



SNRHA Five-Year Plan

FY2021-2025

Five-Year Plan

TAB 1

**Southern Nevada Regional Housing Authority
FY2021-2025 Five Year Plan**

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TAB 2

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Executive Summary of the Five Year 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), Southern Nevada Regional Housing Authority was formed on 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 also joined the SNRHA. 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 of North Las Vegas, Clark County, and the City of Henderson.

PURPOSE AND STRUCTURE OF THE AGENCY PLAN

This Agency Plan contains the FY2021-2025 **Five Year** 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 once every five years or more as deemed appropriate during the annual planning process.

TAB 3

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																				
A.1	<p>PHA Name: Southern Nevada Regional Housing Authority PHA Code: NV-18</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2020 PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. <u>SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT</u></p> <p>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 effect on both, it is important to involve all stakeholders in strategic planning processes. Meetings with the Resident Advisory Board (RAB) were held to review the plan and solicit input. A complete list of attendees at each meeting is available upon request.</p> <p>The final draft was placed on public display beginning 11/02/2020 coinciding with the first advertisement of the Public Hearing. A copy of the PHA Plan and associated documents were/are available to view a copy on our website www.snvrha.org, Welcome Page, scroll down to Agency Plans section and click on "click here for all Agency Plans" and scroll down to the pdf icon for this plan.</p> <p>The Plan and addendums will also be available at all Public Housing Community Offices as well as in the main lobby areas of SNRHA Administrative Offices located at:</p> <ul style="list-style-type: none"> - Howard Cannon Center at 340 North 11th Street, Las Vegas, NV 89101. - W. F. Cotrell Admin Building at 5390 East Flamingo Rd., Las Vegas, NV 89122. - Housing Programs at 380 North Maryland Pkwy., Las Vegas, NV 89101. <p>The comment period ended with a Public Hearing held at the Howard Cannon Center Board Chambers located at 340 North 11th Street, Las Vegas, NV 89101 on December 16, 2020 at 5:30pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are summarized with a statement of disposition included for each. <u>SEE ATTACHMENT – Tab 4</u></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) NOT APPLICABLE</p> <table border="1" data-bbox="207 1476 1458 1869"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program													
		PH	HCV																		
Lead PHA:																					

B.	5-Year Plan. Required for all PHAs completing this form.
B.1	<p>Mission. 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.</p>
B.2	<p>Goals and Objectives. SEE ATTACHMENT – <u>Tab 3A</u></p>
B.3	<p>Progress Report. SEE ATTACHMENT – <u>Tab 3B</u></p>
B.4	<p>Violence Against Women Act (VAWA) Goals. SNRHA shall comply with all requirements of HUD’s VAWA and its amendments. SNRHA goals shall be to increase services through community partnerships to provide services to families (adults and children) impacted by VAWA. SNRHA shall comply with all state and local laws pertaining to COVID-19 while complying with HUD requirements and amendments.</p> <p>SNRHA has formed a partnership with Safe Nest 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.</p> <p>SNRHA provides VAWA information to all Housing Choice Voucher (HCV) participants at incoming portability briefings, annual briefings recertifications, initial briefings, and move briefings. In addition, VAWA information is listed on HCV brochures, correspondences to participants and owners, and is listed on the footer of all HCV forms HCV brochures and correspondence to participants and owners.</p>
B.5	<p>Significant Amendment or Modification. The Southern Nevada Regional Housing Authority considers the following actions to be Significant Amendments or Modifications:</p> <ul style="list-style-type: none"> - Significant changes to rent or admissions policies or organization of the waiting list with the exception of federally declared disasters. - 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; - Any change with regard to demolition or disposition, designation, homeownership program or conversion activities. <p>Furthermore, the Southern Nevada Regional Housing Authority considers the following actions to be excluded from Significant Amendment or Modifications:</p> <ul style="list-style-type: none"> - The decision to convert to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) Assistance. - Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds. - Changes to the construction and rehabilitation plan for each approved RQAD conversion; and - Changes to the financing structure for each approved RAD conversion. <p>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.</p> <p>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.</p>

B.6	<p>Resident Advisory Board (RAB) Comments. (24 CFR §903.17(a), 24 CFR §903.19)</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>SEE ATTACHMENT – Tab 4</i></p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <i>SEE ATTACHMENT – Tab 6C</i></p>

DRAFT

A

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.
- **Partner with Master Developer to develop mixed-income/mixed financed public and affordable housing utilizing public & private funding and in conjunction with the strategic plans of local municipalities**

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.
- The SNRHA will comply with all requirements of HUD's Violence Against Women Act (VAWA) and its amendments. SNRHA goals are to increase services through community partnerships to provide services to families (adults and children) impacted by VAWA.

