

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

1.0 PHA Information

PHA Name: **Southern Nevada Regional Housing Authority (SNRHA)** PHA Code: **NV-18**
PHA Type: Small High Performing Standard HCV (Section 8)
PHA Fiscal Year Beginning: **10/01/2012**; FYE: **9/30/2013**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: **2870** Number of HCV units: **10,154**

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

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

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

To realize its vision Southern Nevada Regional Housing Authority conducts its business in an open manner, soliciting partners who share its values, maintain high standards, are sensitive to cultural meshing, understand the need to provide economic opportunity, and believe in empowering people to achieve self-sufficiency. As a premier leader in Southern Nevada for quality housing for all people, Southern Nevada Regional Housing Authority constantly seeks innovative ways to provide its services and to be a model steward of the public trust.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional housing choice vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) New agency has not been scored to date
- Improve voucher management: (SEMAP score) New agency has not been scored to date
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Increase the percentage of fully accessible units within our inventory

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Expand voucher homeownership program
- Expand public housing or other homeownership programs
- Expand public housing site-based waiting lists:
- Develop mixed income communities and innovative homeownership programs

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Provide or attract supportive services to improve assisted recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other PHA Goals and Objectives: (list below)

GOALS AND OBJECTIVES

Five-Year Goal: Expand the supply of Low Income and Affordable housing.

Objectives:

- Apply for additional Housing Choice Vouchers, if funding is announced.
- Develop public/private partnerships to create affordable housing opportunities.
- Utilize SNRHA resources to leverage and encourage new development initiatives.
- Expand homeownership initiatives to SNRHA residents and program participants.

FY 2012 Progress:

- The SNRHA has self developed one hundred and twelve (112) unit public housing senior community (Perry Plaza). The funds for this project are Competitive CFP ARRA, CFP RHF Funds and Non-Federal Funds. Construction started September 2010. Project is substantially complete and under punch list with an anticipated move-in date of May 16, 2012.
- SNRHA will explore and implement various models of mixed-financing with innovative partnerships to assist with the re-development and/or modernization of public housing developments. Options will include but not be limited to HOPE VI, CNI, CFFP, LIHTC, various bonds types and other leveraging options as identifies in HUD's Transforming Public Housing plan
- The SNRHA was planning to submit in FY2012 a HOPE VI application for the redevelopment of the Sherman Gardens, Sherman Gardens Annex and Villa Capri sites however the HOPE VI program was not funded in FY2012.
- The SNRHA is planning to submit in FY2013 a Choice Neighborhood Initiative planning application for the redevelopment of the Sherman Gardens, Sherman Gardens Annex and Villa Capri sites.
- The SNRHA is planning submit in FY2013 a tax credit application to develop Phase II of Bennett Plaza and may utilize Replacement Housing Factor (RHF) Funds, adding 35 additional public housing units. The SNRHA may self develop or partner with a developer for this project.
- In addition to the Capital Funds allocated for the Rehabilitation of 100 units at Landsman Gardens (AMP 317), the SNRHA is planning to submit in FY2012 a Bond/4%Tax Credit Application to assist with the funding gap. The SNRHA may self develop or partner with a developer for this project.
- The SNRHA is also planning to submit in FY2013 a 9% Tax Credit Application for the Rehabilitation of 112 units at Vera Johnson B (AMP 314). The SNRHA may self develop or partner with a developer for this project.

- Enhance the SNRHA's Scattered Site Homeownership Program.

Five-Year Goal: Improve the quality of assisted housing.

Objectives:

- Improve program management and fiscal accountability by utilizing SEMAP and PHAS indicators.
- Increase customer satisfaction.

FY 2012 Progress:

- The Authority's other modernization activities are addressing necessary work items in order of priority as established in the Capital Plan.
- SNRHA will develop customer service surveys and analyze them to develop proactive measures.
- SNRHA will implement the recently approved 5-Year Strategic plan (please see attached)

Five-Year Goal: Increase assisted housing choices.

Objectives:

- Conduct outreach efforts to potential vouchers landlords.
- Develop a strong Affirmatively Furthering Fair Housing and Limited English Proficiency Plan.
- Further the development of the Housing Choice Voucher Homeownership Program.
- In keeping with goal two of the Southern Nevada Regional Housing Authority's 2010-2015 Strategic Plan, which provides for the improvement of the quality of life for clients, the Southern Nevada Regional Housing Authority has joined the consortium of the Southern Nevada Regional Plan for Sustainable Development. The plan of the consortium is to ensure that long range land use planning will incorporate principles for transit-oriented development, healthy communities, sustainable design, and promote access to jobs, housing, and services for those traditionally in greatest need. Additionally, Southern Nevada Regional Plan for Sustainable Development will provide employment for up to three Residents in the planning stages of the project for data collection.

FY 2012 Progress:

- The Authority sold Fifty seven (57) public housing scattered site units under its Public Housing Homeownership Program in FY03, FY04, FY 05, FY 06, FY 07 FY08 and FY 2012. Additionally, forty-three (43) Section 8 Housing Choice Voucher Homeowners are under contract.

Five-Year Goal: *Improve marketability of SNRHA owned units.*

Objectives:

- Enhance and maintain site appearance to increase curb appeal.
- Provide amenities and services to compete with private sector property owners.
- Further develop partnerships with law enforcement agencies to provide a safe living environment.

FY 2012 Progress:

- The Capital Fund Program continues to include other provisions that are aimed to increase the marketability of Authority-owned units. Non-viable units and developments are identified and continue to be revitalized through various approaches.
- Where marketability cannot be achieved; the Authority is requesting approval for the demolition of units and/or identifying other sources of funds to accommodate the capital needs.
- Performed Physical Needs and Portfolio Assessment to identify current capital improvement needs.
- SNRHA will seek HUD approval to implement a Force Account to perform vacancy reduction duties as well as select other capital improvement duties. The initiative will reduce the need for contractors; create new jobs of which one or more qualified residents will be hired to promote economic self-sufficiency.

Five- Year Goal: *Promote self-sufficiency and economic independence of assisted households.*

Objectives:

- Increase the number and percentage of employed program participants.
- Further develop and enhance educational opportunities and prevention programs for youth.
- Provide and attract supportive services to increase program participant's employability through job training and educational opportunities.

- Provide public/private partnerships to further enhance resident initiatives at no cost to the agency (i.e. Sunrise Hospital, Girl Scouts, United Way and Juvenile Justice Department) through fund raising and grant application submission.
- Promote homeownership opportunities through the Scattered Site Homeownership Program, the Housing Choice Voucher Program, and the supportive service program for potential home buyers.

FY 2012 Progress:

- The Authority currently has approximately 309 participants in the Family Self-Sufficiency Program Housing Choice Voucher Program. The Section 8 Program mandatory size is now 233 due to having- 324 graduates as of 4/1/2012. The number over 233 is the results of our operating a voluntary FSS program.
- The Public Housing Family Self-Sufficiency (FSS) Program has 159 participates and 111 graduates as of March 28, 2012. In order to increase enrollment into the FSS Program, on-going outreach activities are achieved through monthly orientation sessions, resident meetings and special recruitment efforts.
- The Authority continues to develop partnerships with local service providers, training resources and educational institutions with the goal of making self-sufficiency available to all residents and participants. Year to date, we have established partnerships with a total of 89 community service providers. Commitments with these organizations are established either verbally or through MOU's.
- The Authority has two homeownership programs under the Housing Choice Voucher and Public Housing Programs; each program continues to assist low-income families reach the dream of owning a home of their own.
- The Authority continues to develop partnerships with local service providers, training resources and educational institutions with the goal of making self-sufficiency available to all residents and participants. Year to date, we have established partnerships with a total of 89 community service providers. Commitments with these organizations are established either verbally or through MOU's.
- SNRHA expects to expand its Community Partners program with public, private and faith-based agencies.
- SNRHA will enter into Memorandum of Understanding offering public housing units and/or turnover vouchers with recognized homeless shelter providers who provide supportive services for the homeless in efforts to eliminate homelessness in the Southern Nevada Region.

Five-Year Goal: Increase affordable housing resources.

Objectives:

- Develop a detailed plan for the Replacement Housing Fund.
- Continue to identify partners for affordable housing development.

- Explore the opportunity for conversion of assistance from unit-based to tenant-based. Consider the development of a Conversion Plan.
- Increase affordable housing in Southern Nevada by utilizing BLM Land to develop mixed income, mixed use properties using various financial strategies (i.e.: tax credit, bonds, project based Section 8).

FY 2012 Progress:

- Continue to evaluating SNRHA portfolio for redevelopment opportunities.
- SNRHA will conduct a PNA and develop a consolidated plan to identify sites for modernization, upgrades and improvements.
- SNRHA will implement the recently approved 5-Year Strategic plan (please see attached)
- Continue updating the detailed plan for the replacement Housing Fund.
- Identify method to leverage funding resources; including using up to 50 HCV projected based vouchers in 2012 or as they become available.
- SNRHA will identify certain public housing and affordable housing sites/units for project-based assistance

6.0 PHA Plan Update

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

Executive Summary of the Annual PHA Plan

OVERVIEW

In an effort to ensure compliance with the program and regulatory changes implanted through the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Southern Nevada Regional Housing Authority was form in January 1, 2010. The regionalization includes the former Clark County and City of Las Vegas Housing Authorities. On January 1, 2011 the former North Las Vegas Housing Authority joined also the SNRHA. During the short time period in which the SNRHA has been in effect, the senior staff and Executive Director have begun the five year planning process, with the consultation of the Resident Advisory Board. By involving all stakeholders in various aspects of the planning process, the Authority has not only received valuable input from both the residents and the community but also from representatives from the City of Las Vegas, City o North Las Vegas, Clark County and City of Henderson.

II. PURPOSE AND STRUCTURE OF THE AGENCY PLAN

This Agency Plan contains the FY 2012 Annual Plan which provides information regarding the establishment of goals, objectives, policies, and procedures required to achieve the Authority's overall mission. The Authority plans to update the Five-Year Plan at least every five years or more as deemed appropriate during the annual planning process.

III. STATUS IN MEETING GOALS AND OBJECTIVES

The Authority has been successful in both obtaining and accelerating its long-range goals and objectives. The specific progress for each established goals is summarized in Section 5.2 in this updated document.

IV. SUBSTANTIAL DEVIATION” AND SIGNIFICANT AMENDMENT OR MODIFICATION

The Code of Federal Regulations (CFR) at 24 CFR Part 903, Section 7, Public Housing Agency Plan; Final Rule issued on October 21, 1999 is very specific with respect to the information a PHA must provide in its Annual Plan. Part 903 Section 7 I (2) states that a PHA must identify the basic criteria the PHA will use for determining:

- A substantial deviation from its Five-Year Plan; and
- b. A significant amendment or modification to its Five-Year Plan and Annual Plan.

Notice PIH 99-51 states that PHAs must define the terms “Substantial Deviation” and “Significant Amendment or Modification” by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board Review.

The Southern Nevada Regional Housing Authority considers the following actions to be Significant Amendments or Modifications:

- Significant changes to rent or admissions policies or organization of the waiting list with the exception of Federally declared disasters.
- 2. Additions of non-emergency work items (items not included in the current Annual Statement, Five-Year Action Plan, or Physical Needs Assessment) or change in use of replacement reserve funds under the Capital Fund;
- 3. Any change with regard to demolition or disposition, designation, homeownership program or conversion activities.

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency’s financial situation will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in Federal Law or HUD regulatory requirements; such changes will not be considered significant amendments.

V. SUMMARY OF PLAN CONTENTS

This annual plan will outline the new agency’s policies.

Five Year Plan:

This section includes the mission statement, goals, and objectives.

Assessment of Housing Needs:

The Authority has reviewed data utilized in the Housing Needs Assessment, incorporated new data where available, and has found no significant changes in the housing needs in Southern Nevada.

The Authority continues to incorporate an assessment of specific need when considering any significant modernization, revitalization, or development initiatives. The Authority shall also increase the percentage of fully accessible units for disabled tenants as well as develop and implement a strong Affirmative Fair Marketing Plan. This Plan shall include Limited English Proficiency (LEP) strategies to ensure LEP persons have full access to housing, including homeowners and other services. All activities remain consistent with the City of Las Vegas, City of North Las Vegas, Clark County and City of Henderson Consolidation Plans.

Assessment of Financial Resources: New financial data was generated and incorporated into the Assessment of Financial Resources. Refer to the template for information.

Eligibility, Selection and Admission Policy (ACOP): Changes to the ACOP were made to chapters 1, 4 and 9. They are submitted under TAB 5

The Administrative Plan: Changes to the administrative plan were made to chapters 2, 5, 8, 9, 10, 12, and 15. They are submitted as TAB 5

Changes to the Lease: Please see TAB 5 for changes to the Lease

Rent Determination Policy: Rent determination is incorporated.

Operation and Management: As of March 31, 2012 the total number of public housing units is 2,870.

Grievance Procedure: No Changes.

Capital Improvement Plan: The Capital Improvement Plan has been updated to include the following specific grant budgets. Copies of the budgets or plans are included in Section 9 – Capital Improvement Plan, as applicable. Copies of Performance and Evaluation Reports for open capital grants are also included in this section for the period ending March 31, 2012.

- Annual Statement of the Capital Fund Grant (Grant Number NV39P018501-12) utilizing FFY 2012 Capital Funds –with total funds of \$3,745,945.
- Annual Statement of the Capital Fund Grant Replacement Housing Factor (Grant #NV39R018501-12) utilizing FFY 2012 Replacement Housing Fund – 1st 5Yr Increment from Capital Program, with total funds of \$499,413.
- Annual Statement of the Capital Fund Grant Replacement Housing Factor (Grant #NV39R018502-12) utilizing 2012 Replacement Housing Fund – 2nd 5Yr Increment from Capital Program, with total funds of \$189,875.
- Five Year Plan of the Capital Fund Grant including work items based on the actual funding allocation received from FFY 2012 Capital Funds and Replacement Housing Factor (RHF) Funds, as of February 24, 2012.
- Performance and Evaluation Reports for open grants as of March 31, 2012 These include:

- FFY 2011
 - CFP NV39P018501-11 – Total funds of \$4,243,634.
 - RHF 1st 5YR Inc./CFP NV39R018501-11. Total funds of \$384,498
 - RHF 2nd 5YR Inc./CFP NV39R018502-11. Total funds of \$210,683

- FFY 2010
 - CFP NV39P018501-10 – Total funds of \$5,321,878
 - RHF 1st 5YR Inc./CFP NV39R018501-10. Total funds of \$127,476
 - RHF 2nd 5YR Inc./CFP NV39R018502-10. Total funds of \$405,541
 - CFP NV39P007501-10. Total funds of \$374,886
 - CFP NV018000016-10R. Total funds of \$2,207,500

- FFY 2009
 - CFP NV39P002501-09. Total funds of \$4,012,143.
 - RHF 2nd 5YR Inc./CFP NV39R002502-09. Total funds of \$1,100,412
 - CFP ARRA NV13000006-09F. Total funds of \$10,000,000

- FFY 2008
 - CFP NV39P002501-08. Total funds of \$4,021,030

- Capital Fund Grants closed between June 2011 and March 2012 are as follows:
 - FFY 2009
 - CFP ARRA NV39S002501-09. Total funds of \$6,662,134.
 - CFP NV39P007501-09. Total funds of \$371,322.
 - CFP ARRA NV39S007501-09. Total funds of \$469,798
 - CFP NV39P013501-09. Total funds of \$1,321,993
 - RHF 1st 5YR Inc./CFP NV39R013501-09. Total funds of \$15,822
 - CFP ARRA NV39S013501-09. Total funds of \$1,724,275

 - FFY 2008
 - CFP NV39P007501-08. Total funds of \$371,147
 - CFP NV39P013501-08. Total funds of \$1,346,253
 - RHF 1st 5YR Inc./CFP NV39R013501-08. Total funds of \$15,946

 - FFY 2007
 - CFP NV39P002501-07. Total funds of \$3,969,499.
 - RHF 1st 5YR Inc./CFP NV39R013501-07. Total funds of \$107,188

The following information updates the agency plan to provide detailed information regarding units scheduled for wheelchair accessibility upgrades under the Voluntary Compliance Agreement (VCA), as well as, units scheduled from comprehensive modernization, for the public housing properties previously identified in the Capital Funds Program Grants.

