plan		Revision No: 1
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
NV39-P001-001: MINERAL MANOR	Annual Statement	\$20,000	0	\$267,680	\$3,170,500	
NV39-P001-002: TOM SAWYER VILLAGE		\$31,000	0	\$180,000	\$1,424,900	
NV39-P001-003: SILVERADA MANOR		\$138,000	0	0	\$2,456,000	
NV39-P001-006: STEAD MANOR		0	\$256,000	0	\$851,500	
NV39-P001-007: HAWK VIEW APTS.		\$65,000	0	\$25,000	\$2,682,000	
NV39-P001-009: ESSEX MANOR		\$349,000	\$323,500	\$80,000	\$1,773,054	
NV39-P001-010: MYRA BIRCH MANOR		0	0	0	\$224,500	
NV39-P001-018: MCGRAW COURT		0	0	0	\$171,500	





<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>5</u> FFY <u>2016</u>			Work Statement for Year: <u>5</u> FFY <u>2016</u>		
	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 Annual Statement	<b>NV39-P001-002: TOM SAWYER VILLAGE</b>			<b>NV39-P001-002: TOM SAWYER VILLAGE</b>		
	Appliance Repl.	50%	30,000	Water Heater Repl.	50%	50,000
	Asphalt Repairs & Sealing	60%	10,000	Water submeter installation	100%	100,000
	Bathroom Vanity Replacement	100%	20,000	<b>NV39-P001-003: SILVERADA MANOR</b>		
	Cable Outlet Install.	100%	25,500	Accessible showers/tubs	100%	450,000
	Clubhouse kitchen remodel	100%	12,000	Appliance Repl.	40%	41,000
	Concrete Repl.	40%	200,000	Asphalt Repairs & Sealing	90%	10,000
	Electrical Upgrades	100%	200,000	Attic insulation	100%	38,000
	Exterior Painting	30%	60,000	Broadleaf Repavement	100%	250,000
	Garbage Disposal	100%	30,000	Carpet Repl.	65%	100,000
	Interior lighting upgrades	100%	5,000	Concrete Repl.	40%	280,000
	Landscape Improvements	40%	20,000	Electrical Outlet on Porch Install.	100%	15,000
	Parking Lot Repairs	20%	42,400	Electrical System Upgrades	100%	225,000
	Parking lot light upgrades	100%	115,000	Entry Door Repl.	100%	66,000
	Roof Coating	100%	15,000	Exterior Painting	31%	35,000
	Security Improvements	25%	30,000	Interior Door Repl.	80%	126,000
	Shower faucet upgrades	100%	100,000	Interior Lighting Improvements	100%	25,000
	Thermostat Repl.	100%	10,000	Kitchen Sink Repl.	100%	35,000
	Wall insulation	100%	350,000	Landscape Improvements	50%	100,000
	Subtotal of Estimated Cost		\$1,274,900	Subtotal of Estimated Cost		\$1,946,000









**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

**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 X Annual PHA Plan for the PHA fiscal year beginning 07/2012, 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.

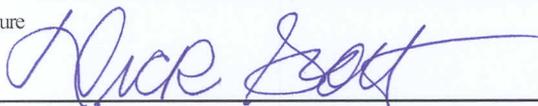
Housing Authority of the City of Reno  
 PHA Name

NV001  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012 - 2013

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)

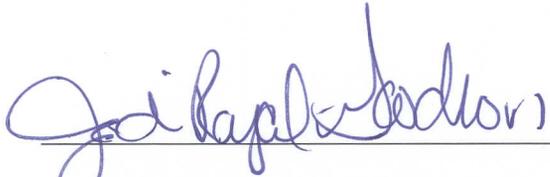
Name of Authorized Official	Title
Dick Scott	Chairperson
Signature	Date
	3/22/12

**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  
**OMB# 2577-0226**  
**Expires 08/30/2011**

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

I, Jodi Royal-Goodwin the <sup>Housing & Neighborhood Development</sup>  
Administrator for the City of Reno certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the City of Reno is consistent with the Consolidated Plan of  
the Washoe County HOME Consortium prepared pursuant to 24 CFR Part 91.

 3-23-12

Signed / Dated by Appropriate State or Local Official

## **Attachment A**

### 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:

Continue a rent-to-own program in Neighborhood Stabilization Program 2 target areas and/or \$1 Good Neighbor Houses.

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 sought Project-Based Voucher approval for up to 100 single family foreclosed homes purchased by private investors. At this point it is uncertain if this will go forward.

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.

Utilize Project-Based Housing Choice Vouchers for special populations in conjunction with non-profit agencies.

Seek Moving To Work (MTW) Demonstration Program status and then utilize MTW to purchase apartment complexes and/or single family homes funded with Project-Based Housing Choice Vouchers.