Five-Year Goal: Increase assisted housing choices.

Objectives:

- Conduct outreach efforts to potential voucher 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.**

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 to the extent that budgets permit
- Further develop partnerships with law enforcement agencies to provide a safe living environment.

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
- Increase partnerships in the community
- Conduct resident rights & responsibilities training
- 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 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.

Five-Year Goal: Increase affordable housing resources.

Objectives:

- ~~Develop a detailed plan for 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 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).
- **Seek grants from City and County to expand housing, i.e., manufactured housing and improve facilities.**

B

Progress Report.

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

SNRHA will continue to 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, Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD) Program, Capital Fund Financing (CFFP), Low Income Housing Tax Credits (LIHTC), various bonds types and other leveraging options as identifies in HUD's Transforming Public Housing plan.

SNRHA will continue to explore opportunities of various types of bond issuance.

In 2014 the City of North Las Vegas as the Lead applicant and the SNRHA as the co-lead applicant submitted a Choice Neighborhood Initiative (CNI) Panning Grant. The CNI award letter was received January 2015 through the Department of Housing and Urban Development in the amount of \$485,000. The money was used to prepare a Transformation Plan to revitalize North Las Vegas Urban Core Neighborhood, which includes the Rose Gardens Senior Public Housing and Buena Vista Springs communities. CNI Transformation Plan was submitted February 2017 The Transformation Plan was approved by HUD in April 2017.

The SNRHA will continue to explore CNI and other mix finance option planning as well as, implementation grant to address some of the redevelopment needs of the neighborhood of Sherman Gardens, Sherman Gardens Annex and Villa Capri sites.

The SNRHA is planning to submit in upcoming years 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.

Under the Rental Assistance Demonstration the SNRHA converted the following properties;

2014: Landsman Gardens a 100-unit family public housing development in the Valley View neighborhood of Henderson, Nevada converted to Project Based Section 8. Landsman Gardens is the first FHA-financed project in the nation to close under the Rental Assistance Demonstration (RAD) program. Construction was completed December 2014 and 100% units lease-up as of March 2015.

2016: Vera Johnson Manor B ("Vera B") a 112-unit family public housing development located in City of Las Vegas, Nevada converted to Project Based Section 8. Vera B initially closed in 2015 as a Mixed Finance Transaction. The construction was completed May 2016 and 100% units lease-up as of June 2016. Vera B converted after construction completion to RAD 104 public housing units in November 2016. The SNRHA partnered with Nevada HAND for this project.

2017: Biegger Estates a 119-unit family public housing development located in Clark County, Nevada converted to Project Based Section 8. The construction for all dwelling units was completed in June 2017 and 100% units lease-up in June 2017. All common buildings and site activities were completed by November 2017. The SNRHA self-developed this project.

2018: Additionally, in March 2015 the SNRHA submitted a RAD application for Rose Gardens and received a Conditional Housing Assistance Payment (CHAP) agreement in July 2015. SNRHA also submitted in FY 2016 a Bond/4% Tax Credit Application for the Re-development of all 120 units (on-site or off-site). The project received HOME Funds allocation in the amount of \$1MIL from Clark County and \$500K from City of North Las Vegas. The-SNRHA partnered with Nevada HAND for this project. Construction started in November 2017 and was completed in November 2018. All residents of the former Rose Gardens moved in by December 2018 and the building was completely occupied by January 2019.

2018: Espinoza Terrace a 100-unit senior public housing development located in Henderson, Nevada converted to Project Based Section 8. The construction for all dwelling units was completed in January 2020 and 95% of the units have been leased-up as June 2020. All common buildings and site activities were completed by January 2020. The SNRHA self-developed this project.

In 2015 SNRHA also submitted a RAD portfolio application for several of their public housing inventory.

- First Group includes: 1) Otto Merida (AMP405), 2) Lubertha Johnson (AMP401), 3) Bennett Plaza (AMP401), 4) Hullum Homes (AMP407), 5) Jones Gardens (AMP407), 6) Sartini Plaza (AMP402) & 7) Sartini Annex (AMP402), 8) Archie Grant (South Parcel) (AMP401) and 9) Ernie Cragin Terrace (AMP406) totaling 725 public housing units.
- Second Group includes: 1) Schaffer Heights (AMP404), 2) Aida Brents (AMP403), 3) Levy Gardens (403), 4) James Down Towers (AMP402), 5) Hampton Court (AMP404), 6) Simmons (AMP406) and 7) Sherman Gardens Annex (AMP408) totaling 564 public housing units.
- CHAP approved September 2017 for the First Group. An additional 6-month extension was requested for inventory removal for Hullum Homes, Jones Gardens, Sartini Plaza, Sartini Annex, Archie Grant Park and Ernie Cragin Terrace. Extension was approved through August 2018. Permanent financing for Otto Merida, Lubertha Johnson and Bennett Plaza expected to be **was** completed ~~May 2018~~ **November 2019** to complete RAD Conversion for these **two** three properties.