Southern Nevada Regional Housing Authority

Units scheduled for construction work that will required PIC unit status update to “Undergoing Modernization” are listed in the following tables:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY UNITS SCHEDULED FOR MODERNIZATION CFP 2009 - CFP 2016					
AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
HULLUM HOMES - Construction Complete. Under Punch list					
318	00HH9A	4980 E. OWENS AVE. # 9A	UFAS/Wheelchair Accessibility	05/31/12	1
318	00HH9B	4980 E. OWENS AVE. # 9B	UFAS/Wheelchair Accessibility	05/31/12	1
318	00HH13E	4980 E. OWENS AVE. # 13E	UFAS/Hearing Impaired	05/31/12	1
					3

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
SIMMONS MANOR - Work Complete. Units accepted by Mgmt.					
319	0JS007	5385 AUSTIN JOHNSON # 7	UFAS/Wheelchair Accessibility	04/30/12	1
319	0JS016	5385 AUSTIN JOHNSON # 16	UFAS/Wheelchair Accessibility	04/30/12	1
319	0JS057	5385 AUSTIN JOHNSON # 57	UFAS/Wheelchair Accessibility	04/30/12	1
319	0JS035	5385 AUSTIN JOHNSON # 35	UFAS/Hearing Impaired	04/30/12	1
319	0JS056	5385 AUSTIN JOHNSON # 56	UFAS/Hearing Impaired	04/30/12	1
					5

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
ROSE GARDENS - Work Under Construction					
320	730121	1632 YALE STREET 121	UFAS/Wheelchair Accessibility	08/31/12	1
320	730122	1632 YALE STREET 122	UFAS/Wheelchair Accessibility	08/31/12	1
320	730221	1632 YALE STREET 221	UFAS/Wheelchair Accessibility	08/31/12	1
320	730222	1632 YALE STREET 222	UFAS/Wheelchair Accessibility	08/31/12	1
320	730321	1632 YALE STREET 321	UFAS/Wheelchair Accessibility	08/31/12	1
320	730321	1632 YALE STREET 322	UFAS/Wheelchair Accessibility	08/31/12	1
320	730101	1632 YALE STREET 101	UFAS/Hearing Impaired	08/31/12	1
320	730140	1632 YALE STREET 140	UFAS/Hearing Impaired	08/31/12	1
320	730231	1632 YALE STREET 231	UFAS/Hearing Impaired	08/31/12	1
					9

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
SCATTERED SITES - Under Contract. Pending Notice to Proceed					
318	03744B	3744 BRIARCLIFF RD.	UFAS/Wheelchair Accessibility	10/31/12	1
318	03761G	3761 GEIST AVE.	UFAS/Wheelchair Accessibility	10/31/12	1
318	02363S	2363 SABROSO ST.	UFAS/Wheelchair Accessibility	10/31/12	1
318	01838V	1838 VENALYNNE ST.	UFAS/Wheelchair Accessibility	10/31/12	1
319	00251W	251 WINONA DR.	UFAS/Wheelchair Accessibility	10/31/12	1
					5

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
JONES GARDENS - Construction Contract to be presented at the May 17, 2012 Board Meeting					
318	00JG7A	1750 MARION DR. # 7A	UFAS/Wheelchair Accessibility	12/31/12	1
318	00JG7B	1750 MARION DR. # 7B	UFAS/Wheelchair Accessibility	12/31/12	1
318	00JG7C	1750 MARION DR. # 7C	UFAS/Wheelchair Accessibility	12/31/12	1
318	0JG16A	1750 MARION DR. # 16A	UFAS/Wheelchair Accessibility	12/31/12	1
318	0JG16B	1750 MARION DR. # 16B	UFAS/Wheelchair Accessibility	12/31/12	1
318	TBD	1750 MARION DR. # TBD	UFAS/Hearing Impaired	12/31/12	1
318	TBD	1750 MARION DR. # TBD	UFAS/Hearing Impaired	12/31/12	1
318	TBD	1750 MARION DR. # TBD	UFAS/Hearing Impaired	12/31/12	1
					8

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
BIEGGER ESTATES - Construction Contract to be presented at the May 17, 2012 Board Meeting.					
319	0BE25A	5701 MISSOURI ST. # 25A	UFAS/Wheelchair Accessibility	12/31/12	1
319	0BE25C	5701 MISSOURI ST. # 25C	UFAS/Wheelchair Accessibility	12/31/12	1
319	0BE25D	5701 MISSOURI ST. # 25D	UFAS/Wheelchair Accessibility	12/31/12	1
319	0BE26A	5701 MISSOURI ST. # 26A	UFAS/Wheelchair Accessibility	12/31/12	1
319	0BE26B	5701 MISSOURI ST. # 26B	UFAS/Wheelchair Accessibility	12/31/12	1
319	TBD	5701 MISSOURI ST. # TBD	UFAS/Hearing Impaired	12/31/12	1
319	TBD	5701 MISSOURI ST. # TBD	UFAS/Hearing Impaired	12/31/12	1
319	TBD	5701 MISSOURI ST. # TBD	UFAS/Hearing Impaired	12/31/12	1
					8

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
HAMPTON COURT - BLDG 1 THRU BLDG 3: A/E Design Contract executed. Notice to Proceed Date May 14, 2012. Estimated Contractor approval at the October, 2012 Board Mtg.					
317	00HC1A	1030 CENTER STREET #1A	Comprehensive Modernization	05/31/2013	1
317	00HC1B	1030 CENTER STREET #1B	Comprehensive Modernization	05/31/2013	1
317	00HC1C	1030 CENTER STREET #1C	Comprehensive Modernization	05/31/2013	1
317	00HC1D	1030 CENTER STREET #1D	Comprehensive Modernization	05/31/2013	1
317	00HC1E	1030 CENTER STREET #1E	Comprehensive Modernization	05/31/2013	1
317	00HC1F	1030 CENTER STREET #1F	Comprehensive Modernization	05/31/2013	1
317	00HC1G	1030 CENTER STREET #1G	Comprehensive Modernization	05/31/2013	1
317	00HC1H	1030 CENTER STREET #1H	Comprehensive Modernization	05/31/2013	1
317	00HC1I	1030 CENTER STREET #1I	Comprehensive Modernization	05/31/2013	1
317	00HC1J	1030 CENTER STREET #1J	Comprehensive Modernization	05/31/2013	1
317	00HC2A	1030 CENTER STREET #2A	Comprehensive Modernization	05/31/2013	1
317	00HC2B	1030 CENTER STREET #2B	Comprehensive Modernization	05/31/2013	1
317	00HC2C	1030 CENTER STREET #2C	Comprehensive Modernization	05/31/2013	1
317	00HC2D	1030 CENTER STREET #2D	Comprehensive Modernization	05/31/2013	1
317	00HC2E	1030 CENTER STREET #2E	Comprehensive Modernization	05/31/2013	1
317	00HC2F	1030 CENTER STREET #2F	Comprehensive Modernization	05/31/2013	1
317	00HC2G	1030 CENTER STREET #2G	Comprehensive Modernization	05/31/2013	1

Southern Nevada Regional Housing Authority

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
317	00HC2H	1030 CENTER STREET #2H	Comprehensive Modernization	05/31/2013	1
317	00HC2I	1030 CENTER STREET #2I	Comprehensive Modernization	05/31/2013	1
317	00HC2J	1030 CENTER STREET #2J	Comprehensive Modernization	05/31/2013	1
317	00HC3A	1030 CENTER STREET #3A	Comprehensive Modernization	05/31/2013	1
317	00HC3B	1030 CENTER STREET #3B	Comprehensive Modernization	05/31/2013	1
317	00HC3C	1030 CENTER STREET #3C	Comprehensive Modernization	05/31/2013	1
317	00HC3D	1030 CENTER STREET #3D	Comprehensive Modernization	05/31/2013	1
317	00HC3E	1030 CENTER STREET #3E	Comprehensive Modernization	05/31/2013	1
317	00HC3F	1030 CENTER STREET #3F	Comprehensive Modernization	05/31/2013	1
317	00HC3G	1030 CENTER STREET #3G	Comprehensive Modernization	05/31/2013	1
317	00HC3H	1030 CENTER STREET #3H	Comprehensive Modernization	05/31/2013	1
317	00HC3I	1030 CENTER STREET #3I	Comprehensive Modernization	05/31/2013	1
317	00HC3J	1030 CENTER STREET #3J	Comprehensive Modernization	05/31/2013	1
					30

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
LANDSMAN GARDENS - A/E contract to be presented at the May 17, 2012 Board Meeting. Contract for Hazardous Materials Abatement work for entire property to be presented at the June 21, 2012 Board Mtg. CompMod anticipated to be completed in Phases. Estimated Contractor approval at the February 2013 Board Mtg. Estimated NTP Date for Phase I & II (46 Units) March 2013. Estimated NTP for Phase III (28 Units) February 2014. Estimated NTP for Phase IV (26 Units) February 2015.					
317	0AV750	750 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV751	751 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV752	752 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV753	753 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV754	754 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV755	755 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV756	756 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV757	757 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV758	758 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV759	759 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV760	760 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV761	761 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV762	762 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV763	763 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV764	764 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV765	765 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV766	766 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV767	767 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV768	768 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0AV769	769 ALTA VISTA PLACE	Comprehensive Modernization	11/30/13	1
317	0LL301	301 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0LL302	302 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0LL303	303 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0LL304	304 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0LL305	305 LOMA LINDA	Comprehensive Modernization	11/30/13	1

Southern Nevada Regional Housing Authority

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
317	0LL306	306 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0LL307	307 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0LL308	308 LOMA LINDA	Comprehensive Modernization	11/30/13	1
317	0RB750	750 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB751	751 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB752	752 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB753	753 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB754	754 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB755	755 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB756	756 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB757	757 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB758	758 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB759	759 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB760	760 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB761	761 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB762	762 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB763	763 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB764	764 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB765	765 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB767	767 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0RB769	769 RAINBOW LANE	Comprehensive Modernization	11/30/13	1
317	0SA350	350 SANTA ANNA CIR	Comprehensive Modernization	06/30/15	1
317	0SA352	352 SANTA ANNA CIR	Comprehensive Modernization	06/30/15	1
317	0SA354	354 SANTA ANNA CIR	Comprehensive Modernization	06/30/15	1
317	0SA355	355 SANTA ANNA CIR	Comprehensive Modernization	06/30/15	1
317	0SA356	356 SANTA ANNA CIR	Comprehensive Modernization	06/30/15	1
317	0SA357	357 SANTA ANNA CIR	Comprehensive Modernization	06/30/15	1
317	0SG350	350 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG351	351 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG352	352 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG353	353 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG354	354 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG355	355 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG356	356 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG357	357 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG359	359 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SG361	361 SAGE CIRCLE	Comprehensive Modernization	10/31/14	1
317	0SO302	302 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO304	304 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO306	306 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO308	308 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO310	310 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO312	312 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO314	314 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO316	316 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO318	318 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO320	320 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	0SO322	322 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1

Southern Nevada Regional Housing Authority

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
317	OSO324	324 SONOMA DRIVE	Comprehensive Modernization	08/31/14	1
317	OSP350	350 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP351	351 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP352	352 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP353	353 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP354	354 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP355	355 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP356	356 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP357	357 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP358	358 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP359	359 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP360	360 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP361	361 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP362	362 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP363	363 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP364	364 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OSP365	365 SANTA PAULA	Comprehensive Modernization	08/31/14	1
317	OTW350	350 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW351	351 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW352	352 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW353	353 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW354	354 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW355	355 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW356	356 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW357	357 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW358	358 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
317	OTW360	360 TWILIGHT LANE	Comprehensive Modernization	06/30/15	1
					100

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
VERA JOHNSON A - A/E contract to be presented at the August 2015 Board Meeting. CompMod anticipated to be completed in Phases. Estimated Contractor approval at the February 2016 Board Mtg. Estimated NTP Date for Phase I (34 Units) March 2016. Estimated NTP for Phase II (39 Units) February 2017. Estimated NTP for Phase III (39 Units) February 2018.					
314	299077	505 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/18	1
314	299078	505 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/18	1
314	299079	505 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/18	1
314	299080	505 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/18	1
314	299081	505 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/18	1
314	299082	505 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/18	1
314	299083	507 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/18	1
314	299084	507 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/18	1
314	299085	507 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/18	1
314	299086	507 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/18	1
314	299087	507 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/18	1
314	299088	507 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/18	1
314	299089	507 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/18	1

Southern Nevada Regional Housing Authority

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
314	299090	507 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/18	1
314	299091	507 N. LAMB BLVD # 9	Comprehensive Modernization	09/30/18	1
314	299092	509 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/18	1
314	299093	509 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/18	1
314	299094	509 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/18	1
314	299095	509 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/18	1
314	299096	509 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/18	1
314	299097	511 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/18	1
314	299098	511 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/18	1
314	299099	511 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/18	1
314	299100	511 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/18	1
314	299101	511 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/18	1
314	299102	511 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/18	1
314	299103	511 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/18	1
314	299104	511 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/18	1
314	299105	511 N. LAMB BLVD # 9	Comprehensive Modernization	09/30/18	1
314	299106	513 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/18	1
314	299107	513 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/18	1
314	299108	513 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/18	1
314	299109	513 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/18	1
314	299110	513 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/18	1
314	299111	513 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/18	1
314	299112	513 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/18	1
314	299113	513 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/18	1
314	299114	515 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/17	1
314	299115	515 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/17	1
314	299116	515 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/17	1
314	299117	515 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/17	1
314	299118	515 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/17	1
314	299119	515 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/17	1
314	299120	515 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/17	1
314	299121	515 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/17	1
314	299122	515 N. LAMB BLVD # 9	Comprehensive Modernization	09/30/17	1
314	299123	517 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/17	1
314	299124	517 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/17	1
314	299125	517 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/17	1
314	299126	517 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/17	1
314	299127	517 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/17	1
314	299128	517 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/17	1
314	299129	519 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/17	1
314	299130	519 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/17	1
314	299131	519 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/17	1
314	299132	519 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/17	1
314	299133	519 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/17	1
314	299134	521 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/17	1
314	299135	521 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/17	1
314	299136	521 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/17	1
314	299137	521 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/17	1

Southern Nevada Regional Housing Authority

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
314	299138	521 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/17	1
314	299139	521 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/17	1
314	299140	521 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/17	1
314	299141	521 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/17	1
314	299142	521 N. LAMB BLVD # 9	Comprehensive Modernization	09/30/17	1
314	299143	523 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/17	1
314	299144	523 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/17	1
314	299145	523 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/17	1
314	299146	523 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/17	1
314	299147	523 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/17	1
314	299148	523 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/17	1
314	299149	523 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/17	1
314	299150	523 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/16	1
314	299151	525 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/16	1
314	299152	525 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/16	1
314	299153	525 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/16	1
314	299154	525 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/16	1
314	299155	525 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/16	1
314	299156	525 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/16	1
314	299157	527 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/16	1
314	299158	527 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/16	1
314	299159	527 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/16	1
314	299160	527 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/16	1
314	299161	527 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/16	1
314	299162	527 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/16	1
314	299163	529 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/16	1
314	299164	529 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/16	1
314	299165	529 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/16	1
314	299166	529 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/16	1
314	299167	529 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/16	1
314	299168	529 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/16	1
314	299169	529 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/16	1
314	299170	529 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/16	1
314	299171	531 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/16	1
314	299172	531 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/16	1
314	299173	531 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/16	1
314	299174	531 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/16	1
314	299175	531 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/16	1
314	299176	531 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/16	1
314	299177	531 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/16	1
314	299178	531 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/16	1
314	299179	531 N. LAMB BLVD # 9	Comprehensive Modernization	09/30/16	1
314	299180	533 N. LAMB BLVD # 1	Comprehensive Modernization	09/30/16	1
314	299181	533 N. LAMB BLVD # 2	Comprehensive Modernization	09/30/16	1
314	299182	533 N. LAMB BLVD # 3	Comprehensive Modernization	09/30/16	1
314	299183	533 N. LAMB BLVD # 4	Comprehensive Modernization	09/30/16	1
314	299184	533 N. LAMB BLVD # 5	Comprehensive Modernization	09/30/16	1
314	299185	533 N. LAMB BLVD # 6	Comprehensive Modernization	09/30/16	1

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
314	299186	533 N. LAMB BLVD # 7	Comprehensive Modernization	09/30/16	1
314	299187	533 N. LAMB BLVD # 8	Comprehensive Modernization	09/30/16	1
314	299188	533 N. LAMB BLVD # 9	Comprehensive Modernization	09/30/16	1
					112

Demolition and Disposition: As a result of the Authority’s extensive redevelopment activities, several of the Authority’s family developments are included as considerations for demolition and/or disposition. It is not expected that all developments be demolished or disposed of, however, revitalization efforts continue to increase and any of all remaining family developments may be considered during the fiscal year. Please refer to Section 10 for the proposed group of properties scheduled for demolition.

Designation of Housing for Elderly and Disabled Families: Currently, Harry Levy Gardens (NV-208), James Downs Towers (NV 2-12), Espinoza Terrace (NV 13-02) Perry Plaza (NV18-21), Rose Gardens (NV18-20) and Arthur Sartini Plaza (NV 2-21) are covered under an existing Allocation Plan as designated for the elderly only. The Authority plans to proceed with the designation of Arthur Sartini Annex (a portion of NV 2-46) as elderly only. We are still awaiting vouchers for Sartini Annex. The SNRHA will apply for these vouchers when the Notice of Funding Availability (NOFA) is posted. On March 2011 HUD approved the senior designation for Perry Plaza and Rose Gardens. Additionally, on February 28, 2012 the SNRHA re-submitted a designated Plan for the Balzar Senior Apartments for consideration by HUD to be recognized al Designated Housing for Elderly only.

Conversion of Public Housing: SNRHA anticipates targeting certain Public Housing developments that are up to 60 units to include but not limited to the following: Villa Capri; Sartini Plaza Annex; Hullum Homes and Aida Brents.

Homeownership Activities: The SNRHA Homeownership activities are included.

Community Service and Self-Sufficiency: The SNRHA policy for Community Service and the Sufficiency Plan is included.

Safety and Crime Prevention: Since the FFY 2002 Appropriations Bill does not include Public Housing Drug Elimination Program Funding, there are no changes to Safety and Crime Prevention.

Pet Ownership: No Changes.

Civil Rights Certification: This section includes the required certification.

Annual Audit: This section includes the Southern Nevada Regional Housing Authority’s FY2011 Annual Audit.

Asset Management Plan: SNRHA’s Asset Management Plan is complete.

Statements and Certifications: Required statements and certifications are included in this section.

HUD Template: A copy of the Annual Agency Plan Template HUD Form 50075 supports this Annual Plan and is to be transmitted to HUD by the required due date. This is supplemented by the electronic copies of the capital and replacement housing budgets in their respective sections of this Annual Plan.