## Attachment B

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	2553		
Extremely low income <=30% AMI	2084	82	
Very low income (>30% but <=50% AMI)	395	15	
Low income (>50% but <80% AMI)	74	3	
Families with children	1385	54	
Elderly families	328	13	
Families with Disabilities	753	29	
Race/ethnicity – White ( <b>Hispanic indicated in bold</b> )	1818/ <b>513</b>	71/ <b>20</b>	
Race/ethnicity – Black ( <b>Hispanic indicated in bold</b> )	567/ <b>14</b>	22/ <b>0</b>	
Race/ethnicity – American Indian/Alaskan ( <b>Hispanic indicated in bold</b> )	58/ <b>13</b>	2/ <b>0</b>	
Race/ethnicity – Asian/Pacific Islander ( <b>Hispanic indicated in bold</b> )	110/ <b>6</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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## Attachment B continued

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2625		
Extremely low income <=30% AMI	2229	85	
Very low income (>30% but <=50% AMI)	328	12	
Low income (>50% but <80% AMI)	67	3	
Families with children	1276	49	
Elderly families	404	15	
Families with Disabilities	861	33	
Race/ethnicity – White <b>(Hispanic indicated in bold)</b>	1996/ <b>573</b>	76/ <b>22</b>	
Race/ethnicity – Black <b>(Hispanic indicated in bold)</b>	426/ <b>11</b>	16/ <b>0</b>	
Race/ethnicity – American Indian/Alaskan <b>(Hispanic indicated in bold)</b>	85/ <b>18</b>	3/ <b>0</b>	
Race/ethnicity – Asian/Pacific Islander <b>(Hispanic indicated in bold)</b>	118/ <b>6</b>	4/ <b>0</b>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1084	41	
2 BR	1126	43	
3 BR	352	13	
4 BR	54	2	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## Attachment B continued

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: <b>Stead Manor</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	381		
Extremely low income <=30% AMI	330	87	
Very low income (>30% but <=50% AMI)	41	11	
Low income (>50% but <80% AMI)	10	3	
Families with children	338	89	
Elderly families	7	2	
Families with Disabilities	41	11	
Race/ethnicity – White <b>(Hispanic indicated in bold)</b>	277/ <b>89</b>	73/ <b>23</b>	
Race/ethnicity – Black <b>(Hispanic indicated in bold)</b>	74/ <b>3</b>	19/ <b>0</b>	
Race/ethnicity – American Indian/Alaskan <b>(Hispanic indicated in bold)</b>	15/ <b>1</b>	4/ <b>0</b>	
Race/ethnicity – Asian/Pacific Islander <b>(Hispanic indicated in bold)</b>	15/ <b>0</b>	4/ <b>0</b>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	281	74	
3 BR	97	25	
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## Attachment C

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 keeping turnover time for vacated public housing units to a minimum
- 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
- Apply for additional Section 8 units should they become available
- Pursue housing resources other than Public Housing or Section 8 tenant-based assistance.
- Complete expenditures under the Oliver Montello EDI Grants for the City of Reno
- Build new housing on vacant land acquired in the Oliver Montello neighborhood
- 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.
- 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
- Apply for special-purpose vouchers targeted to homeless populations (should they become available) and implement in collaboration with appropriate community organizations providing adequate supportive services
- 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
- Submit an application for the Moving to Work Demonstration Program under Notice PIH-2012-16 and develop a plan that will include the specific recommendations made by the Resident Advisory Board as outlined in the Annual Plan.

## **Attachment D**

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 maintained.
- SEMAP high performance status was maintained
- On-going voucher mobility counseling briefings were held.
- 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 22 houses were acquired.
- RHA was designated to administer most funding under the Neighborhood Stabilization Program for the Washoe County HOME Consortium
- RHA was designated to administer two Oliver Montello EDI Grants 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.
- RHA received a HUD award for 2011 Low Rent Public Housing Program of the Year
- RHA has acquired a total of 196 single family homes under NSP1, NSP2, Oliver Montello and the Good Neighbor Program.
- RHA was featured in a training video produced for HUD on the management of scattered site single family homes.

## **Attachment E**

### 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.

## **Challenged elements**

There were no challenged elements.

## **Resident Advisory Board comments**

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 them concurred with the priorities set for their complex.

The Resident Advisory Board have recommended that the Authority:

1. Maintain a separate waiting list for Stead Manor
2. Expand non-smoking sections at each of the Public Housing complexes
3. Increase the number of Lease to Own properties from 20 to 30
4. Submit an application for the Moving to Work Demonstration Program under Notice PIH-2012-16 and develop a plan that will include the following recommendations:
  - Combine Public Housing Operating and Capital funds and Housing Choice Voucher funds into a “block grant” so the funds could be used interchangeably.
  - Use some Section 8 funds for Public Housing physical improvements, including water saving landscaping improvements.
  - Use some Section 8 funds to purchase additional properties. These could be apartments and/or single-family properties.
  - Use Project Based Vouchers for some or all of the properties purchased.
  - Establish several demonstration programs utilizing the purchased properties to try out ideas which could increase housing choices and future possibilities for residents.
  - Allow residents to self-certify assets under a certain amount (\$5,000-\$10,000).
  - Reduce number of HQS inspections.
  - Simplify Section 8 utility allowances.
  - Establish higher minimum rent maintaining the hardship provision and move toward the elimination of negative rents.
  - Allow senior and disabled families to do re-certifications every two or three years instead of annually.
  - Allow senior and disabled families on fixed incomes to get a job without having it change their rent.
  - Replace the medical deduction and all of the associated paperwork with a flat medical deduction for senior and disabled families.
  - Stop calculating income that does not change the rent (food stamps, etc.).
  - Combine the Section 8 and Public Housing FSS programs.

## 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.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input 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:  Housing Authority of the City of Reno 1525 E. Ninth Street Reno, NV 89512  Congressional District, if known: 4c	<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>  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>3.29.12</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

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