CHAPs were returned to HUD for the first **and second** group of units in March 2019.

In 2015 SNRHA submitted Archie Grant Park' south parcel (AMP 401) as part of the First Group of its RAD portfolio application. The CHAP was received March 2017. The SNRHA submitted in FY 2019 a 9% Tax Credit Application for the Re-development of all 125 senior units (north and south parcels). The project has received HOME Funds allocation in the amount of \$1MIL from Clark County and applied for \$500K from City of Las Vegas. Architect has been selected for the design drawing and documents for the development. Finance **closed** ~~closing is anticipated July 2019~~ **October 2019** with construction **starting** ~~scheduled to start August 2019~~ **October 2019** and construction completion by ~~October~~ **December 2020**. The SNRHA will self-develop this project.

~~Additionally, in 2016 SNRHA submitted a Mixed Finance application for Vera Johnson Manor A (AMP 406). SNRHA also submitted in FY 2016 a 9% Tax Credit Application and received the allocation for the Re-development of all 76 units. Financing closed March 27, 2017 SNRHA will self-develop this project. Construction was completed for entire property and units 100% leased by September 2018.~~

Enhance SNRHA's Scattered Site Homeownership Program as lender options are available.

SNRHA jointly with the City of Las Vegas will continue evaluating the future of the three vacant lots located in the general area of Bonanza and 28th Street [former public housing Ernie Cragin Terrace (ECT) Sites NV209, NV210 & NV213] and the proposed use to improve marketability of future housing in this area of the City.

In 2010, SNRHA contracted with The Calida Group, Lucchesi Galati Architecture and ESG Construction to prepare a master plan for the redevelopment of the Ernie Cragin Terrace (ECT) sites. The Plan included between 325 and 390 units of housing, primarily rental, in a variety of configurations (detached, semi-detached, row-house and low-rise elevator). The Plan also included between 20,000 and 25,000 square feet of commercial development along Bonanza Road and 45,000 square feet of public facilities along the northern and southern boundaries of the plan area.

While the real estate market in 2010 was not strong enough to support this vision for a mixed-use, mixed-income development project, the physical plan sections of the ECT Master Plan provide a good roadmap for a comprehensive revitalization of this neighborhood including areas of mixed-use, a variety of housing/building types, energy efficiency, green building, New Urbanism and live/work communities and improvements to educational and public facilities.

For the past years the City of Las Vegas has been looking at the viability of building the public facilities as proposed in the master plan. Currently the city is exploring the possibility of building the park with soccer fields as proposed for Parcel 3 [28th Street & Cedar]. The Library District in partnership with the city completed a land swap with the SNRHA vacant parcel located at 28th Street & Bonanza (Parcel 2) and Library District vacant parcel located at 28th and Sunrise in July 2016. **The SNRHA is exploring the possibility of developing a mixed-financed mixed-income family housing development on the 9.1 acres of vacant land located at 28th & Cedar.**

SNRHA also owns several other acres of vacant land across the Las Vegas Valley; some are good candidates for new mixed-income and replacement housing. A number of parcels are also the sites of former public housing that has been demolished. SNRHA continues to evaluate best and final use for these assets including redevelopment and/or sale and/or lease of some of these vacant properties in order to bolster finances of the agency. SNRHA is also considering the sale or lease of approximately 1 acre of vacant land at the corner of Bonanza and Honolulu Street for future commercial use.