Annual Plan Table of Contents

The following is the table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	11
1. Eligibility, Selection and Admissions	14
2. Financial Resources	18
3. Rent Determination Policies	20
4. Operations and Management	21
5. Grievance Procedures	22
6. Designation of Housing	22
7. Community Service Programs and Self-Sufficiency	23
8. Safety and Crime Prevention	25
9. Pets Ownership	26
10. Civil Rights Certification included with PHA Plan Certifications)	26
11. Fiscal Year	26
12. Asset Management	26
13. Violence Against Women Act (VAWA)	27
14. Other Information	27

Attachments

Required attachments are provided as required under Section 11.0 of this document.

Supporting Documents Available for Review

The following table indicates documents available for review upon request:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction)	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

PHA Plan Elements (24CFR 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.

Public Housing

Eligibility

SNRHA verifies eligibility for admission to public housing as follows:

- SNRHA pulls applicants from its waiting list based on historical data relating to the number of future vacancies and percentage of withdrawn applicants that are pulled to ensure an adequate pool of certified eligible applicants are always available for units as they become vacant and available. When applicants are pulled, all verification of preferences and other eligibility requirements are completed as well as a full application
- b. SNRHA uses the following non-income (screening) factors to establish eligibility for admission to public housing
- Criminal or Drug-related activity
 - Requesting criminal records from FBI, local law and State law enforcement agencies for screening purposes.
 - Rental history
- c. SNRHA checks to ensure no bad debt is owed to any other housing authority, by use of the EIV System:
- Reviewing for current housing assistance and/or past terminations of assistance or debts owed.

(ii) Waiting List Organization

SNRHA uses the following methods to organize its public housing waiting list Community-wide list

- Site-based waiting lists through centralized system
- b. Interested persons may apply for admission to public housing at the following location:
- PHA main administrative offices or by downloading an application from its website and mailing in the application.
- c. SNRHA plans to operate nine (9) site-based waiting lists in the coming year. All of the site-based wait lists were previously HUD approved. Families may be on all open lists for which they qualify.
- d. Interested persons may obtain more information about and sign up to be on the site-based waiting lists at the following location:
- PHA main administrative offices

(iii) Assignment

Applicants ordinarily are given one vacant unit choice before they are withdrawn from the wait list. The exception to this policy would be if the applicant was offered an incorrect unit for their needs.

(iv) Admissions Preferences

Income targeting:

- SNRHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30%.

b. Transfer policies:

Transfers take precedence over new admissions in the following instances:

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)

c. Preferences

SNRHA have established the following preferences for admission to public housing (other than date and time of application):

Former Federal preferences:

- Federally declared disasters

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Other preference(s) (list below)
- Disabled Veteran
- Family of a deceased veteran
- Homeless preference

The SNRHA does use income targeting preferences for unit offers.

(v) Occupancy

a. Applicants and residents can use the following reference materials to obtain information about the rules of occupancy of public housing:

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy policy
- PHA briefing seminars or written materials

b. Residents must notify the SNRHA of changes in family composition in the following circumstance:

- In writing within 10 calendar days, anytime a change in income or family composition occurs.

(vi) Deconcentration and Income Mixing

- a. The SNRHA conducted an analysis of its family (general occupancy) developments to determine concentrations of poverty to indicate the need for measures to promote deconcentration of poverty or income mixing.
- b. The SNRHA adopted the following changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing:

Did the SNRHA adopted the following changes to other policies based on the results of the required analysis the need for deconcentration of poverty and income mixing? **YES**

If the answer to c was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
- f. Based on the results of the required analysis, the SNRHA will make special efforts to attract or retain higher-income families in the following developments:
- Sherman Gardens NV 2-14
 - Villa Capri NV 2-15
 - Marble Manor Annex NV 2-03b
 - Vera Johnson –B NV 2-22b
 - Vera Johnson Manor –A NV 2-22a
 - Hampton Court NV 1305
 - Hulum Homes NV 1307
 - Biegger Estates NV 1308
 - Jones Gardens NV 1310
- g. Based on the results of the required analysis, SNRHA will make special efforts to assure access for lower-income families for the following developments:
- NV 2-14, NV 2-15, NV 2-03b, NV2-22a&b, NV135, NV 1307, NV 1308, NV 1310

B. Housing Choice Voucher (HCV)

Exemptions: PHAs that do not administer HCV are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Eligibility

SNRHA conducts screening to determine criminal and drug-related activity, more extensively than required by law or regulations.

SNRHA request criminal records from local law enforcement agencies for screening purposes. This includes FBI access from the FBI for screening purposes.

SNRHA shall provide the current address and if known prior address and landlord.

Project-Based Voucher Program. After one year participants are eligible to receive a voucher “if” funding is available and they have given proper (60 days) notice to their manager.

Applications for admissions are done through the PHA’s Main office via telephone.

(ii) Search Time

SNRHA will give extensions on standard 60-day period to search for a unit, in the event the applicant can demonstrate an effort to find housing at the discretion of the PHA and as a reasonable accommodation for disabled applicants. Additionally, SNRHA shall issue vouchers to disabled participants for 90 days for their initial search. The SNRHA may extend an additional 30 days as a reasonable accommodation.

Income targeting

- SNRHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income

Preferences

SNRHA have established preferences for admission to section 8 tenant-based assistance. The weighted value is in the order listed with none having equal weights.

Former Federal preferences

Federally declared disasters

- Foster youth aging out of the foster care system
- FUP/VASH referrals

The SNRHA does employ admissions preferences in the following order of priority. None have equal weight:

- Involuntary Displacement –Federally declared disasters
- Foster Youth Aging Out of the Foster Care System –limited to 10 per year
- Family Unification referrals
- Working preference which includes elderly and disabled and those applicants enrolled in a training program.
- Veteran Preferences
- Resident Preferences

Among applicants on the waiting list with equal preference status, they are then selected by date and time of their applications.

SNRHA does employ preferences for residents who live and/or work in the jurisdiction and it has been approved by HUD.

Relationship of preferences to income targeting requirements: This is not applicable.

(iii) Special Purpose Section 8 Assistance Programs

The documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained within the Section 8 Administrative Plan and HCV Briefing Packets

The SNRHA announces the availability of any special funding using public notices in all local newspapers as well as via faxes to organizations that service low-income families, including seniors and disabled.

C. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Payment Standards

Describe the voucher payment standards and policies.

The SNRHA's payment standard are at 100% of FMR.

If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) Not applicable

If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) Not applicable

SNRHA reviews Payment Standards annually

The SNRHA consider in its assessment of the adequacy of its payment standard by reviewing both success rates of assisted families and rent burdens of assisted families.

(ii) Minimum Rent

The SNRHA minimal rent is established at \$50.00 and has not established any hardship rents.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2011)		
a) Public Housing Operating Fund	\$14,149,276	Estimated for 2011
b) Public Housing Capital Fund	\$4,938,418	2012 Allocation
b.1) RHF – First 5-YR Increment	\$123,652	2012 Allocation
b.2) RHF – Second 5-YR Increment	\$393,375	2012 Allocation
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$93,217,961	Estimated for 2011

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$702,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FFY 11 – CFP NV39P01850111	\$4,243,634	PH CFP
FFY 11 – CFP NV39R01850111	\$384,498	CFP RHF-1 st 5YR Increment.
FFY 11 – CFP NV39R01850211	\$210,683	CFP RHF-2 nd 5YR Increment.
FFY 10 – CFP NV39P01850110	\$5,321,878	PH CFP
FFY 10 – CFP NV39R01850110	\$127,476	CFP RHF-1 st 5YR Increment.
FFY 10 – CFP NV39R01850210	\$405,541	CFP RHF-2 nd 5YR Increment.
FFY 10 – CFP NV01800001610R	\$2,207,500	PH CFP ARRA
FFY 10 – CFP NV39P00750110	\$374,886	PH CFP
FFY 09 – CFP NV39P00250109	\$4,012,143	PH CFP
FFY 09 – CFP NV39R00250209	\$1,100,412	CFP RHF-2 nd 5YR Increment.
FFY 09 – CFP NV39P00750109	\$371,322	PH CFP
FFY 09 – CFP NV39S00750109	\$469,798	PH CFP ARRA
FFY 09 – CFP NV39P01350109	\$1,321,993	PH CFP
FFY 09 – CFP NV39R01350109	\$15,822	CFP RHF-1 st 5YR Increment.
FFY 09 – CFP NV39S01350109	\$1,724,275	PH CFP ARRA
FFY 09 – CFP NV1300000609F	\$10,000,000	PH CFP Competitive ARRA
FFY 08 – CFP NV39P00250108	\$4,021,030	PH CFP
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,634,328	
4. Other income (list below)		
Interest on general fund investments	\$66,700	
Non-dwelling rental income	\$0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Income	\$222,086	
Management Fee (internal)	\$4,989,349	
5. Non-federal sources (list below)		
Homeownership Proceeds (as of 12/31/2010)	\$3,749,921	Homeownership \$1,929,915 approved for new development and will be reimbursed in FY 2009
Disposition Proceeds	\$3,914,344	Proceed from sale of PHA units to be used for new development of PHA units pending HUD approval
Total Resources	\$167,414,301	Operations, Resident Programs and Capital needs and Replacement Housing

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

Public Housing

Income Based Rent Policies

The SNRHA has the following income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions:

- SNRHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

Minimum Rent

- The SNRHA has set the minimum rent at \$50.00 and have not adopted any discretionary minimum rent hardship exemption policies.

Rents set at less than 30% than adjusted income

- The SNRHA does not plan to change rents at a fixed amount or percentage less than 30% of adjusted income, or have ceiling rents.

The SNRHA does not have nor plan to have ceiling rents.

Rent re-determinations:

- SNRHA requires tenants to report changes in income or family composition, between income reexaminations, anytime the family experiences an income increase, such that the changes result in an adjustment to rent.

The SNRHA does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

(ii) Flat Rents

The SNRHA uses the following sources, to establish comparability, in setting the market-based flat rents:

- The section 8 rent reasonableness study of comparable housing

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.

PHA Management Structure

An organization chart showing the PHA’s management structure and organization is attached.

B. HUD Programs under PHA Management

The following is a list of Federal Programs administered by SNRHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2871	3%
Section 8 Vouchers	10,154	Est. 1%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(i) Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Emergency Maintenance Policy
- Additionally, SNRHA has a monthly pest control program to prevent and address any pest control infestations

(ii) Section 8 Management:

- Administrative Plan

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

A. Public Housing

- (i) The SNRHA has not established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
- (ii) Residents or applicants to public housing may contact the following offices, to initiate the PHA grievance process:
 - PHA main administrative offices
 - PHA development management offices

B. Section 8 Tenant-Based Assistance

- (i) The SNRHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.
- (ii) Families are to submit their request for informal reviews or hearings to the SNRHA's Main Office.

6. **Designated Housing**

A. 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.

B. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities for Elderly Families and Families with Disabilities

- (i) The SNRHA has designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
- (ii) Activity Description: The SNRHA has provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity description table below.

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).**

A. PHA Coordination with the Welfare (TANF) Agency

(i) Cooperative agreements:

The SNRHA will be entering into a cooperative agreement with the TANF Agency, to share information and/or target supportive services.

(ii) The SNRHA have coordinated the following efforts with the TANF agency:

- a. Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants

(i) Self-Sufficiency Policies

The SNRHA employs the following policies, to enhance the economic and social self-sufficiency of assisted families:

- a. Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- b. reference/eligibility for public housing homeownership option participation
- c. Preference in requesting transfer to Honolulu Street Family Development

(ii) Economic and Social self-sufficiency programs

SNRHA coordinates, promotes and provides the following programs to enhance the economic and social self sufficiency of residents:

Services and Programs				
Program Name & Description (including location, if appropriate)	Est. Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (PH or HCV participants or both)
IDEA Homeownership Program	120	FSS Program	Development/open recruitment	BOTH
WISH Homeownership Program	3	FSS Program	Development/open recruitment	BOTH
Transportation	180	As requested	Individual developments	PH
Career Skills Training	420	Recruitment	Service Coordinator	PH
Clothes Closet – to provide clothes	180	As requested	FSS Coordinators	BOTH

Southern Nevada Regional Housing Authority

for participants scheduled for job interviews				
Continuing Education	55	As requested	FSS Program referral	BOTH
Debt Management	150	As requested	FSS Program referral	BOTH
Utility/Rental Assistance	200	As requested	FSS Program referral	Local Residents
Early Education Services/Online High School Classes	126	As requested	Individual Developments	PH
Pro Bono Legal Services	15	As requested	Senior Law/Nevada Legal Services/Clark County Pro Bono/State Bar of NV Lawyers	BOTH
Health Services				

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of 4/1/2011)
Public Housing	346	190
Section 8	233	279

SNRHA has outlined in the most recent FSS Action Plan steps to achieve at least the minimum program size.

C. Welfare Benefit Reductions

- (i) SNRHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

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

- 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.

A. Need for measures to ensure the safety of public housing residents

- (i) The SNRHA has the need for measures to ensure the safety of public housing residents for the following reasons:
- a. High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - b. People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- (ii) The PHA used the following information to determine the need for actions to improve safety of residents:
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Resident reports
 - Police reports
 - Daily Activity Reports provided by contracted on site security
- (iii) The following developments are most affected:
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson 'B' and Biegger Estates.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

- (i) The SNRHA has undertaken or plans to undertake the following crime prevention activities:
- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Crime Prevention Through Environmental Design
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Coordination efforts with other multi-family complexes to share information regarding evicted tenants
 - Safe Village Initiative at Sherman Garden Annex

- (ii). The following developments are most affected:
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson 'B' and Biegger Estates

C. Coordination between PHA and the police

- (i). The SNRHA have the following coordination efforts between and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police provide crime data to housing authority staff for analysis and action
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- (ii). The following developments are most affected? (list below)
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson 'B' and Biegger Estates

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

The SNRHA has implemented a policy regarding the ownership of pets in the public housing developments. The policy outlines deposits, acceptable size and weight and number of pets per household. The policy also provides for those residents who have animals as a result of a Reasonable Accommodations based on handicap or disability.

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.

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. **Fiscal Year Audit.** SNRHA's most recent fiscal year audit is attached.
SNRHA is required to have an audit conducted under section (h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)) submitted to HUD. There was no audit conducted for the new SNRHA.

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.

SNRHA is engaging in activities that will contribute to the long-term asset management of its public housing stock, including planning for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs. Examples of these activities include:

- Development-based accounting
- Decentralized maintenance activities

SNRHA have included descriptions of asset management activities in the **optional** Public Housing Asset Management Table.

- 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.

SNRHA have formed a partnership with Heads Up Wellness and Guidance Center of Nevada to provide counseling services for residents of public housing. Residents are referred once Management is aware of any type of domestic violence occurring in the household. Residents are also informed, at time of lease up, of the counseling services available through Heads Up.

14. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- (i) Please indicate if the SNRHA receive any comments on the PHA Plan from the Resident Advisory Board/s? (Yes or No)
- (ii) If yes, the comments are: (if comments were received, the PHA **MUST** indicate) Attached at Attachment (File name) PHA to provide the following info
Pending or received letter of support of the update from the Resident Advisory Board. (PHA to indicate if any suggested changes were received).
- (iii). In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - Other: (list below)

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

- (i) The SNRHA do not meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937.

The resident who serves on the SNRHA Board was not elected by the residents. The resident was selected by using the following election process:

- Notices of interest are sent out to all tenants of public housing and participants of Section 8.
- There are interviews of all interested candidates are conducted first by the Resident Advisory Board.
- The final list is then submitted to the Mayor of the City of Las Vegas who conducts his/her interviews and makes the appointment. (see Tab 7)

Eligible candidates are any head of household receiving PHA assistance.

C. Statement of Consistency with the Consolidated Plan

- (i). SNRHA Consolidated Plan jurisdiction is City of Las Vegas, City of North Las Vegas, Clark County, and City of Henderson
- (ii) SNRHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- (iii) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) (Insert letter from the City)

6.0 PHA Plan Update

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

Changes to the Admissions and Continued Policy (ACOP) Updated 2012	
1	Chapter 1 Page 1-4: Add: "Equal Access to Housing regardless of sexual orientation or gender identity" (HUD required statement)
4	Chapter 4 Page 4-2: Remove: Henderson Home News (No longer in service) Page 4-4: Add: "Lubertha Johnson Estates, Designated Senior Development, Las Vegas" Page 4-11: Add: "SNRHA will pay all reasonable and customary costs associated with the relocation of the non-disabled family" Page 4-12: Remove: "...offering one applicant with verified working preference, which include disabled and elderly then one certified non-working applicant." Add: "Once the SNRHA has met the 40% targeted income requirements for new admissions of extremely low-income families, SNRHA will fill the remainder of its new admission units with families whose incomes do not exceed 80% of the HUD approved area median income."
9	Chapter 9 Page 9-11: Add: ...SNRHA employees and all other visitors.. Delete: ...up to 15 feet and 50 feet from the building entre. Add:... including the community building. Smoking will be permitted only in specific designated areas.