Following the Ernie Cragin Terrace (ECT) Master Plan the SNRHA submitted in 2018 a 9% Low Income Housing Tax Credits Application and a Mixed-Finance Proposal to HUD to develop one of the vacant lots. The proposed Wardelle Street Townhouses Project entails the financing for the new construction of approximately (57) family units, and a Community Center/Management Office/Maintenance Building to be located on a portion of the site of the former Ernie Cragin Terrace

(NV210/AMP305portion off) public housing development located at the corner of Wardelle and Bonanza APN Nos 139-25-410-039/139-25-410-040 /139-25-410-041 totaling 7.73 acres. Approximately 1.5 acres fronting Bonanza Road or Harris Street will be available for future construction of a civic building of the Strong Start Academy at Wardelle which will be constructed and managed by the City of Las Vegas. The proposed unit mix will be 24-1 bedroom units, 23 2-bedroom units and 10 3-bedroom units which includes 20 public housing at <30% AMI, and 37 project based vouchers (9 at <30% & 28 at <50% AMI). The creation of these townhomes will help meet the need for affordable housing in the City of Las Vegas and will complement the City's proposed plan for an early childhood educational facility and the County's new East Las Vegas Branch public library, both on adjacent parcels. The proposed Wardelle Street townhomes will serve as a stimulus for other developments in the vicinity and promote a more vibrant neighborhood environment. SNRHA will self-develop this project. The project was selected to receive \$1 mil in HOME Funds from Clark County in February 2018 and \$1.5 mil in Home Funds from the City of Las Vegas schedule for ~~May 2019~~ **July 2020**. The 9% Low Income Housing Tax Credit Application was approved November 2018. Construction is ~~scheduled to begin~~ **began January 2020** ~~July 2019~~ and completed by ~~September 2020~~ **January 2021**.

~~City of Henderson as the lead applicant submitted in 2018 a Choice Neighborhood Planning and Action Grant (CNI) application to create a Transformation Plan for the Valley View Opportunity Site, which includes the Hampton Court public housing property (AMP 404) and the surrounding neighborhood. The application was not approved by HUD.~~

SNRHA received Board of Commissioner Approval in February 2020 of a Memorandum of Understanding to partner with Brinshore Development LLC to govern the agency's for planning and redevelopment activity prior to entering into a Master Development Agreement for the Marble Manor public housing community.

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

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 continues implementing the approved 5-Year Strategic plan.

SNRHA has introduced a training model to all agency staff designed to improve customer satisfaction.

Five-Year Goal: Increase assisted housing choices.

The Authority sold Fifty seven (57) public housing scattered site units under its Public Housing Homeownership Program in FY03, FY04, FY05, FY06, FY07, FY08, and FY2012. Additionally, forty-six (46) Section 8 Housing Choice Voucher Homeowners are under contract.

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

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 funding to accommodate the capital needs.

Updated 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 may be hired to promote economic self-sufficiency.

The SNRHA may outsource certain programs elements for agency sustainability including but not limited to:

- HQS Inspections
- Selected Public Housing Property Management.

The SNRHA will ensure that Executive Order 13495, "No displacement of Qualified Workers Under Service Contracts" signed by President Obama on January 2009, will be followed if any programs are outsource requiring that qualified workers on a Federal service contract who would otherwise lose their job as a result of the completion or expiration of a contract be given the right of first refusal for employment with the successor contractor. Generally, the successor contractor may not hire any new employees under the contract until this right of first refusal has been provided. The equal opportunity applies to a successor contract for the performance of the same or similar services at the same location.

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

As of February 28, 2017, the FSS program had 91 mandatory slots. All other slots are voluntary.

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 135 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.

SNRHA expects to expand its Community Partners program with public, private, and faith-based agencies.

SNRHA entered 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.

SNRHA Continues to evaluate its portfolio for redevelopment opportunities.

SNRHA conducted a PNA and will develop a consolidated plan to identify sites for modernization, upgrades, and improvements.

SNRHA continues implementing the approved 5-Year Strategic Plan.

Continue updating the detailed plan for replacement Housing fund.

Identify method to leverage funding resources; including using up to the allowable 20% of HCV tenant based vouchers, for project based, starting in 2014 or as they become available. SNRHA may Project Base up to 20% of its Vouchers. The general locations for future projects will be outside of areas of high concentration of poverty and as defined in the applicable RFP. Future decisions will be in compliance with this. Project Basing will be consistent with the Agencies efforts and the community to increase affordable housing resources.

SNRHA will identify certain public housing and affordable housing sites/units for project-based assistance.