Changes to the Housing Choice Voucher Administrative Plan Updated 2012	
2	<p>Chapter 2: Page 2-2: Add: "Equal Access to Housing regardless of sexual orientation or gender identity" (HUD required statement) Page 5-32: Now Page 5-31, Add: Educational benefits through the Department of Veteran Affairs Vocational Rehabilitation and Employment Division-Chapter 31 Program including books, tuition, supplies, and payments for Veterans." Page 5-35: Now Page 5-34, Deleted: "but not non-prescription medicines even if recommended by a doctor."</p>
12	<p>Chapter 12: Page 8-5: Add: "Life threatening conditions are defined as: Any condition that renders a dwelling unit unfit for human habitation and/or places the occupants of said dwelling unit in an immediate, dangerous, and/or health/safety situation including deficient heating and/or cooling of the unit."</p>
9	<p>Page 9-14: Add: "Extensions of Tenancy After Initial Notice to Vacate: If a family should request to extend tenancy beyond the initial date of vacate approved by the participant and owner/agent, both parties must sign a written extension of the vacate date and submit this document to SNRHA prior to the expiration of the original vacate notice. The document must include a new vacate date and the tenancy may not extend beyond the expiration date of the reissued voucher."</p>
10	<p>Page 10-3, 4: Add: "The family may not send a certified mailing prior to first attempting to contact the owner/agent and allow them at least seven (7) business days to sign of Intent the Vacant Notice."</p>
12	<p>Page 12-14: Clarified: Defined proper notice as 30 days written notice of cancellation of the contract. Page 12-19: Add: "Failure to allow entrance for annual HQS and that this inspection will only be rescheduled once."</p>
15	<p>Page 15-21: Add: "SNRHA shall not pay increased subsidy toward mortgage loans as a result of equity loans after the initial contract." Page 15-21: Add: "SNRHA shall decrease subsidy assistance when refinancing of the mortgage results in lowered payments." Page 15-11: Added: "or any other PHA" Page 15-12: Added: "one hundred fifty (150)" vouchers... Page 15-14: Deleted: "for good cause" *Replaced with: "as a reasonable accommodation." Page 15-16: Deleted: "125" *Replaced with: "150"</p>
Changes to the Capital Improvement Plan Updated 2012	
<p>Note: Please note each individual grant has been updated. Please refer to individual grants under TAB 9 of the Agency Plan.</p>	
9	<p>Performance & Evaluation Reports for all open grants for FFY 2008, FFY 2009, FFY 2010 and FFY 2011 will be submitted to HUD reflecting actual budgets expenditures as of March 31, 2012. Budgets were also modified to expedite the grant expenditures and to accommodate actual construction cost. Please see attached.</p>

- (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.

SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT

The involvement of the residents, staff, and the general public is an important part of the planning process. Since many aspects of the Authority's operations have a direct affect on both, it is important to involve all stakeholders in strategic planning processes. Meetings with the Resident Advisory Board (RAB) were held on **May 22, 2012** and **June 5, 2012** to review the plan and solicit input. A complete list of attendees at each meeting is available upon request.

The final draft was placed on public display beginning **April 23, 2012** coinciding with the first advertisement of the Public Hearing. The comment period ended with the Public Hearing held at the Howard Cannon Center **Board Chambers located at 340 North 11th Street, Las Vegas, Nevada 89101** on **June 21, 2012 at 12:00pm**. The written comments either received in writing prior to the Public Hearing or were received at the Public Hearing are summarized below and a statement of disposition is included for each:

Comments Received:

Date Received: May 9, 2012:

From: Dev/Mod

Subject: Added listing of Public Housing Units scheduled for modernization work in the next five (5) years.

Date Received: May 16, 2012:

From: Procurement

Subject: Updated language in the procurement policy regarding purchase of IT through General Services Administration (GSA). A copy of the ARRA CFP Procurement policy was provided.

Date Received: June 14, 2012:

From: Dev/Mod

Subject: Adding proposed plans for Development of Bennett Plaza - Phase II Submission of CNI planning application for Sherman Gardens, Sherman Gardens Annex and Villa Capri and plans for financing the modernization of Landsman Gardens and Vera Johnson A

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.

(a) SNRHA has not received a HOPE VI revitalization grant however; our agency is planning to apply for a HOPE VI Revitalization grant in the Plan year for the following:

- Ernie Cragin Terrace NV 209
- Ernie Cragin Terrace NV 210
- Ernie Cragin Terrace NV 213
- Sherman Gardens Annex NV206a
- Sheman Gardens NV214
- Villa Capri NV 215
- Hampton Court - Bldgs 1-3 (30 Units)
- Landsman Gardens (100 Units)

- (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
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

SNRHA has submitted or will be submitting Demolition/Disposition application for the following public housing properties:

Demolition/Disposition Activity Description
1a. Development name: Landsman Gardens
1b. Development (project) number: AMP 317-Partial (NV39P013003)
2. Activity type: Disposition
3. Application status: Planned application
4. Date application planned for submission: 2012
5. Number of units affected: 100
6. Coverage of action: Partial AMP
7. Timeline for activity: Projected start date: 2013 - Projected end date: 2013

Demolition/Disposition Activity Description
1a. Development name: Vera Johnson A
1b. Development (project) number: AMP 314 (NV39P002022b)
2. Activity type: Disposition
3. Application status: Planned application
4. Date application planned for submission: 2012-2013
5. Number of units affected: 112
6. Coverage of action: Total AMP
7. Timeline for activity: Projected start date: 2013 - Projected end date: 2013

Demolition/Disposition Activity Description
1a. Development name: Sherman Annex /Marble Annex/Sherman Gardens/ Villa Capri
1b. Development (project) number: AMP 312 (NV39P002006a/203b/214/215)
2. Activity type: Demolition and/or Disposition
3. Application status: Planned application
4. Date application planned for submission: TBD
5. Number of units affected: 314 (154+20+82+60)
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBD- Projected end date: TBD

- (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>

SNRHA anticipates targeting certain Public Housing developments that are up to 60 units to include but not limited to the following: Villa Capri; Sartini Plaza Annex; Hullum Homes and Aida Brents

(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.

(i) SNRHA currently administer a homeownership program under an approved section 5(h) homeownership program [42 U.S.C. 1437c (h)]. SNRHA properties under this program are as follows:

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 310 (NV39002026/NV39002031/NV39002032)
2. Federal Program authority: 5(h)
3. Application status: Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved,: (10/01/2001)
5. Number of units affected: 93 (43+24+29)
6. Coverage of action: Total development

Public Housing Homeownership Activity Description (Complete one for each development)
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 318 (NV39013016)
2. Federal Program authority: Section 32
3. Application status: Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved: (08/16/2007)
5. Number of units affected: 56
6. Coverage of action: Partial development

(ii). Section 8 Tenant Based Assistance

The SNRHA does administer a Section 8 Homeownership program pursuant to Section 8(y) of the S.H.A. of 1937, as implemented by 24 CFR part 982.

(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.

SNRHA shall used project-based vouchers as required to leverage funds to expand affordable housing. SNRHA shall not utilize more than 50 vouchers as they become available for this purpose.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. 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. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

- The Capital Fund Program Annual Statement are provided as an attachment to the PHA Plan as follows:
 - CFP NV39P002501-12 – Annual Statement Report 03/31/12 (PDF-nv018h01)
 - RHF NV39R002501-12 - Annual Statement Report 03/31/12 (PDF-nv018i01)
 - RHF NV39R002502-12 - Annual Statement Report 03/31/12 (PDF-nv018j01)

- The Capital Fund Performance and Evaluation (P&E) Reports as of **03/31/12** are provided as attachments to the PHA Plan as follows:
 - CFP NV39P018501-10 (PDF-nv018k01)
 - RHF NV39R018501-10 (PDF-nv018l01)
 - RHF NV39R018502-10 (PDF-nv018m01)
 - CFP NV01800001610R (PDF-nv018n01)
 - CFP NV39P007501-10 (PDF-nv018o01)
 - CFP NV39P002501-09 (PDF-nv018p01)
 - RHF NV39R002502-09 (PDF-nv018q01)
 - CFP NV39P013501-09 (PDF-nv018r01)
 - CFP NV1300000609F (PDF-nv018s01)
 - CFP NV39P002501-08 (PDF-nv018t01)

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

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as follows:
 - CFP 5-YR Action Plan (PDF-nv018u01)

8.3 Capital Fund Financing Program (CFFP).

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

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

In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

A. Housing Needs of Families in the Jurisdiction by Family Type

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	13,290	5	5	4	3	3	4
Income >30% but <=50% of AMI	11,503	5	5	4	3	3	4
Income >50% but <80% of AMI	16,433	5	4	3	3	3	3
Elderly	11,322	5	5	4	5	3	4
Families with Disabilities	7,543	5	5	4	5	3	4
White	17,745	4	4	3	2	2	3
Black	6,214	4	4	3	2	2	3
Hispanic	9,976	4	4	3	2	2	3
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s. Indicate year: **2006-2010**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists. State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting list at their opinion

Southern Nevada Regional Housing Authority

Section 8			
	# of families	% of total families	Annual Turnover 04/01/11 - 3/31/12
Waiting list total	2335		709
Extremely low income <=30% AMI	213	9.1%	
Very low income (>30% but <=50% AMI)	53	2.3%	
Low income (>50% but <80% AMI)	5	0.2%	
Families with children (<=17)			
Elderly families (62+)	212	9.1%	
Families with Disabilities	426	18.2%	
White	585	25.1%	
Black	1694	72.5%	
Asian	35	1.5%	
American Indian/Alaskan Native	21	0.9%	
Native Hawaiian/Other Pacific Islander	17	0.7%	
Hispanic or Latino	292	12.5%	

SNRHA has closed the waiting list closed for the past 24 months and has no plans to reopen the list. SNRHA does not permit specific categories of families onto the waiting list when it is generally closed.

Public Housing			
	# of families	% of total families	Annual Turnover 04/01/11 - 3/31/12
Waiting list total	8702		308
Extremely low income <=30% AMI	8247	94.8%	
Very low income (>30% but <=50% AMI)	401	4.6%	
Low income (>50% but <80% AMI)	49	0.6%	
Families with children	0	0.0%	
Elderly families	250	2.9%	
Families with Disabilities	2005	23.0%	
White	3243	37.3%	
Black	5064	58.2%	
Asian	390	4.5%	
American Indian/Alaskan Native	165	1.9%	
Native Hawaiian/Other Pacific Islander	102	1.2%	
Hispanic or Latino	1717	19.7%	
PHA			
Characteristics by Bedroom Size (PH Only)			
0 BR	214	2.5%	

Southern Nevada Regional Housing Authority

1BR	2120	24.4%	
2 BR	3490	40.1%	
3 BR	2347	27.0%	
4 BR	511	5.9%	
5 BR	20	0.2%	

The SNRHA Public Housing wait list is not closed nor does SNRHA permit specific categories of families onto the waiting list, even if generally closed.

Designated Housing			
	# of families	% of total families	Annual Turnover 04/01/11 - 3/31/12
Waiting list total	737		151
Extremely low income <=30% AMI	627	85.1%	
Very low income (>30% but <=50% AMI)	100	13.6%	
Low income (>50% but <80% AMI)	9	1.2%	
Families with children			
Elderly families	507	68.8%	
Families with Disabilities	355	48.2%	
White	476	64.6%	
Black	161	21.8%	
Asian	71	9.6%	
American Indian/Alaskan Native	17	2.3%	
Native Hawaiian/Other Pacific Islander	14	1.9%	
Hispanic	204	27.7%	
PHA			
Characteristics by Bedroom Size (PH Only)			
1BR	696	94.4%	
2 BR	41	5.6%	
3 BR	n/a	n/a	
4 BR	n/a	n/a	
5 BR	n/a	n/a	

The SNRHA Designated wait list is not closed.

- 9.1 **Strategy for Addressing Housing Needs.** Below is a brief description of SNRHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year:

(1) **Strategies**

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Continuing implementation of the Limited English Proficiency Plan in conjunction with SNRHA's Affirmative Marketing Plan to ensure all eligible applicants/participants have equal access to all programs and services.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Develop marketing tools such as flyers and brochures educate eligible applicants of available programs and resources.
- Participate in community activities that are likely to be attended by person who are LEP and minorities to promote programs and services.
- Develop a strong Public relations system which shall include radio and television appearances.

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

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

(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.

Other PHA Goals and Objectives: (list below)

Please Refer to Section 5.2 Other PHA Goals and Objectives, Page 2 through Page 6 of this document.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) **Form HUD-50077**, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (PDF- nv018a01)
- (b) **Form HUD-50070**, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (PDF- nv018b01)
- (c) **Form HUD-50071**, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (PDF- nv018c01)
- (d) **Form SF-LLL**, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (PDF- nv018d01)
- (e) **Form SF-LLL-A**, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (PDF- nv018e01)

- (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. (PDF- nv018f01)
- (g) **Challenged Elements** (PDF- nv018g01)
- (h) **Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report*** (PHAs receiving CFP grants only) (PDF-nv018h01 through PDF-NV018t01)
- (i) **Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan*** (PHAs receiving CFP grants only) (PDF -nv018u01)

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning _____, 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.

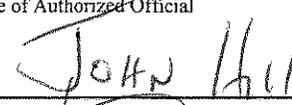
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority 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.

Southern Nevada Regional Housing Authority
 PHA Name

NV018
 PHA Number/HA Code

 x 5-Year PHA Plan for Fiscal Years 2013 - 2017
 _____ Annual PHA Plan for Fiscal Years 20____ - 20____

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

Name of Authorized Official 	Title Executive Director
Signature 	Date 6/26/12

Civil Rights Certification

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

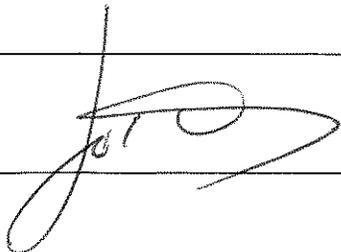
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Southern Nevada Regional
 Housing Authority

NV018

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	John N. Hill	Title	Executive Director
Signature		Date	6/26/12

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
Expires 4/30/2011

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

Michael J. Pawlak
I, ~~Kristin Cooper~~ the Community Resources Division certify that the Five Year and
Annual PHA Plan of the Southern Nevada Regional Housing Authority is consistent with the Consolidated Plan of
Clark County prepared pursuant to 24 CFR Part 91.

Michael J Pawlak 5.16.12

Signed / Dated by Appropriate State or Local Official

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

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

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

I, William Arent the Economic and Urban Development Director, of the
city of Las Vegas, Nevada certify that the Five Year and
Annual PHA Plan of the Southern Nevada Regional Housing Authority is consistent with the Consolidated Plan of
the city of Las Vegas prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Southern Nevada Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Funds & Capital Fund Grants

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.)

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

John N. Hill

Title

Executive Director

Signature

Date

X

6/26/12

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Southern Nevada Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Funds & Capital Fund Grants

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.

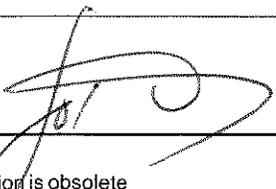
(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

(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.

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 John N. Hill	Title Executive Director
Signature 	Date (mm/dd/yyyy) 6/28/12

DISCLOSURE OF LOBBYING ACTIVITIES

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

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Southern Nevada Regional Housing Authority P.O. Box 1897, Las Vegas, NV. 89125 Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: John N. Hill Title: Executive Director Telephone No.: 702-922-6855 Date: 6/29/12	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Interoffice Memo

DATE: June 5, 2012
TO: Chairwoman Dora LaGrande
FROM: RAB Members
RE: SNRHA 5-Year Plan

We, the members of the Resident Advisory Board, have reviewed the proposed revisions to the Southern Nevada Regional Housing Authority Annual Agency Plan for FY2013 and Five Year Plan for FY2013 through FY2017 and are in agreement with all the propose changes.

We commend the SNRHA on preparing the Plan in house utilizing staff instead of paying an outside firm.

Please contact 702-578-6089 if you require additional information.

	Print Name	Signature
1	PATRICK MITCHELL	
2	FRANK R WOODS	
3	Theresa Davis	
4	Maria Suarez	
5	Thomas Stacey	
6		
7		
8		
9		

cc: John Hill, Executive Director
Dwayne Alexander, CPM Deputy Executive Director

**Southern Nevada Regional Housing Authority
Resident Advisory Board - Annual Agency Plan Meeting
Tuesday, May 22, 2012**

The Resident Advisory Board meeting opened at 10:12 a.m. RAB members in attendance were: Maria Suarez, Patrick Mitchell, DeLina Wilson, Thomas Stacey, Frank Woods and Theresa Davis. SNRHA staff members in attendance were: Amparo Gamazo, SNRHA Director of Modernization and Development; Ava Mitchell-Crew, SNRHA Senior Regional Asset Manager; Deloris Sawyer, SNRHA Director of Housing Programs, and Angela Washington, SNRHA Program Specialist.

Amparo Gamazo opened the meeting with a general explanation of the agency plan and the major changes that were made for this submission of the annual plan. Following, staff addressed questions posed by the RAB members.

Question #1: (Regarding Conversion of Public Housing) How many vouchers will be set aside and from where will the homes come?

There will be fifty (50) vouchers set aside (about 3-5 a year). Vouchers will be set aside for upcoming projects and projects that have not yet been established so that the vouchers are available to support those projects. (Tab 21, pg. 7 of 42 was referenced in this answer).

Question #2: (Regarding the agency Mission Statement) How does SNRHA solicit partners that we deem “do business as we do?” What is the selection criteria used?

There were many departments and individuals who were involved in the crafting of the agency mission statement; will research and provide the information regarding the criteria – other departments will need to be contacted for their input before providing the criteria.

Question #3: What does SNRHA do to provide economic opportunities?

When HUD provides federal funds, there are many requirements that go along with the award. HUD requires that there are things in place to assist with the success of Residents, for example Section 3, FSS programs assist with helping Residents become self-sufficient.

A discussion about the Section 3 program ensued at which time the Residents expressed that many Residents have little or no knowledge about the Section 3 program and that the HCV workers and Residents may benefit from a workshop on the Section 3 program.

Assessment of Housing Needs Discussion (Tab 3)

Residents were informed that a third party consultant will conduct a PNA (Physical Needs Assessment) on all Public Housing.

A new property, Lubertha Johnson was addressed at this time. Lubertha Johnson has a non-smoking policy and bans smoking except for designated areas on the property and prohibits tenants from smoking in their unit (at one point, the requirement was there could not be smoking within fifty (50) feet, but was changed to "designated areas").