C

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/11/2020 Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Locality (City/County & State)				
PHA Number: NV018		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	AUTHORITY-WIDE	\$4,875,386.00	\$4,061,121.00	\$3,269,318.00	\$1,823,792.00	\$1,948,792.00
	LUBERTHA JOHNSON ESTATES (PERRY PLAZA)	\$13,884.00				
	SCATTERED SITES (NV018002310)		\$395,551.00		\$659,771.00	\$659,771.00
	SCATTERED SITES (NV018002409)		\$123,000.00		\$659,771.00	\$659,771.00
	FAMILY 2 (NV018002407)		\$123,601.00	\$978,975.00	\$245,000.00	\$245,000.00
	FAMILY 3 (NV018002408)			\$342,000.00	\$100,000.00	
	HENDERSON (NV018002404)				\$50,000.00	\$50,000.00
	ELDERLY WEST 1 (NV018002402)				\$25,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,875,386.00
ID0002	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration / Central Office Costs		\$488,927.00
ID0003	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Construction Administrative Fees and Costs		\$366,716.00
ID0004	Management Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Landscape)	IT System upgrades and training		\$50,000.00
ID0005	Dwelling Structures(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Elevator and generator upgrades, window replacement, exterior painting, roof repair/replacement, flooring upgrades, interior and exterior energy upgrades, HVAC and heating upgrades		\$557,100.00
ID0011	Development Activities(Dwelling Unit-Development (1480)-New Construction)	Mixed-finance development of vacant land at Wardelle Street		\$3,412,643.00
	LUBERTHA JOHNSON ESTATES (PERRY PLAZA) (NY018013021)			\$13,884.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	RAD Conversion Initial Year Deposit(RAD (1503))	Initial deposit for Lubertha Johnson		\$13,884.00
	Subtotal of Estimated Cost			\$4,889,270.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,061,121.00
ID0001	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	IT System Upgrades and Resident/Staff Training		\$35,000.00
ID0006	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Energy Star Appliances PHA Wide		\$90,000.00
ID0015	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation costs in connection with various Scattered Sites upgrades AMP 310/316/409		\$24,000.00
ID0025	Roofing Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	Roofing upgrades at 407 and 408		\$200,000.00
ID0026	Non-dwelling Equipment PHA Wide(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-dwelling equipment		\$50,000.00
ID0064	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration / Central Office Costs		\$470,327.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0065	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Construction Administrative Fees and Costs		\$381,100.00
ID0066	RAD Conversions(RAD (1503))	Archie Grant		\$46,485.00
ID0067	RAD Closings(RAD Investment Activity (1504))	Archie Grant		\$301,399.00
ID0069	DWELLING STRUCTURES(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom: Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-	Interior and exterior painting, roofing, HVAC and heating upgrades/replacement, decking upgrades/repairs, elevator repair/replacement, generator repair/replacement, electrical upgrades, plumbing, cabinets,	1	\$2,120,975.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0070	SITE IMPROVEMENTS(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat)	Energy upgrades, parking lot repair/upgrades, exterior lighting repair/upgrades		\$291,835.00
ID0071	NON-DWELLING UPGRADES(Non-Dwelling Exterior (1480)-Balconies and Railings, Non-Dwelling Exterior (1480)-Canopies, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Gutters - Downspouts, Non-Dwelling Exterior (1480)-Landings and Railings, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Mail Facilities, Non-Dwelling Exterior (1480)-Other, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Siding, Non-Dwelling Exterior (1480)-Soffits, Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes, Non-Dwelling Exterior (1480)-Tuck Pointing, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Appliances, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Common Area Washers, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Playground Areas - Equipment, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm SCATTERED SITES (NV018002310)	Non-dwelling upgrades PHA wide		\$50,000.00
ID0016	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior	Energy upgrades / modernization of various scattered sites A-MPs 310 and 316		\$395,551.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year		2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
	(1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) SCATTERED SITES (NV018002409)		
ID0017	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) FAMILY 2 (NV018002407)	Energy upgrades / modernization of various scattered sites	\$123,000.00
			\$123,601.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00023	Exterior Painting of Properties(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior painting of a portion of our properties AMP 407		\$23,601.00
ID00024	Exterior Lighting and Parking Lot Upgrades(Not-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Exterior lighting and parking lot upgrades at a portion of our properties AMP 407		\$100,000.00
	Subtotal of Estimated Cost			\$4,703,273.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		2020		
Work Statement for Year 3		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0027	AUTHORITY-WIDE (NAWASD) RAD Portfolio Conversion - Group 1 (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit upgrades for multiple properties and/or new construction		\$3,269,318.00
ID0029	Energy Upgrades / Modernization Scattered Sites(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carpoms -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Energy upgrades and modernization of various Scattered Site units AMP 310/316		\$215,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
ID0032	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Energy Star Appliances PHA Wide		\$25,000.00
ID0033	Interior and Exterior Dwelling Structure Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck Pointing,Dwelling Unit-Exterior (1480)-Windows)	Elevator repair/replacement, HVAC/Heating repair/replacement, window replacement, painting and other upgrades at AMP 402 and 403		\$1,444,189.00
ID0072	MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	IT System upgrades, training		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0073	ADMINISTRATION(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Central Cost Center		\$459,029.00	
ID0074	FEES AND COSTS(Contract Administration (1480)-Other Fees and Costs)	Construction Administration, A&E Services and Consultants		\$391,100.00	
ID0075	SITE IMPROVEMENTS(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage) FAMILY 2 (NV018002407)	Exterior lighting, landscaping and other upgrades PHA wide		\$200,000.00	
ID0035	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Window, roofing, HVAC/Heating and exterior painting at AMP 407		\$978,975.00	
	FAMILY 3 (NV018002408)			\$342,000.00	
ID0036	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior	Window and other upgrades at AMP 408		\$342,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)			
Work Statement for Year		2020	
3	Development Number/Name	General Description of Major Work Categories	Quantity
Identifier			Estimated Cost
	Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)- Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)- Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit- Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit- Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)		
	Subtotal of Estimated Cost		\$4,590,293.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,823,792.00
ID0039	RAD Portfolio Conversion - Group 1 (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Unit upgrades for multiple properties		\$1,768,792.00
ID0044		Energy Star Appliances PHA Wide		\$25,000.00
ID0045	Interior and Exterior Unit Upgrades(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Various interior and exterior upgrades and screen door installations, door upgrades, mail slot upgrades PHA Wide		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0040	SCATTERED SITES (NV018002310)	Energy Upgrades / modernization of various scattered sites AMP 310/316			\$659,771.00
ID0041	SCATTERED SITES (NV018002409)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 310/316			\$12,000.00
ID0042	SCATTERED SITES Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 409			\$12,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0043	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) FAMILY 2 (NV018002407)	Energy upgrades / modernization of various scattered sites AMP 409		\$647,771.00
ID0046	Desert Landscaping(Dwelling Unit-Site Work (1480)- Landscape)	Desert landscaping of a portion of AMP 407		\$100,000.00
ID0047	Parking Lot and Exterior Lighting Upgrades(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking lot and exterior lighting upgrades at a portion of AMP 407		\$100,000.00
ID0051	Non-dwelling Units Upgrades(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling	Non-dwelling units upgrades at AMP 407		\$45,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage			\$50,000.00
ID0048	HENDERSON (NV018002404)	Increase the perimeter wall height(Dwelling Unit-Site Work (1480)-Fencing)	Increase of the perimeter wall height at AMP 404	\$50,000.00
	FAMILY 3 (NV018002408)			\$100,000.00
ID0049	Roofing Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	Roofing upgrades at AMP 408		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2021			
4	4	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ELDERLY WEST 1 (NV018002402)			\$25,000.00
ID0050		Upgrades to Access Control System(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Upgrade Tricon/Access Control System at AMP 402		\$25,000.00
		Subtotal of Estimated Cost			\$3,563,334.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			
ID0052	RAD Portfolio Conversion - Group 1 (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Unit upgrades for multiple properties		\$1,793,792.00
ID0057		Energy Star Appliances PHA Wide		\$25,000.00
ID0038	Interior and Exterior Unit Upgrades(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical) Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Mechanical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Various interior and exterior upgrades and screen door installations, door upgrades, mail slot upgrades PHA Wide		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0059	Boilers/Chillers/Generators Upgrades(Nor-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Generator)	Boiler, Chiller, Generator upgrades at AMP 402 and 403		\$100,000.00	
ID0053	SCATTERED SITES (NV018002310)	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings- etc.Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carpors - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Energy upgrades / modernization of various scattered sites AMP 310/316		\$647,771.00
ID0054	SCATTERED SITES (NV018002409)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 310/316		\$12,000.00	
				\$659,771.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0055	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings- etc.,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bedroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Energy upgrades / modernization of various scattered sites AMP 409			\$647,771.00
ID0056	Scattered Sites Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 409			\$12,000.00
	FAMILY 2 (NV018002407)				\$245,000.00
ID0060	Desert Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Desert landscaping of a portion of AMP 407			\$100,000.00
ID0061	Parking Lot and Exterior Lighting Upgrades(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting)	Parking lot and exterior lighting upgrades at a portion of AMP 407			\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0063	Non-dwelling Units Upgrades(Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Softies)	Non-dwelling units upgrades at AMP 407		\$45,000.00
	HENDERSON (NV018002404)			\$50,000.00
ID0062	Increase the perimeter wall height(Dwelling Unit-Site Work (1480)-Fencing)	Increase of the perimeter wall height at AMP 404		\$50,000.00
	Subtotal of Estimated Cost			\$3,563,334.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2018	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$488,927.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)		\$366,716.00
Management Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)		\$50,000.00
Dwelling Structures(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)		\$557,100.00
Development Activities(Dwelling Unit-Development (1480)-New Construction)		\$3,412,643.00
Subtotal of Estimated Cost		\$4,875,386.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2019	
Development Number/Name	Estimated Cost	
General Description of Major Work Categories		
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)		\$35,000.00
Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)		\$90,000.00
Relocation Costs(Contract Administration (1480)-Relocation)		\$24,000.00
Roofing Upgrades(Dwelling Unit-Exterior (1480)-Roofs)		\$200,000.00
Non-dwelling Equipment PHA Wide(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)		\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$470,327.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2019	
Development Number/Name	General Description of Major Work Categories	
		Estimated Cost
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)		\$381,100.00
RAD Conversions(RAD (1503))		\$46,485.00
RAD Closings(RAD Investment Activity (1504))		\$301,399.00
DWELLING STRUCTURES(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-		\$2,120,975.00
SITE IMPROVEMENTS(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat)		\$291,835.00
NON-DWELLING UPGRADES(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells		\$50,000.00
Subtotal of Estimated Cost		\$4,061,121.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)	
Work Statement for Year	2020
3	
Development Number/Name	Estimated Cost
General Description of Major Work Categories	
Housing Authority Wide	
RAD Portfolio Conversion - Group 1(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),	\$500,000.00
Energy Upgrades / Modernization Scattered Sites(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundatious,Dwelling Unit-Exterior (1480)-Gutters -	\$215,000.00
Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	\$25,000.00
Interior and Exterior Dwelling Structure Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-	\$1,444,189.00
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$35,000.00
ADMINISTRATION(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$459,029.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2020	
3		
Development Number/Name	General Description of Major Work Categories	Estimated Cost
FEEES AND COSTS(Contract Administration (1480)-Other Fees and Costs)		\$391,100.00
SITE IMPROVEMENTS(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)		\$200,000.00
Subtotal of Estimated Cost		\$3,269,318.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2021	
Development Number/Name	General Description of Major Work Categories	
Housing Authority Wide		
		Estimated Cost
		\$1,768,792.00
		\$25,000.00
		\$30,000.00
		\$1,823,792.00