Question #4: – (Regarding designated smoking areas) **Do you actually hope that Residents will stay within smoking guidelines and will remain in designated areas, etc.?**

The agency will hold to designated area and the designated areas have already been selected.

Question #5: **Is the designated area ADA compliant?**

Yes, the designated area is ADA compliant.

Question #6: **Will heaters be provided for designated areas for the winter?**

No, heaters will not be provided for designated areas. HUD laws provide for the support of non-smokers.

Assessment of Financial Resources (Tab 4)

Residents were advised to review the financial resources section and to provide questions/comments to the Supportive Services representative who will forward them to the SNRHA Director of Finance.

Proposed Changes in Administrative Plan (Tab 5)

The proposed changes in the Administrative Plan were discussed. Changes were made in the following sections: Ch. 2; Sec. 5-31; Sec. 5-34; Sec. 8-5; Sec. 9-14; Sec. 10-3; Sec. 12-14; Sec. 12-19; Sec. 12-21; Sec. 15-11; Sec. 15-12; and Sec. 15-14. Section 2-3 was changed to address typographical errors.

Question #7: Are inspections conducted once or twice a year?

A Resident may have two inspections within a calendar year, however it is actually once per 365 days, so in order to maintain compliance, inspection may happen twice within a calendar year, but it is actually once every 365 days.

There were no changes in Tab 6 or Tab 7.

Capital Fund Grants (Tab 9)

It was explained that the agency is required to show open capital fund grants and that the final budget numbers will not be seen for a while. Additionally, it was shared that HUD's goal is to have units occupied at all times and that HUD wants to see specific information on all units.

Question #8: Was work at Simmons Manor located at Austin Court completed?

Yes.

Question #9: What was the scope of work?

Staff explained work that was completed at the referenced site (Austin Court).

Question #10: How was ADA compliance for the door bells addressed [how did agency address doorbells for hearing impaired]?

Doorbells with lights were installed and lights were placed in the back rooms.

Question #11: At Rose Garden there are Residents who utilize wheelchairs housed on the third floor. If the elevators go down, then third floor Residents are trapped there until the elevators are repaired. Can the floors be reassigned so that the Residents in wheelchairs can be on the first floor?

Provisions have been put in place to address fires (sprinklers are installed) and other emergencies.

Question #12: Please provide the written, complete comprehensive modernization plan for review to include the cost per unit.

Written plan will be provided. The cost per unit is approximately \$90-\$100 thousand dollars per unit, so each unit will basically become a new apartment.

5 Year Plan for Capital Improvements (Tab 9): All capital improvement changes are for the Landsman Gardens site.

Landsman Gardens (Tab 10): Landsman Gardens will not be demolished; it will, instead be rehabbed.

2010 Final Audit (Tab 18): Please review and provide questions for next meeting.

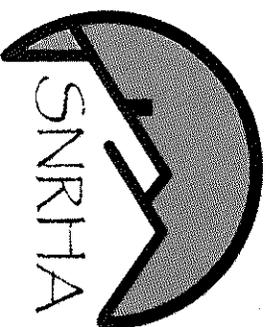
Summary (Tab 21) : This section provides a summary of everything that was discussed.

Procurement (Last Chapter): Language added to include that all requests for computer services may be made directly to the vendor.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

CHALLENGED ELEMENTS

None



**Capital Fund Program (CFP)
and/or**

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2012

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part 1: Summary

PHA Name:
**Southern Nevada Regional
 Housing Authority**

Grant Type and Number
 Capital Fund Grant No: **NV39P018501-12** Replacement Housing Factor Fund No:
 Date of CFPF:

FPY of Grant: **2012**
 FPY of Grant Approval

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/12
 Reserve for Disaster/Emergency
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3						
3	1408 Management Improvements		\$10,000.00	\$10,000.00		\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)		\$374,594.50	\$374,594.50		\$374,594.50	\$0.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$483,559.50	\$483,559.50		\$0.00	\$0.00
8	1440 Site Acquisition						
9	1450 Site Improvement		\$559,314.20	\$559,314.20		\$0.00	\$0.00
10	1460 Dwelling Structures		\$2,189,256.80	\$2,189,256.80		\$0.00	\$0.00
11	1465 I Dwelling Equipment - Nonexpendable		\$48,000.00	\$48,000.00		\$0.00	\$0.00
12	1470 Nondwelling Structures		\$0.00	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment		\$0.00	\$0.00		\$0.00	\$0.00
14	1485 Demolition						
15	1497 Moving to Work Demonstration						
16	1495 I Relocation Costs		\$81,220.00	\$81,220.00		\$0.00	\$0.00
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)		\$3,745,945.00	\$3,745,945.00		\$374,594.50	\$0.00
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities		\$0.00	\$0.00		\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						

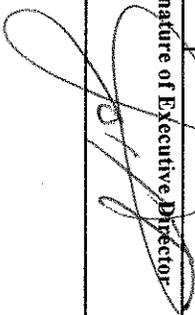
- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP for operations
- 4 RHF funds shall be included here

Performance and Evaluation Report as of 03/31/2012

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part 1: Summary

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-12 Replacement Housing Factor Fund No: Date of CFFP:		FPY of Grant 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost ¹ Expended
Signature of Executive Director 		Date 6/29/12	Signature of Public Housing Director		

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:					
Southern Nevada Regional	Capital Fund Program Grant No. NV39P018501-12	2012					
Housing Authority	Replacement Housing Factor Grant No.:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated	Funds Expended ²
PHA Wide	Management Improvement	1408		\$10,000.00	\$10,000.00	\$0.00	\$0.00
	IT Hardware			\$0.00	\$0.00		
	Resident/ Staff Training			\$10,000.00	\$10,000.00	\$0.00	\$0.00
	SUB-TOTAL						
	Central Office Cost	1410		\$374,594.50	\$374,594.50	\$374,594.50	\$0.00
	SUB-TOTAL						
PHA Wide	Construction Admin Services	1430		\$213,559.50	\$213,559.50	\$0.00	\$0.00
	A/E Design Services	1430		\$50,000.00	\$50,000.00	\$0.00	\$0.00
	Hazardous Materials Consultant	1430		\$50,000.00	\$50,000.00	\$0.00	\$0.00
	SUB-TOTAL						
	Misc Site Work Repairs	1450		\$50,000.00	\$50,000.00	\$0.00	\$0.00
	SUB-TOTAL						
Work intended to be performed through Force Account and Section 3 Residents	Misc. Interior/Exterior Repairs	1460		\$200,000.00	\$200,000.00	\$0.00	\$0.00
	SUB-TOTAL						
Archie Grant	A/C Upgrades-Parcel 2 (20 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00
AMP 302	SUB-TOTAL						

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

Part III: Implementation Schedule

PHA Name: Southern Nevada Regional Housing Authority		Federal FFY of Grant: 2012		Reasons for Revised Target Dates	
Capital Fund Program No: NV39P018501-12					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	03/11/14		03/11/16		
Administration	03/11/14		03/11/16		
Fees & Cost	03/11/14		03/11/16		
Site Improvement	03/11/14		03/11/16		
Dwelling Structure	03/11/14		03/11/16		
Dwelling Equipment	03/11/14		03/11/16		
Relocation	03/11/14		03/11/16		

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFPP:	Replacement Housing Factor Fund No: NV39R018501-12	FY of Grant: 2012
--	--	--	----------------------

Type of Grant		Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no: 1)		Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised 2	Obligated	Total Actual Cost 1	Balance	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465 1 Dwelling Equipment - Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 1 Relocation Costs						
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA	\$499,413.00	\$499,413.00	\$0.00	\$0.00	\$499,413.00	
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)	\$499,413.00	\$499,413.00	\$0.00	\$0.00	\$499,413.00	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFPP:	Replacement Housing Factor Fund No: NV39R018501-12	FFY of Grant: FFY of Grant Approval:	2012
--	--	---	---	------

Type of Grant								
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disaster/Emergency								
<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report								
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	1	Expended	Balance
Signature of Executive Director		Date	Original	Signature of Public Housing Director		Date		

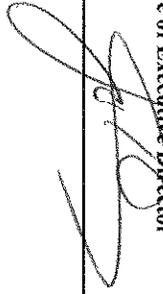
Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

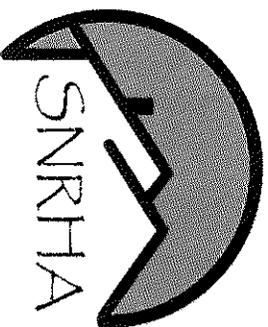
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/30/2011

Part 1: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018502-12	FFY of Grant: 2012
			FFY of Grant Approval

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

Line	Summary by Development Account	Date	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance
	Signature of Executive Director								
		6/28/12							
					Signature of Public Housing Director				



**Capital Fund Program (CFP)
and/or**

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2011

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part 1: Summary

PHA Name:
**Southern Nevada Regional
 Housing Authority**

Grant Type and Number
 Capital Fund Grant No: **NV39P018501-11** Replacement Housing Factor Fund No:
 Date of CFFP:

FFY of Grant: **2011**
 FFY of Grant Approval

Type of Grant
 Original Annual Statement
 Reserve for Disaster/Emergency
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/2012
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3						
3	1408 Management Improvements		\$200,000.00	\$200,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)		\$424,363.00	\$424,363.00	\$424,363.00	\$0.00	\$0.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$811,713.00	\$811,713.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition						
9	1450 Site Improvement		\$1,063,912.00	\$1,063,912.00	\$92,500.00	\$0.00	\$0.00
10	1460 Dwelling Structures		\$1,545,150.00	\$1,545,150.00	\$99,736.00	\$0.00	\$0.00
11	1467 1 Dwelling Equipment—Nonexpendable		\$27,596.00	\$27,596.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures		\$130,000.00	\$130,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment		\$27,500.00	\$27,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 1 Relocation Costs		\$13,400.00	\$13,400.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)		\$4,243,634.00	\$4,243,634.00	\$616,599.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities		\$510,808.00	\$590,971.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part 1: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No. NV39P018501-11 Date of CFFP:	Replacement Housing Factor Fund No.	FFY of Grant: 2011
			FFY of Grant Approval

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012 <input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised 2
Signature of Executive Director		Signature of Public Housing Director	
Date		Obligated	Expend

[Handwritten Signature]
 2/28/11

Part II: Supporting Pages

PHA Name: **Southern Nevada Regional** Grant Type and Number: **Capital Fund Program Grant No: NV39P018501-11** Federal FFY of Grant: **2011**

Housing Authority: **Southern Nevada Regional** Replacement Housing Factor Grant No: **Capital Fund Program Grant No: NV39P018501-11** CFFP (Yes/No):

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
PHA Wide	Management Improvement	1408						
	IT Hardware			\$150,000.00	\$150,000.00			
	Resident/ Staff Training			\$50,000.00	\$50,000.00			
	SUB-TOTAL			\$200,000.00	\$200,000.00	\$0.00	\$0.00	
	Central Office Cost	1410		\$424,363.00	\$424,363.00	\$424,363.00	\$0.00	
	SUB-TOTAL			\$424,363.00	\$424,363.00	\$424,363.00	\$0.00	
PHA Wide	Construction Admin Services	1430		\$236,713.00	\$236,713.00			Reduced
	A/E Design Services	1430		\$150,000.00	\$150,000.00			
	Hazardous Materials Consultant	1430		\$75,000.00	\$75,000.00			
	PNA/Energy Audit/Performance Consultant	1430		\$50,000.00	\$50,000.00			
	SUB-TOTAL			\$511,713.00	\$511,713.00	\$0.00	\$0.00	
	Misc Site Work Repairs	1450		\$400,000.00	\$325,912.00	\$92,500.00		
	Playground & Safety Surface Upg.	1450		\$100,000.00	\$100,000.00			
	Desert Landscaping	1450		\$50,000.00	\$50,000.00			
	SUB-TOTAL			\$550,000.00	\$475,912.00	\$92,500.00	\$0.00	
Work intended to be performed through Force Account and Section 3 Residents	Misc. Interior/Exterior Repairs	1460		\$400,000.00	\$400,000.00	\$99,736.00		
	TV Cabling Upgrades	1460		\$0.00	\$0.00			
	Vacancy Reduction	1460		\$250,000.00	\$250,000.00			
	Exterior Painting	1460		\$175,000.00	\$175,000.00			
	SUB-TOTAL			\$825,000.00	\$825,000.00	\$99,736.00	\$0.00	

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:				
Southern Nevada Regional	Capital Fund Program Grant No: NV39PD018501-11	2011				
Housing Authority	Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$20,000.00	\$13,925.00	Reduced
	SUB-TOTAL			\$20,000.00	\$13,925.00	\$0.00
	Non-Dwelling Units Upgrades	1470		\$50,000.00	\$50,000.00	
	SUB-TOTAL			\$50,000.00	\$50,000.00	\$0.00
	Non-Dwelling Equipment	1475		\$25,000.00	\$25,000.00	
	SUB-TOTAL			\$25,000.00	\$25,000.00	\$0.00
Hampton Court	A/E Services-Comp/Mod Bldg 1-3	1430		\$300,000.00	\$300,000.00	
	Desert Landscaping	1450		\$50,000.00	\$50,000.00	
	Exterior Painting	1460		\$85,000.00	\$85,000.00	
	CompMod Bids 1-3	1460		\$391,750.00	\$391,750.00	
	SUB-TOTAL			\$826,750.00	\$826,750.00	\$0.00
Scattered Sites	VCA-Site Accessibility	1450		\$46,850.00	\$0.00	Move to CFP 2010
	VCA- 5 UFAS Units	1460		\$187,400.00	\$0.00	Move to CFP 2010
	Appliances UFAS Units	1465		\$3,798.00	\$0.00	Move to CFP 2010
	Relocation UFAS Units	1495		\$9,200.00	\$0.00	Move to CFP 2010
	SUB-TOTAL			\$247,248.00	\$0.00	\$0.00
Harry Levy	Window Replacement	1460		\$0.00	\$0.00	
AMP 306				\$0.00	\$0.00	

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

Part II: Supporting Pages

Grant Type and Number

Federal FFY of Grant:

2011

PHA Name:

Capital Fund Program Grant No: NV39P018501-11

CFPP (Yes/No):

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
Bigger	VCA-Site Accessibility	1450		\$94,562.00	\$0.00	Reduced
AMP 319	Parking Lots Upgrades	1450		\$0.00	\$0.00	Reduced
	Replace Main Sewerlines	1450		\$0.00	\$0.00	Reduced
	Playground & Safety Surface Upg.	1450		\$22,500.00	\$0.00	Reduced
	VCA- 5 UFAS Units/ 3 HI Unit	1460		\$56,000.00	\$0.00	Reduced
	Appliances UFAS Units	1465		\$3,798.00	\$0.00	Reduced
	Relocation UFAS Units	1495		\$4,200.00	\$0.00	Reduced
	SUB-TOTAL			\$181,060.00	\$0.00	
Rose Gardens	Non-Dwelling VCA Upgrades	1470		\$80,000.00	\$80,000.00	
AMP 320	Non-Dwelling Eqmt-VCA Upgrades	1475		\$2,500.00	\$2,500.00	
	SUB-TOTAL			\$82,500.00	\$82,500.00	\$0.00
Aida Brents	Desert landscaping	1450		\$200,000.00	\$200,000.00	
AMP 301	Parking Lot & Site Lighting Upg.	1450		\$100,000.00	\$100,000.00	
	SUB-TOTAL			\$300,000.00	\$300,000.00	\$0.00
Landman Gardens	CompMod Phase Ia (5 Units)	1450		\$0.00	\$238,000.00	Move from CFP2010
AMP 317	CompMod Phase Ia (5 Units)	1460		\$0.00	\$243,400.00	Move from CFP2010
	Appliances	1465		\$0.00	\$13,671.00	Move from CFP2010
	Relocation	1495		\$0.00	\$13,400.00	Move from CFP2010
	SUB-TOTAL			\$0.00	\$508,471.00	\$0.00
	TOTAL			\$4,243,634.00	\$4,243,634.00	

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

Part III: Implementation Schedule

PHA Name: Southern Nevada Regional Housing Authority		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2011	Reasons for Revised Target Dates
Capital Fund Program No: NV39P018501-11		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Mgmt Improvement		08/02/13		08/02/15			
Administration		08/02/13		08/02/15			
Fees & Cost		08/02/13		08/02/15			
Site Improvement		08/02/13		08/02/15			
Dwelling Structure		08/02/13		08/02/15			
Dwelling Equipment		08/02/13		08/02/15			
Relocation		08/02/13		08/02/15			

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part I: Summary		FFY of Grant:	2011
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFPP:	Replacement Housing Factor Fund No: NV39R018501-11	FFY of Grant Approval

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost		Balance
		Original	Revised 2	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) 3					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonependable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities 4	\$384,498.00	\$384,498.00	\$0.00	\$0.00	\$384,498.00
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)	\$384,498.00	\$384,498.00	\$0.00	\$0.00	\$384,498.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No. Date of CFPP:	Replacement Housing Factor Fund No. NV39R018501-11	FFY of Grant 2011
--	--	---	----------------------

Type of Grant
 Performance and Evaluation Report for Period Ending: 03/31/2012
 Reserve for Disaster/Emergency
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Date	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance
Signature of Executive Director									
			<i>[Signature]</i>						
Signature of Public Housing Director									
			<i>[Signature]</i>						

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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 8/30/2011

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFPP:	Replacement Housing Factor Fund No: NV39R018502-11	FY of Grant: 2011
--	--	--	-----------------------------

Line	Summary by Development Account	Type of Grant		Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended	Balance
		<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disaster/Emergency							
1	Total non-CPP Funds	<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012	<input type="checkbox"/> Revised Annual Statement (revision no: 1)							
2	1406 Operations (may not exceed 20% of line 21)		<input type="checkbox"/> Final Performance and Evaluation Report							
3	1408 Management Improvements									
4	1410 Administration (may not exceed 10% of line 21)									
5	1411 Audit									
6	1415 Liquidated Damages									
7	1430 Fees and Costs									
8	1440 Site Acquisition									
9	1450 Site Improvement									
10	1460 Dwelling Structures									
11	1465 1 Dwelling Equipment—Nonexpendable									
12	1470 Nondwelling Structures									
13	1475 Nondwelling Equipment									
14	1485 Demolition									
15	1492 Moving to Work Demonstration									
16	1495 1 Relocation Costs									
17	1499 Development Activities 4				\$210,683.00	\$210,683.00	\$0.00	\$0.00	\$0.00	\$210,683.00
18a	1501 Collateralization or Debt Service paid by the PHA									
18b	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)				\$210,683.00	\$210,683.00	\$0.00	\$0.00	\$0.00	\$210,683.00
21	Amount of line 20 Related to LBP Activities									
22	Amount of line 20 Related to Section 504 Activities									
23	Amount of line 20 Related to Security - Soft Cost									
24	Amount of line 20 Related to Security - Hard Cost									
25	Amount of line 20 Related to Energy Conservation Measures									

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund 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 8/30/2011

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Date of CFFP:		Replacement Housing Factor Fund No: NV39R018502-11		FFY of Grant: 2011			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Date	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost Expended	1	Balance
Signature of Executive Director				Signature of Public Housing Director					



**Capital Fund Program (CFP)
and/or**

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2010

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

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

Part I: Summary

PHA Name:
 Southern Nevada Regional
Housing Authority

Grant Type and Number
 Capital Fund Grant No: **NV39P018501-10** Replacement Housing Factor Fund No:
 Date of CFP: 3/31/2012

FFY of Grant:
2010
FFY of Grant Approval

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/2012
 Reserve for Disaster/Emergency
 Revised Annual Statement (revision no: 03)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3						
3	1408 Management Improvements	\$1,064,375.60		\$1,064,375.60	\$829,707.00		\$488,660.05
4	1410 Administration (may not exceed 10% of line 21)	\$532,187.20		\$532,187.20	\$532,187.20		\$532,187.20
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$1,051,279.00		\$1,051,279.00	\$853,153.00		\$481,919.01
8	1440 Site Acquisition						
9	1450 Site Improvement	\$1,497,539.30		\$1,497,539.30	\$957,660.23		\$374,690.26
10	1460 Dwelling Structures	\$1,092,640.90		\$1,092,640.90	\$660,384.32		\$167,756.32
11	1465.1 Dwelling Equipment—Nonexpendable	\$36,456.00		\$36,456.00	\$7,595.00		\$5,003.34
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00		\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00		\$0.00
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	\$47,400.00		\$47,400.00	\$23,800.00		\$23,800.00
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2-19)	\$5,321,878.00		\$5,321,878.00	\$3,864,486.75		\$2,074,016.18
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	\$1,799,637.50		\$1,868,564.75	\$0.00		\$0.00
23	Amount of line 20 Related to Security - Soft Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-10 Replacement Housing Factor Fund No:		FFY of Grant: 2010	
		Date of CFFP:		FFY of Grant Approval	

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disaster/Emergency Date: 3/31/2012		<input type="checkbox"/> Revised Annual Statement (revision no: 03) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Total Actual Cost 1
Signature of Executive Director		Date		Signature of Public Housing Director	
				Obligated	
				Total Actual Cost 1	
				Date	
				Expended	

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:		2010		Status of Work
Southern Nevada Regional		Capital Fund Program Grant No: NV39P018501-10						
Housing Authority		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended ²	Funds Balance
PHA Wide	Management Improvement	1408		Original	Revised ¹			
	IT Hardware			\$1,064,375.60	\$1,064,375.60	\$829,707.00	\$488,660.05	\$575,715.55
	SUB-TOTAL			\$1,064,375.60	\$1,064,375.60	\$829,707.00	\$488,660.05	\$575,715.55
	Central Office Cost	1410		\$532,187.20	\$532,187.20	\$532,187.20	\$532,187.20	\$0.00
	SUB-TOTAL			\$532,187.20	\$532,187.20	\$532,187.20	\$532,187.20	\$0.00
PHA Wide	Construction Admin Services	1430		\$251,279.00	\$251,279.00	\$251,279.00	\$4,259.28	\$247,019.72
	A/E Design Services	1430		\$600,000.00	\$600,000.00	\$525,858.00	\$472,793.81	\$127,206.19
	Hazardous Materials Consultant	1430		\$100,000.00	\$100,000.00	\$76,016.00	\$4,865.92	\$95,134.08
	PNA/Energy Audit/Performance Consultant	1430		\$100,000.00	\$100,000.00	\$53,999.00	\$2,172.00	\$97,828.00
	SUB-TOTAL			\$1,051,279.00	\$1,051,279.00	\$907,152.00	\$484,091.01	\$567,187.99
	Misc Site Work Repairs	1450		\$118,967.80	\$105,947.39	\$105,947.39	\$105,947.39	\$0.00
	Playground & Safety Surface Upg.	1450		\$100,000.00	\$175,822.84	\$175,822.84	\$175,822.84	\$0.00
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$218,967.80	\$281,770.23	\$281,770.23	\$281,770.23	\$0.00
	Misc. Interior/Exterior Repairs	1460		\$55,000.00	\$167,756.32	\$167,756.32	\$167,756.32	\$0.00
	TV Cabling Upgrades	1460		\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Vacancy Reduction	1460		\$253,730.90	\$253,730.90	\$200,000.00	\$0.00	\$253,730.90
	SUB-TOTAL			\$353,730.90	\$421,487.22	\$367,756.32	\$167,756.32	\$253,730.90
	Modernization Vehicle	1475		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:				
Southern Nevada Regional	Capital Fund Program Grant No: NV39P018501-10	2010				
Housing Authority	Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
Hampton Court	A/E Services-Comp/Mod Bldg 1-3	1430		\$0.00	\$0.00	\$0.00
AMIP 317	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00
	Comp/Mod Bldg 1-3	1460		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00
Hullum Homes	VCA-Site Accessibility	1450		\$232,860.00	\$364,165.00	\$0.00
AMIP 318	VCA-2 UFAS Units/ 1 HI Unit	1460		\$63,390.00	\$135,281.00	\$0.00
	Appliances UFAS Units	1465		\$3,038.00	\$3,038.00	\$803.34
	Relocation UFAS Units	1495		\$3,200.00	\$3,200.00	\$0.00
	SUB-TOTAL			\$302,488.00	\$505,684.00	\$803.34
Jones Gardens	VCA-Site Accessibility	1450		\$231,200.00	\$240,514.00	\$0.00
AMIP 318	VCA-5 UFAS Units/ 1 HI Unit	1460		\$133,480.00	\$0.00	\$0.00
	Appliances UFAS Units	1465		\$7,595.00	\$7,595.00	\$0.00
	Relocation UFAS Units	1495		\$10,200.00	\$10,200.00	\$0.00
	SUB-TOTAL			\$382,475.00	\$258,309.00	\$0.00
Scattered Sites	VCA-Site Accessibility	1450		\$46,850.00	\$66,016.95	\$0.00
AMIP 318	VCA-5 UFAS Units	1460		\$187,400.00	\$374,096.05	\$0.00
	Appliances UFAS Units	1465		\$3,797.50	\$3,797.50	\$0.00
	Relocation UFAS Units	1495		\$9,200.00	\$9,200.00	\$0.00
	SUB-TOTAL			\$247,247.50	\$453,110.50	\$0.00

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Capital Fund Program Grant No:	NV39P018501-10	Federal FFY of Grant:	2010	Status of Work	
Housing Authority	Replacement Housing Factor Grant No:	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
Development Number/PHA-Wide Activities	General Description of Major Work Categories						
Landsman Gardens	VCA-Site Accessibility	1450		\$238,000.00	\$0.00	\$0.00	Move to CEP2011
AMP 317	VCA-9 UFAS Units/ 1 HI Unit	1460		\$222,840.00	\$0.00	\$0.00	Move to CEP2011
	Appliances UFAS Units	1465		\$13,671.00	\$0.00	\$13,671.00	
	Relocation UFAS Units	1495		\$15,800.00	\$0.00	\$15,800.00	
	SUB-TOTAL			\$490,311.00	\$29,471.00	\$29,471.00	
Simmons Manor	VCA-Site Accessibility	1450		\$142,600.00	\$218,726.00	\$0.00	Increased
AMP 319	VCA-3 UFAS Units/ 1 HI Unit	1460		\$75,800.00	\$161,776.63	\$0.00	Increased
	Appliances UFAS Units	1465		\$4,557.00	\$4,557.00	\$357.00	
	Relocation UFAS Units	1495		\$4,800.00	\$4,800.00	\$4,800.00	
	SUB-TOTAL			\$227,757.00	\$389,859.63	\$4,200.00	\$385,659.63
Bieger	VCA-Site Accessibility	1450		\$94,561.50	\$233,333.12	\$0.00	Increased
AMP 319	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	
	Replace Main Sewerlines	1450		\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	1450		\$22,500.00	\$0.00	\$0.00	Reduced
	VCA-5 UFAS Units/ 3 HI Unit	1460		\$56,000.00	\$0.00	\$0.00	Reduced
	Appliances UFAS Units	1465		\$3,797.50	\$0.00	\$0.00	
	Relocation UFAS Units	1495		\$4,200.00	\$0.00	\$0.00	
	SUB-TOTAL			\$181,059.00	\$241,330.62	\$0.00	\$241,330.62

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:				
Southern Nevada Regional		Capital Fund Program Grant No: NV39P018501-10		2010				
Housing Authority		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
Schaffer	Parking Lots Upgrades	1450		\$120,000.00	\$46,500.00	\$46,406.03	\$93.97	
AMP 319	SUB-TOTAL			\$120,000.00	\$46,500.00	\$46,406.03	\$93.97	
Espinoza	Parking Lots Upgrades	1450		\$150,000.00	\$46,514.00	\$46,514.00	\$0.00	
AMP 317	SUB-TOTAL			\$150,000.00	\$46,514.00	\$46,514.00	\$0.00	
TOTAL				\$5,321,878.00	\$5,321,878.00	\$3,918,485.75	\$2,052,388.18	\$3,269,489.82

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018501-10	FFY of Grant: 2010
---	--	--	-----------------------

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/12
 Reserve for Disaster/Emergency
 Revised Annual Statement (revision no: 02)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Balance
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities 4		\$127,476.00	\$127,476.00	\$127,476.00	\$0.00	\$127,476.00
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)		\$127,476.00	\$127,476.00	\$127,476.00	\$0.00	\$127,476.00
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFPP:	Replacement Housing Factor Fund No: NV39R018501-10	FFY of Grant: 2010
			FFY of Grant Approval

Type of Grant		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no: 02)					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12		<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Date	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended	Balance
Signature of Executive Director				Signature of Public Housing Director					

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFPP:	Replacement Housing Factor Fund No: NV39R018502-10	FFY of Grant: 2010
--	--	--	------------------------------

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost		Balance
							Expended	1	
1	<input type="checkbox"/> Reserve for Disaster/Emergency	Total non-CFP Funds							
2	<input type="checkbox"/> Revised Annual Statement (revision no: 02)	1406 Operations (may not exceed 20% of line 21) 3							
3	<input type="checkbox"/> Final Performance and Evaluation Report	1408 Management Improvements							
4		1410 Administration (may not exceed 10% of line 21)							
5		1411 Audit							
6		1415 Liquidated Damages							
7		1430 Fees and Costs							
8		1440 Site Acquisition							
9		1450 Site Improvement							
10		1460 Dwelling Structures							
11		1465 1 Dwelling Equipment—Nonexpendable							
12		1470 Nondwelling Structures							
13		1475 Nondwelling Equipment							
14		1485 Demolition							
15		1492 Moving to Work Demonstration							
16		1495 1 Relocation Costs							
17		1499 Development Activities 4		\$405,541.00	\$405,541.00	\$405,541.00	\$0.00	\$405,541.00	
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)		\$405,541.00	\$405,541.00	\$405,541.00	\$0.00	\$405,541.00	
21		Amount of line 20 Related to LBP Activities							
22		Amount of line 20 Related to Section 504 Activities							
23		Amount of line 20 Related to Security - Soft Cost							
24		Amount of line 20 Related to Security - Hard Cost							
25		Amount of line 20 Related to Energy Conservation Measures							

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

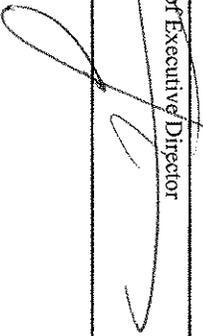
Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part 1: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018502-10	FFY of Grant: 2010
--	--	---	-----------------------

Type of Grant Original Annual Statement Reserve for Disaster/Emergency Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 03/31/2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended	Balance
	Signature of Executive/Director	Date	Original	Signature of Public Housing Director			
		6/28/12					

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

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

Part I: Summary

PHA Name:
**Southern Nevada Regional
 Housing Authority**

Grant Type and Number
 Capital Fund Grant No. **NV01800001610R**
 Date of CFP:

Replacement Housing Factor Fund No:

FFY of Grant: **2010**
 FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: as of 03/31/12

Reserve for Disaster/Emergency
 Revised Annual Statement (revision no: 04)
 Final Performance and Evaluation Report

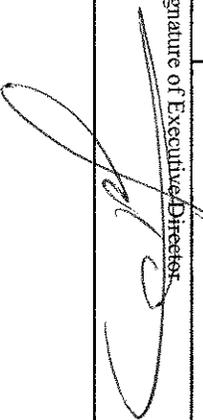
Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost ¹	Balance
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465 I Dwelling Equipment-Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 I Relocation Costs						
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (sum of lines 2-19)						
21	Amount of line 20 Related to LBF Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						
			\$2,207,500.00	\$2,207,500.00	\$2,207,500.00	\$1,693,623.76	\$513,876.24

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV01800001610R		Replacement Housing Factor Fund No:		FFY of Grant: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: as of 03/31/12		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no: 04)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by/Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance
Signature of Executive/Director: 		Date: <i>6/28/12</i>		Signature of Public Housing Director:		Date:	

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

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:		2010		Status of Work	
Southern Nevada Regional		Capital Fund Program Grant No: NV01800001610R		2010					
Housing Authority		Replacement Housing Factor Grant No:							
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended ^e	Funds Balance	
	Central Office Cost	1410		\$86,532.44	\$86,532.44	\$86,532.44	\$71,346.77	\$15,185.67	
	SUB-TOTAL			\$86,532.44	\$86,532.44	\$86,532.44	\$71,346.77	\$15,185.67	
	Professional/Consulting Services	1430		\$157,227.50	\$157,227.50	\$157,227.50	\$143,981.50	\$13,246.00	
	Construction Inspection Services			\$70,850.00	\$70,850.00	\$70,850.00	\$60,256.02	\$10,593.98	
	SUB-TOTAL			\$228,077.50	\$228,077.50	\$228,077.50	\$204,237.52	\$23,839.98	
Scattered Sites AMP 318	Replace existing landscaping with Xeriscaping including irrigation controls	1450	43	\$202,470.60	\$202,470.60	\$202,470.60	\$154,269.18	\$48,201.42	
	SUB-TOTAL			\$202,470.60	\$202,470.60	\$202,470.60	\$154,269.18	\$48,201.42	
Scattered Sites AMP 318	Green Energy Retrofit Activities to included but no limited to: Roof and window replacement, HVAC improvements, Building envelope improvements, Efficient water heaters and lighting, Installation of programmable thermostat or controls and low flow faucets/shower heads	1460	43	\$1,610,149.18	\$1,610,149.18	\$1,610,149.18	\$1,210,324.34	\$399,824.84	
	SUB-TOTAL			\$1,610,149.18	\$1,610,149.18	\$1,610,149.18	\$1,210,324.34	\$399,824.84	

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

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

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

Part I: Summary

PHA Name: **Southern Nevada Regional Housing Authority** Grant Type and Number: **Capital Fund Grant No: NV39P007501-10** Replacement Housing Factor Fund No: **2010**
 Date of CFFP: _____ FY of Grant: _____
 Date of CFFP: _____ FY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disaster/Emergency Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: 03/31/12 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost	Balance
1	Total non-CPP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	37,488.00	37,488.00	37,488.00	0.00	37,488.00
3	1408 Management Improvements	37,488.00	37,488.00	37,488.00	14,168.00	23,320.00
4	1410 Administration (may not exceed 10% of line 21)	36,967.00	36,967.00	36,967.00	0.00	36,967.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	53,823.00	53,823.00	40,000.00	24,619.09	29,203.91
8	1440 Site Acquisition					
9	1450 Site Improvement	20,000.00	20,000.00	20,000.00	0.00	20,000.00
10	1460 Dwelling Structures	180,000.00	180,000.00	180,000.00	0.00	180,000.00
11	1465 1 Dwelling Equipment—Nonexpendable	9,120.00	9,120.00	9,120.00	0.00	9,120.00
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	374,886.00	374,886.00	361,063.00	38,787.09	336,098.91
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	249,120.00	249,120.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost	37,488.00	37,488.00	37,488.00	0.00	37,488.00
25	Amount of line 20 Related to Energy Conservation Measures					

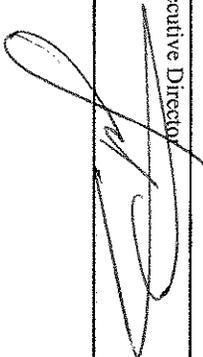
¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CPP for operations
⁴ RHF funds shall be included here

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

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

Part 1: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: NV39P007501-10 Replacement Housing Factor Fund No: Date of CFFP:	FFY of Grant: 2010
--	--	------------------------------