TAB 4

Public Comments Received: *Please note that all comments received by the end of the Public Comment Period have been listed here.*

SNRHA - FY2021-2025 5YP

***NO COMMENTS WERE RECEIVED FROM THE RAB BOARD
OR FROM THE GENERAL PUBLIC***



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

**Southern Nevada Regional Housing Authority
Five Year Plan for FY2021-2025**

**Public Hearing
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101
Wednesday, December 16, 2020 at 5:30 p.m.**

Name	Address
Frank E. Stafford	340 N. 11th St # LSD Las Vegas, NV 89101
Laure Reposa	340 N 11th St LV NV 89101
Carla Lea-Edwards	340 N. 11th St Las Vegas, NV 89101
Johnny Shaw	" " " " " " " "
Chad Wilkins	" " " " " " " "

TAB 5

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2019

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

FISCAL YEAR ENDED SEPTEMBER 30, 2019



INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

Report on Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2019, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, and Honolulu Street, LLC which represent 37.2 percent of total consolidated assets and 10.2 percent of total revenues of the Southern Nevada Regional Housing Authority. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, and Honolulu Street, LLC, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of September 30, 2019, and the respective changes in financial position and, where appropriate, cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis, as listed in the table of contents, should be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedure did not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Southern Nevada Regional Housing Authority. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as the Financial Data Schedules required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 3, 2020 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of the testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Rector, Reeder & Lofton, P.C.

Certified Public Accountants

Loganville, Georgia
September 3, 2020

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2019

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2019**

This section of the Southern Nevada Regional Housing Authority's (the Authority) financial report presents management's analysis of the Authority's financial performance during the year ended September 30, 2019.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2019, total assets were \$181,503,618, deferred outflow of resources were \$4,965,877, total liabilities were \$43,736,324, and deferred inflow of resources were \$10,673,757; thus, total net position was \$132,059,414. Total revenues and expenses were \$155,622,457 and \$168,870,665, respectively.