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Final Performance and Evaluation Report		Performance and Evaluation Report for Period Ending: 03/31/12					
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		6/28/12					

Part II: Supporting Pages

PHA Name: Southern Nevada Regional		Grant Type and Number Capital Fund Program Grant No: NV39P007501-10		Federal FFY of Grant: 2010			Status of Work	
Housing Authority		Replacement Housing Factor Grant No:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Funds Balance
HA-Wide Soft Costs	Operations	1406		37,488.00	37,488.00	37,488.00	0.00	37,488.00
	SUB-TOTAL			37,488.00	37,488.00	37,488.00	0.00	37,488.00
	Security	1408		37,488.00	37,488.00	37,488.00	14,168.00	23,320.00
	SUB-TOTAL			37,488.00	37,488.00	37,488.00	14,168.00	23,320.00
	Administrative Salaries & Benefits	1410		36,967.00	36,967.00	36,967.00	0.00	36,967.00
	SUB-TOTAL			36,967.00	36,967.00	36,967.00	0.00	36,967.00
Rose Gardens	A/E Design - 504 Compliance	1430		40,000.00	40,000.00	40,000.00	24,619.09	15,380.91
NV007-003	Hazardous Materials Consultant	1430		13,823.00	13,823.00	0.00	0.00	13,823.00
	SUB-TOTAL			53,823.00	53,823.00	40,000.00	24,619.09	29,203.91
	Site Work - 504 Compliance	1450		20,000.00	20,000.00	20,000.00	0.00	20,000.00
	SUB-TOTAL			20,000.00	20,000.00	20,000.00	0.00	20,000.00
	6 Units Retrofit-504 Compliance	1460		180,000.00	180,000.00	180,000.00	0.00	180,000.00
	SUB-TOTAL			180,000.00	180,000.00	180,000.00	0.00	180,000.00
	Appliances-504 Compliance	1465.1		9,120.00	9,120.00	9,120.00	0.00	9,120.00
	SUB-TOTAL			9,120.00	9,120.00	9,120.00	0.00	9,120.00
	TOTAL			374,886.00	374,886.00	361,063.00	38,787.09	336,098.91

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



**Capital Fund Program (CFP)
and/or**

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2009

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

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

Part 1: Summary

PHA Name: **Southern Nevada Regional Housing Authority**
 Grant Type and Number: **Capital Fund Grant No. NV39P002501-09** Replacement Housing Factor Fund No:
 Date of CFP: **2009** FFY of Grant Approval

Type of Grant: Original Annual Statement Reserve for Disaster/Emergency Revised Annual Statement (revision no: 07)
 Performance and Evaluation Report for Period Ending: as of 03/31/12 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	\$401,214.00	\$401,214.00	\$401,214.00	\$280,381.11	\$120,832.89
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$343,128.98	\$363,095.87	\$363,095.87	\$325,818.69	\$37,277.18
8	1440 Site Acquisition					
9	1450 Site Improvement	\$2,390,216.49	\$2,374,613.80	\$2,374,613.80	\$2,067,334.70	\$307,279.10
10	1460 Dwelling Structures	\$799,233.00	\$799,233.00	\$799,233.00	\$700,672.07	\$98,560.93
11	1465 1 Dwelling Equipment—Nonexpendable	\$50,000.00	\$45,635.80	\$45,635.80	\$45,635.80	\$0.00
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$28,350.53	\$28,350.53	\$28,350.53	\$28,350.53	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration					
16	1495 1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities					
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)	\$4,012,143.00	\$4,012,143.00	\$4,012,143.00	\$3,448,192.90	\$563,950.10
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 Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: NV39P002501-09 Replacement Housing Factor Fund No:	FFY of Grant: 2009
	Date of CFFP:	FFY of Grant Approval

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: as of 03/31/12	<input type="checkbox"/> Reserve for Disaster/Emergency	<input type="checkbox"/> Revised Annual Statement (revision no: 07) <input type="checkbox"/> Final Performance and Evaluation Report
Line Summary by Development Account	Original	Total Estimated Cost
Signature of Executive Director	Date <i>6/28/11</i>	Revised ² Signature of Public Housing Director
	Obligated	Total Actual Cost ¹
	Expended	Balance
	Date	

Part II: Supporting Pages

PHA Name: **Southern Nevada Regional** Grant Type and Number: **Capital Fund Program Grant No: NV39P002501-09**

Housing Authority: **Southern Nevada Regional** Replacement Housing Factor Grant No: **2009** Rev2

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
Sherman Annex	Hazardous Materials Consultant	1430		\$0.00	\$0.00	\$0.00
	Appraisal	1430		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00
	Demolition	1485		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00
	Relocation	1495		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00
Villa Capri & Sherman Gardens	Hazardous Materials Consultant	1430		\$0.00	\$0.00	\$0.00
	Appraisal-2 properties	1430		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00
	Demolition	1485		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00
	Relocation	1495		\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00

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

Part II: Supporting Pages

PHA Name: Southern Nevada Regional		Grant Type and Number Capital Fund Program Grant No: NV39P002501-09		Federal FY of Grant: 2009		Rev2	
Housing Authority		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Harry Levy	Roof Consultant	1430		\$17,510.00	\$17,510.00	\$0.00	
AMP 306	SUB-TOTAL			\$17,510.00	\$17,510.00	\$0.00	
	Desert landscaping	1450		\$250,000.00	\$234,397.31	\$0.00	Reduced & Complete
	SUB-TOTAL			\$250,000.00	\$234,397.31	\$0.00	
	Roof Replacement/Repairs	1460		\$91,350.00	\$91,350.00	\$9,540.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	
	Cooling Tower Replacement	1460		\$162,307.00	\$162,307.00	\$0.00	
	Windows Replacement	1460		\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$253,657.00	\$253,657.00	\$9,540.00	
Sartini Plaza	Desert landscaping	1450		\$388,705.00	\$388,705.00	\$369,885.72	\$18,819.28
AMP 303	Parking Lot & Site Lighting Upg.	1450		\$300,000.00	\$300,000.00	\$216,194.03	\$83,805.97
	SUB-TOTAL			\$688,705.00	\$688,705.00	\$586,079.75	\$102,625.25
	Fire Alarm Upgrades	1460		\$0.00	\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00
Sartini Annex	Desert landscaping	1450		\$90,000.00	\$90,000.00	\$90,000.00	\$0.00
AMP 303	Parking Lot & Site Lighting Upg.	1450		\$75,000.00	\$75,000.00	\$67,500.00	\$7,500.00
	SUB-TOTAL			\$165,000.00	\$165,000.00	\$157,500.00	\$7,500.00

1 To be completed for the Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:	2009	Rev2			
Southern Nevada Regional	Capital Fund Program Grant No: NV39P002501-09						
Housing Authority	Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Sartini Annex	Roof Replacement	1460		\$100,000.00	\$100,000.00	\$43,658.60	\$56,341.40
AMP 303	Exterior Painting	1460		\$35,376.94	\$35,376.94	\$34,417.00	\$959.94
(cont)	SUB-TOTAL			\$135,376.94	\$135,376.94	\$78,075.60	\$57,301.34
Down Towers	Desert landscaping	1450		\$260,000.00	\$260,000.00	\$245,769.48	\$14,230.52
AMP 307	Parking Lot & Site Lighting Upg.	1450		\$300,000.00	\$300,000.00	\$246,843.67	\$53,156.33
	SUB-TOTAL			\$560,000.00	\$560,000.00	\$492,613.15	\$67,386.85
	Fire Alarm Upgrades	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Energy Conservation Window Film	1460		\$90,000.00	\$90,000.00	\$84,500.00	\$5,500.00
	SUB-TOTAL			\$90,000.00	\$90,000.00	\$84,500.00	\$5,500.00
Aida Brents	Desert landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00
AMP 301	Parking Lot & Site Lighting Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00
	Fire Alarm Upgrades	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Exterior Painting	1460		\$13,900.00	\$13,900.00	\$13,900.00	\$0.00
	SUB-TOTAL			\$13,900.00	\$13,900.00	\$13,900.00	\$0.00
Vera Johnson	Playground Upgrades	1450		\$129,767.00	\$129,767.00	\$129,767.00	\$0.00
AMP 314	SUB-TOTAL			\$129,767.00	\$129,767.00	\$129,767.00	\$0.00

¹ To be completed for the Performance and Evaluation Report

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

Part III: Implementation Schedule

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2009	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Administration	09/15/11		09/15/13			
Fees & Cost	09/15/11		09/15/13			
Site Improvement	09/15/11		09/15/13			
Dwelling Structure	09/15/11		09/15/13			
Non-Dwelling Equipment	09/15/11		09/15/13			
Demolition	09/15/11		09/15/13			
Relocation	09/15/11		09/15/13			

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

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

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

Part I: Summary		Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R00250209	FFY of Grant: 2009
PHA Name: Southern Nevada Regional Housing Authority				FFY of Grant Approval:

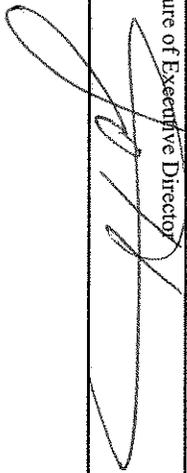
Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012	Reserve for Disaster/Emergency <input type="checkbox"/>	Revised Annual Statement (revision no.: 05) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost		Balance
				Original	Revised 2	Obligated	Expended	
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21)	3						
3	1408 Management Improvements							
4	1410 Administration (may not exceed 10% of line 21)							
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs							
8	1440 Site Acquisition							
9	1450 Site Improvement							
10	1460 Dwelling Structures							
11	1465 I Dwelling Equipment—Nonexpendable							
12	1470 Nondwelling Structures							
13	1475 Nondwelling Equipment							
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495 I Relocation Costs							
17	1499 Development Activities 4			\$1,100,412.00		\$1,100,412.00	\$876,178.42	\$224,233.58
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)			\$1,100,412.00		\$1,100,412.00	\$876,178.42	\$224,233.58
21	Amount of line 20 Related to LBF Activities							
22	Amount of line 20 Related to Section 504 Activities							
23	Amount of line 20 Related to Security - Soft Cost							
24	Amount of line 20 Related to Security - Hard Cost							
25	Amount of line 20 Related to Energy Conservation Measures							

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Date of CFFP:		Replacement Housing Factor Fund No: NV39R00250209		FFY of Grant: FFY of Grant Approval:		2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012 <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 05) <input type="checkbox"/> Final Performance and Evaluation Report									
Line Summary by Development Account		Original Total Estimated Cost		Revised 2 Revised Cost		Obligated Total Actual Cost 1		Expended Balance	
Signature of Executive Director 		Date 4/28/12		Signature of Public Housing Director		Date			

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

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:		Status of Work			
Southern Nevada Regional		Capital Fund Program Grant No:		2009		3/3/2012			
Housing Authority		Replacement Housing Factor Grant No:		NV39R00250209					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated	Funds Expended ²		Funds Balance
Balzar Property	Development Activities Comstock & Balzar Property Pursuant to HUD-approved RHF Plan dated January 11, 2005	1499		\$1,100,412.00	\$335,373.00	\$335,373.00	\$335,373.00	\$0.00	
Perry Plaza	Development Activities Perry Street Property Pursuant to HUD-approved RHF Plan dated June 8, 2010	1499		\$0.00	\$765,039.00	\$765,039.00	\$540,805.42	\$224,233.58	
SUBTOTAL				\$1,100,412.00	\$1,100,412.00	\$1,100,412.00	\$876,178.42	\$224,233.58	

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

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

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority 340 North 11th Street, Las Vegas, NV, 89101		Grant Type and Number Capital Fund Grant No: NV01300000609F Replacement Housing Factor Fund No:		FFY of Grant: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012		<input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 05) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval 2009

Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21)							
3	1408 Management Improvements							
4	1410 Administration (may not exceed 10% of line 21)		\$600,000.00	\$127,084.00	\$127,084.00	\$79,964.93	\$47,119.07	
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs		\$0.00	\$759,123.85	\$759,123.85	\$709,668.72	\$49,455.13	
8	1440 Site Acquisition							
9	1450 Site Improvement		\$0.00	\$1,846,780.00	\$1,846,780.00	\$1,846,780.00	\$0.00	
10	1460 Dwelling Structures		\$0.00	\$7,267,012.15	\$7,267,012.15	\$7,239,391.34	\$27,620.81	
11	1465.1 Dwelling Equipment—Nonexpendable							
12	1470 Nondwelling Structures							
13	1475 Nondwelling Equipment							
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities 4		\$9,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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)		\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	\$9,875,804.99	\$124,195.01	
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 Cost							
24	Amount of line 20 Related to Security- Hard Cost							
25	Amount of line 20 Related to Energy Conservation Measures							

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

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

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

Part 1: Summary

PHA Name: Southern Nevada Regional Housing Authority 340 North 11th Street, Las Vegas, NV, 89101		Grant Type and Number Capital Fund Grant No: NV01300000609F Replacement Housing Factor Fund No:		FPY of Grant: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012		<input type="checkbox"/> Reserve for Disaster/Emergency		<input type="checkbox"/> Revised Annual Statement (revision no: 05) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Signature of Executive Director		Date		Signature of Public Housing Director	
		Original		Revised 2	
Date		Obligated		Expended	
Date		Date		Balance	

Signature of Executive Director		Date		Signature of Public Housing Director	
		Original		Revised 2	
Date		Obligated		Expended	
Date		Date		Balance	

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

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

Part I: Summary

PHA Name: **Southern Nevada Regional Housing Authority**

Grant Type and Number: **Capital Fund Grant No. NV39P01350109** Replacement Housing Factor Fund No: **2009**

FFY of Grant: **2009**

Date of CFPP: **03/31/2012**

FFY of Grant Approval: **2009**

Line	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost		Balance
		Original	Revised 2		Expended		
1	Total non-CPP Funds						
2	1406 Operations (may not exceed 20% of line 21) 3	\$101,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$65,868.00	\$0.00	\$0.00	\$132,199.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$132,199.00	\$132,199.00	\$132,199.00	\$132,199.00	\$0.00	\$0.00
5	1411 Audit	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$150,000.00	\$251,750.00	\$251,750.00	\$251,750.00	\$0.00	\$0.00
8	1440 Site Acquisition						
9	1450 Site Improvement	\$285,256.00	\$497,872.29	\$497,872.29	\$494,834.08	\$3,038.21	\$3,038.21
10	1460 Dwelling Structures	\$539,045.00	\$225,923.71	\$225,923.71	\$225,370.90	\$552.81	\$552.81
11	1465 1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures	\$25,175.00	\$211,548.00	\$211,548.00	\$189,823.93	\$21,724.07	\$21,724.07
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1493 1 Relocation Costs	\$20,000.00	\$2,700.00	\$2,700.00	\$2,700.00	\$0.00	\$0.00
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (sum of lines 2-19)	\$1,321,993.00	\$1,321,993.00	\$1,321,993.00	\$1,296,677.91	\$25,315.09	\$25,315.09
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 Cost						
24	Amount of line 20 Related to Security - Hard Cost						
25	Amount of line 20 Related to Energy Conservation Measures						

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

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

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

Part 1: Summary

PHA Name:
 Southern Nevada Regional
 Housing Authority

Grant Type and Number
 Capital Fund Grant No: NV39P01350109 Replacement Housing Factor Fund No:
 Date of CFPP:

FFY of Grant: 2009
FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Reserve for Disaster/Emergency

Revised Annual Statement (revision no: 05)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: 03/31/2012

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Line	Summary by/Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost	Expended	Balance

Part II: Supporting Pages

PHA Name:	Grant Type and Number		Federal FFY of Grant:				Status of Work	
Southern Nevada Regional Housing Authority	Capital Fund Program Grant No	Replacement Housing Factor Grant No:	2009					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Funds Balance
NV39-P013-002	Roof replacement			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Espinoza Terrace	ADA Accessibility Modifications	1450		\$0.00	\$169,506.00	\$169,506.00	\$166,467.79	\$3,038.21
	ADA Accessibility Mod.-Dwelling	1460		\$0.00	\$5,301.00	\$5,301.00	\$4,748.19	\$552.81
	ADA Accessibility Mod.-Non-Dwelling	1470		\$0.00	\$85,179.00	\$85,179.00	\$69,801.85	\$15,377.15
		Subtotal		\$0.00	\$259,986.00	\$259,986.00	\$241,017.83	\$18,968.17
NV39-P013-003	Replace locks			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landsman Gardens	ADA Modifications	1460		\$91,345.00	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal		\$91,345.00	\$0.00	\$0.00	\$0.00	\$0.00
NV39-P013-005	Replace locks			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Hampton Court	Rehab dwelling unit			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ADA Accessibility Modifications	1450		\$0.00	\$134,763.63	\$134,763.63	\$134,763.63	\$0.00
	ADA Accessibility Mod.-Dwelling	1460		\$145,068.00	\$0.00	\$0.00	\$0.00	\$0.00
	ADA Accessibility Mod.-Non-Dwelling	1470		\$0.00	\$53,129.00	\$53,129.00	\$46,782.08	\$6,346.92
		Subtotal		\$145,068.00	\$187,892.63	\$187,892.63	\$181,545.71	\$6,346.92
NV39-P013-007	Rehab common buildings			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Hullum Homes	Replace locks			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ADA Accessibility Mod.-Dwelling	1460		\$302,632.00	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal		\$302,632.00	\$0.00	\$0.00	\$0.00	\$0.00
NV39-P013-008	Replace locks			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Biegger Estates	ADA Accessibility Mod.-Dwelling			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

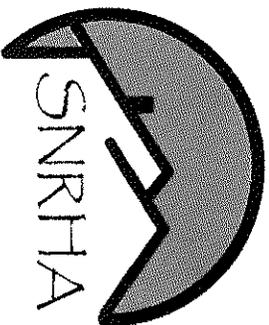
¹ To be completed for the Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Southern Nevada Regional		Grant Type and Number: Capital Fund Program Grant No NV39P01350109		Federal FFY of Grant: 2009			
Housing Authority		Replacement Housing Factor Grant No:			Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Funds Obligated	Funds Expended ²	Funds Balance
				Original	Revised ¹		
NV39-P013-009	Asphalt overlay			\$0.00	\$0.00	\$0.00	\$0.00
Schaffter Heights	ADA Accessibility Modifications	1450		\$285,256.00	\$193,602.66	\$193,602.66	\$0.00
	ADA Accessibility Mod.-Dwelling	1460		\$0.00	\$71,693.00	\$71,693.00	\$0.00
	ADA Accessibility Mod-Non-Dwelling	1470		\$0.00	\$73,240.00	\$73,240.00	\$0.00
		Subtotal		\$285,256.00	\$338,535.66	\$338,535.66	\$0.00
NV39-P013-010	Replace locks			\$0.00	\$0.00	\$0.00	\$0.00
Jones Gardens	ADA Accessibility Modifications			\$0.00	\$0.00	\$0.00	\$0.00
	Asphalt overlay			\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal		\$0.00	\$0.00	\$0.00	\$0.00
NV39-P013-016	Rehab dwelling unit (ADA Compliance and Asbestos Testing and Abatement)	1460		\$0.00	\$148,929.71	\$148,929.71	\$0.00
Scattered Sites				\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal		\$0.00	\$148,929.71	\$148,929.71	\$0.00
NV39-P013-020	Replace locks			\$0.00	\$0.00	\$0.00	\$0.00
Simmons Manor	ADA Accessibility Modifications			\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal		\$0.00	\$0.00	\$0.00	\$0.00

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



**Capital Fund Program (CFP)
and/or**

**Capital Fund Program Replacement Housing Factor Funds
(CFPRHF)**

FY 2008

CAPITAL FUND PROGRAM TABLES

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary
 PFD Name: **Southern Nevada Regional Housing Authority** Replacement Housing Factor Grant No: **NV39P002501-08** Capital Fund Grant Number: **NV39P002501-08** FPD of Grant Approval: **2008**
 340 North 11th Street, Las Vegas, Nevada, 89101

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number: 11 Final Performance And Evaluation Report
 XX | Performance and Evaluation Report for Period Ending: 03/31/12

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost		Balance
		Original	Revised (11)		Expended		
1	Total non-CFP Funds						
2	1406 Operations						
3	1408 Management Improvements Soft Costs	\$6,000.00	\$7,062.13	\$7,062.13	\$0.00	\$7,062.13	
3a	Management Improvements Hard Costs						
4	1410 Administration	\$402,103.00	\$402,103.00	\$402,103.00	\$402,103.00	\$0.00	\$0.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$520,184.42	\$535,072.38	\$535,072.38	\$501,670.55	\$33,401.83	
8	1440 Site Acquisition						
9	1450 Site Improvement	\$235,790.34	\$235,790.34	\$235,790.34	\$235,790.34	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,004,561.84	\$1,004,561.84	\$1,004,561.84	\$1,004,561.84	\$0.00	\$0.00
11	1465 Dwelling Equipment - Nonexpendable	\$38,350.00	\$38,350.00	\$38,350.00	\$38,350.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$1,075.00	\$1,075.00	\$1,075.00	\$1,075.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment						
14	1485 Demolition	\$1,590,069.00	\$1,574,118.91	\$1,574,118.91	\$1,551,693.91	\$22,425.00	
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495 Relocation Costs	\$222,896.40	\$222,896.40	\$222,896.40	\$222,896.40	\$0.00	\$0.00
18	1499 Development Activities						
19	1502 Contingency (may not exceed 8% of line 19)						
20	Amount of Annual Grant (Sum of lines 1-20)	\$4,021,030.00	\$4,021,030.00	\$4,021,030.00	\$3,958,141.04	\$62,888.96	
	Amount of line 11 Related to LBP Activities						
	Amount of line 10 and 11 Related to Section 504 Compliance						
	Amount of line 3 related to security - soft costs						
	Amount of line 10 and 11 Related to Security - hard costs						
	Amount of line 11 Related to Energy Conservation Measures						
	Collateralization Expenses or Debt Service						

Submitted by: **John N. Hill, SNRHA Executive Director** Date: 6/28/12
 Approved by: **Melina Whitehead, Acting Director, HUD San Francisco** Date: _____

Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

PHA Name Southern Nevada Regional Housing Authority
Grant Type and Number Capital Fund Program Grant No: NV39P002501-08
340 No. 11th Street, Las Vegas, Nevada 89101
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008
Report date as of : 03/31/12

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			Balance	Status of Proposed Work
				Original (A)	Revised (B)	Funds Obligated (C)	Funds Expended (D)			
2. OPERATIONS										
	Operations			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total for Line # 2				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3. MANAGEMENT IMPROVEMENTS										
To be charged to specific AMPs as incurred										
Maintenance/Mgmt Training				\$6,000.00	\$7,062.13	\$7,062.13	\$0.00	\$7,062.13	\$7,062.13	
Total for Line # 3				\$6,000.00	\$7,062.13	\$7,062.13	\$0.00	\$7,062.13	\$7,062.13	
4. ADMINISTRATION										
Central Cost Center Admin Fee				\$402,103.00	\$402,103.00	\$402,103.00	\$402,103.00	\$402,103.00	\$0.00	
Total for Line #4				\$402,103.00	\$402,103.00	\$402,103.00	\$402,103.00	\$402,103.00	\$0.00	
5. AUDIT										
Audit				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total for Line # 5				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
7. FEES & COSTS										
To be charged to specific AMPs as incurred										
Architectural / Engineering Services				\$32,768.00	\$32,768.00	\$32,768.00	\$32,768.00	\$0.00	\$0.00	
Construction Management/Inspection Services				\$292,747.00	\$307,634.96	\$307,634.96	\$292,747.00	\$14,887.96	\$0.00	
Energy Audit				\$24,997.00	\$24,997.00	\$24,997.00	\$24,997.00	\$0.00	\$0.00	
Hazardous Materials Consulting Services				\$162,690.62	\$162,690.62	\$162,690.62	\$144,176.75	\$18,513.87	\$0.00	
Appraisals-3 Family Sites				\$6,981.80	\$6,981.80	\$6,981.80	\$6,981.80	\$0.00	\$0.00	
Total for Line # 7				\$520,184.42	\$535,072.38	\$535,072.38	\$501,670.55	\$33,401.83	\$33,401.83	

Capital Fund Program Tables

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CRP/CFPRHF)

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority

Grant Type and Number: Capital Fund Program Grant No: NV39P002501-08

Federal FY of Grant: 2008
Report date as of: 03/31/12

340 No. 11th Street, Las Vegas, Nevada 89101

Replacement Housing Factor Grant No:

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost			Status of Proposed Work
				Original (A)	Revised (B)	Funds Obligated (C)	Funds Expended (D)	Balance (E)		
AMP Wide AMP Wide AMP Wide	9. SITE IMPROVEMENTS To be charged to specific AMPs as incurred Desert Landscaping-Senior Properties Parking Lots Upgrades Misc. Site Work Repairs	1450		\$0.00 \$124,068.93 \$111,721.41	\$0.00 \$124,068.93 \$111,721.41	\$0.00 \$124,068.93 \$111,721.41	\$0.00 \$124,068.93 \$111,721.41	\$0.00 \$0.00 \$0.00		
	Total for Line # 9			\$235,790.34	\$235,790.34	\$235,790.34	\$235,790.34	\$0.00		
AMP 307 AMP Wide AMP 301 AMP 307 AMP 303 AMP 319 AMP 303	10. DWELLING STRUCTURES James Down (NV212) Cooling Tower To be charged to specific AMPs as incurred Misc. Interior/Exterior Work Repairs Fire Alarm Upgrades-Aida Brents Fire Alarm Upgrades- James Down Towers Fire Alarm Upgrades- Sartini Plaza Schaffer Heights-VCA Upgrades VCA Sartini Plaza	1460	1 bldg	\$0.00 \$65,361.50 \$42,038.40 \$326,390.72 \$323,213.00 \$168,930.45 \$78,627.77	\$0.00 \$65,361.50 \$42,038.40 \$326,390.72 \$323,213.00 \$168,930.45 \$78,627.77	\$0.00 \$65,361.50 \$42,038.40 \$326,390.72 \$323,213.00 \$168,930.45 \$78,627.77	\$0.00 \$65,361.50 \$42,038.40 \$326,390.72 \$323,213.00 \$168,930.45 \$78,627.77	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00		
	Total For Line # 10			\$1,004,561.84	\$1,004,561.84	\$1,004,561.84	\$1,004,561.84	\$0.00		
AMP Wide	11. Dwelling Equipment To be charged to specific AMPs as incurred Energy Star/Energy Efficient Appliances	1465		\$38,350.00	\$38,350.00	\$38,350.00	\$38,350.00	\$0.00		
	Total for line # 11			\$38,350.00	\$38,350.00	\$38,350.00	\$38,350.00	\$0.00		
AMP Wide	12. NONDWELLING STRUCTURES To be charged to specific AMPs as incurred Misc. Interior/Exterior Work Repairs	1470		\$1,075.00	\$1,075.00	\$1,075.00	\$1,075.00	\$0.00		
	Total for Line # 12			\$1,075.00	\$1,075.00	\$1,075.00	\$1,075.00	\$0.00		
AMP 305	14. DEMOLITION Ernie Cragin (NV213/210/209)	1485	25 Units	\$1,590,069.00	\$1,574,118.91	\$1,574,118.91	\$1,551,693.91	\$22,425.00		
	Total for Line # 14			\$1,590,069.00	\$1,574,118.91	\$1,574,118.91	\$1,551,693.91	\$22,425.00		

Capital Fund Program Tables

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Page 4 of 5

PHA Name: **Southern Nevada Regional Housing Authority**

340 No. 11th Street, Las Vegas, Nevada 89101

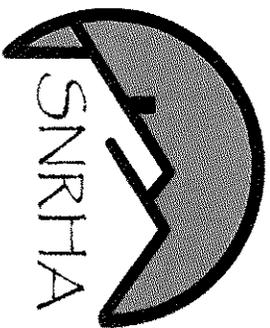
Grant Type and Number: **Capital Fund Program Grant No: NV39P002501-08**
 Replacement Housing Factor Grant No:

Federal FY of Grant: **2008**
 Report date as of: **03/31/12**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Balance	Status of Proposed Work	
				Original (A)	Revised (B)	Funds Obligated (C)	Funds Expended (D)			
AMP 305	Ernie Cragin (NV213)	1495	81 units	\$71,930.71	\$71,930.71	\$71,930.71	\$71,930.71	\$0.00		
AMP 305	Ernie Cragin (NV210)		84 units	\$74,594.81	\$74,594.81	\$74,594.81	\$74,594.81	\$0.00		
AMP 305	Ernie Cragin (NV209)		86 units	\$76,370.88	\$76,370.88	\$76,370.88	\$76,370.88	\$0.00		
Total for Line # 17					\$222,896.40	\$222,896.40	\$222,896.40	\$222,896.40	\$0.00	

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 3: Implementation Schedule

PHA Name		Replacement Housing Factor		Capital Fund #		Federal FY of Grant: 2008	
Southern Nevada Regional Housing Authority		Grant No:		NV39P00250108		Report date as of : 03/31/12	
Development Number / Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Administration	06/12/10	-	06/12/08	06/12/12	-		
Fees & Costs	06/12/10	-	01/19/10	06/12/12	-		
Site Improvement	06/12/10	-	02/18/10	06/12/12	-		
Dwelling Structures	06/12/10	-	02/18/10	06/12/12	-		
Demolition	06/12/10	-	02/18/10	06/12/12	-		
Relocation	06/12/10	-	01/19/10	06/12/12	-		



Capital Fund Program (CFP)

Five - Year Action Plan

FY 2012 – FY 2016

Capital Fund Program Five-Year Action Plan

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

Part I: Summary

PHA Name: Southern Nevada Regional Housing Authority		Locality (City/County & State): Las Vegas/Clark/Nevada		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.: _____	
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	\$ 2,978,756	\$ 2,952,562	\$ 2,705,444	\$ 2,624,478
C. Management Improvements		\$ -	\$ -	\$ -	\$ -
D. PHA-Wide Non-Dwelling Structure and Equipment		\$ -	\$ -	\$ -	\$ -
E. Administration		\$ 363,357	\$ 352,456	\$ 341,882	\$ 331,626
F. Other: Fees & Cost		\$ 303,454	\$ 230,363	\$ 384,043	\$ 363,536
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CFP Funds					
L. Total Non-CFP funds					
M. Grand Total		\$ 3,645,567	\$ 3,535,381	\$ 3,431,369	\$ 3,319,640

Capital Fund Program Five-Year Action Plan

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

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

Work Statement for Year 1 FFY: 2012	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Work Statement for Year 2 FFY: 2013	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Work Statement for Year 3 FFY: 2014	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 317-Landsman Comp Mod (Phase II - 28 Units) Relocation		2,877,996 100,760		AMP 317-Landsman Comp Mod (Phase III - 28 Units) Relocation		2,865,542 87,020				
	Sub-Total		2,978,756		Sub-Total		2,952,562				
	PHA Wide The following work is intended to be performed with Force Account & Section 3 Residents				PHA Wide The following work is intended to be performed with Force Account & Section 3 Residents						
	Playground Upgrades		-		Playground Upgrades		-				-
	Energy Star Appliances		-		Energy Star Appliances		-				-
	Misc. Site Work & Ext./Int. Units Upg.		-		Misc. Site Work & Ext./Int. Units Upg.		-				-
	Exterior Painting of Properties		-		Exterior Painting of Properties		-				-
	Desert Landscaping		-		Desert Landscaping		-				-
	Parking Lots & Ext. Lighting Upgrades		-		Parking Lots & Ext. Lighting Upgrades		-				-
	Vacancy Reduction		-		Vacancy Reduction		-				-
	Sub-Total		-		Sub-Total		-				-
	PHA Wide				PHA Wide						
	Non-Dwelling Units Upgrades		-		Non-Dwelling Units Upgrades		-				-
	Non-Dwelling Equipment		-		Non-Dwelling Equipment		-				-
	Sub-Total		-		Sub-Total		-				-
	Subtotal of Estimated Costs		2,978,756		Subtotal of Estimated Costs		2,952,562				

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement (S)		Work Statement for Year 4		Work Statement for Year 5		
Work Statement for Year 1 FFY: 2012	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	AMP 314-Vera B CompMod- Phase I-37 Units) Relocation			AMP 314-Vera B CompMod- Phase I-34Units) Relocation		
	Sub-Total		-	Sub-Total		2,444,328
	AMP 317-Landsman Comp Mod (Phase IV - 26 Units) Relocation		2,623,004			80,150
	Sub-Total		2,705,444			2,524,478
	PHA Wide The following work is intended to be performed with Force Account & Section 3 Residents Playground Upgrades Energy Star Appliances Misc. Site Work & Ext./Int. Units Upg. Exterior Painting of Properties Desert Landscaping Parking Lots & Ext. Lighting Upgrades Vacancy Reduction			PHA Wide The following work is intended to be performed with Force Account & Section 3 Residents Playground Upgrades Energy Star Appliances Misc. Site Work & Ext./Int. Units Upg. Exterior Painting of Properties Desert Landscaping Parking Lots & Ext. Lighting Upgrades Vacancy Reduction		
	Sub-Total		-	Sub-Total		50,000
	PHA Wide Non-Dwelling Units Upgrades Non-Dwelling Equipment			PHA Wide Non-Dwelling Units Upgrades Non-Dwelling Equipment		
	Sub-Total		-	Sub-Total		-
	Subtotal of Estimated Costs		2,705,444	Subtotal of Estimated Costs		2,624,478

Capital Fund Program Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2013		Work Statement for Year 3 FFY: 2014	
	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	\$ -	Operations	\$ -
	Resident/Staff Training	\$ -	Resident/Staff Training	\$ -
	IT Infrastructure	\$ -	IT Infrastructure	\$ -
	Central Office Cost	\$ 363,357	Central Office Cost	\$ 352,456
	Construction Management Inspection Services	\$ 128,454	Construction Management Inspection Services	\$ 175,363
	A/E Design Services-Landsman Phase II	\$ 140,000	A/E Design Services-Vera B	\$ -
	A/E Design Services - PHA Wide	\$ -	A/E Design Services PHA Wide	\$ -
	Hazardous Materials Consultant	\$ 35,000	Hazardous Materials Consultant	\$ 55,000
	Subtotal of Estimated Cost	\$ 666,811	Subtotal of Estimated Cost	\$ 582,819

Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2015		Work Statement for Year 5 FFY: 2016	
	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	\$ -	Operations	\$ -
	Resident/Staff Training	\$ -	Resident/Staff Training	\$ -
	IT Infrastructure	\$ -	IT Infrastructure	\$ -
	Central Office Cost	\$ 341,882	Central Office Cost	\$ 331,626
	A/E Design Services PHA Wide	\$ -	A/E Design Services PHA Wide	\$ -
	Construction Management Inspection Services	\$ 189,043	Construction Management Inspection Services	\$ 198,536
	A/E Design Services-Vera B	\$ 140,000	A/E Design Services-Vera B	\$ 140,000
	Hazardous Materials Consultant	\$ 55,000	Hazardous Materials Consultant	\$ 25,000
	Subtotal of Estimated Cost	\$ 725,925	Subtotal of Estimated Cost	\$ 695,162