Southern Nevada Regional Housing Authority – RAD Conversion

The Appropriations Act of 2012, Public Law 112-55, approved a new Rental Assistance Demonstration (RAD) program to public housing authorities which addresses the need for a backlog of capital improvement needs for these developments. The public assistance through subsidy and capital fund program is converted to a project-based Section 8 rental assistance contract. Consequently, SNRHA is acquiring a minority interest in certain tax credit ventures, which reduces the stock of public housing but maintains the same baseline for affordable housing units. The Housing Authority has converted certain asset managed properties to this program as follows:

Rose Garden Senior LP:

Rose Garden Senior RAD project entails the acquisition/rehabilitation of an existing 120-unit low-income family development located in Las Vegas, NV. The property was awarded \$10,285,996 in 2017 9% Low Income Housing Tax Credits for its substantial rehabilitation. The SNRHA submitted in March 2017 a RAD application for Rose Gardens and received a Conditional Housing Assistance Payment (CHAP) agreement in October 2018. The RAD Conversion Commitment (RCC) was received February 2017. Financials closed in July 2018. Construction completion was November 2018. The property contains a ground lease effective October 2017.

REQUIRED FINANCIAL STATEMENTS

The financial statements of the Authority report information using accounting methods similar to those used by private sector companies (Enterprise Fund).

The Statement of Net Position (Balance Sheet) includes all of the Authority's assets and liabilities and provides information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position may serve as a useful indicator of the financial health of the Authority.

The current year's revenues, expenses, and changes in net position are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement reports the Authority's operating and non-operating revenue, by major sources, along with operating and non-operating expenses and capital contributions.

The Statement of Cash Flows provides information about the Authority's cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operations, investing activities and capital related activities.

FINANCIAL ANALYSIS OF THE AUTHORITY

The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority's activities and are summarized in the following sections.

To begin our analysis, a summary of the Authority's Statement of Net Position is presented in Table I.

Southern Nevada Regional Housing Authority
Comparative Statement of Net Position
Table I

	2019	2018	Total Change	% Change
Current Assets	\$ 36,631,449	\$ 31,991,091	\$ 4,640,358	14.51%
Capital Assets	91,636,383	121,098,113	(29,461,730)	-24.33%
Noncurrent Assets	53,235,786	41,718,769	11,517,017	27.61%
Deferred Outflows	4,965,877	5,691,301	(725,424)	-12.75%
Total Assets & Deferred Outflows	\$ 186,469,495	\$ 200,499,274	\$ (14,029,779)	-7.00%
Current Liabilities	\$ 5,850,768	\$ 4,979,504	\$ 871,264	17.50%
Noncurrent Liabilities	37,885,556	39,374,010	(1,488,454)	-3.78%
Total Liabilities	43,736,324	44,353,514	(617,190)	-1.39%
Deferred Inflows	10,673,757	10,838,138	(164,381)	-1.52%
Net investment in capital assets	89,384,433	118,550,661	(29,166,228)	-24.60%
Restricted	10,589,466	6,882,102	3,707,364	53.87%
Unrestricted	32,085,515	19,874,859	12,210,656	61.44%
Total Net Position	132,059,414	145,307,622	(13,248,208)	-9.12%
Total Liabilities, Deferred Inflows & Net Position	\$ 186,469,495	\$ 200,499,274	\$ (14,029,779)	-7.00%

Total Assets and Deferred Outflows decreased by \$14,029,779 or 7%. This decrease is due to multiple factors. Capital assets decreased by \$29,461,730 or 24.33%, primarily due to a disposition of units under the RAD program. Noncurrent assets increased by \$11,517,017 or 27.61%, primarily due to an increase in Notes Receivables of \$10,755,883. The Authority entered into new notes with Archie Grant Park LLC; along with an additional note for Espinoza Terrace LLC. More detailed information can be found in Note E in the Notes to the Financial Statements. Deferred Outflows decreased during the year from \$5,691,301 to \$4,965,877, a decrease of \$725,424 or 12.75% due to a change in the deferred pension data.

Total Liabilities decreased by \$617,190 or 1.39%. Current Liabilities increased by \$871,264 or 17.50%. This was primarily due to increases in accounts payable of \$1,361,910 which was off-set by a decrease of accrued liabilities of \$405,893, which are due to timing differences at year-end. Noncurrent liabilities decreased by \$1,488,454 or 3.78%, which is primarily due to a decrease in accrued pension liability of \$1,192,274 due to a change in assumptions in the long-term pension liability published for this fiscal year. The details of this liability are found in the accompanying Notes to the Financial Statements.

Deferred Inflows decreased during the year from \$10,838,138 to \$10,673,757, a decrease of \$164,381 or 1.52%. This is due to the change in swap derivatives included in debt held by SNRHA; along with and a decrease in the deferred pension inflow data.

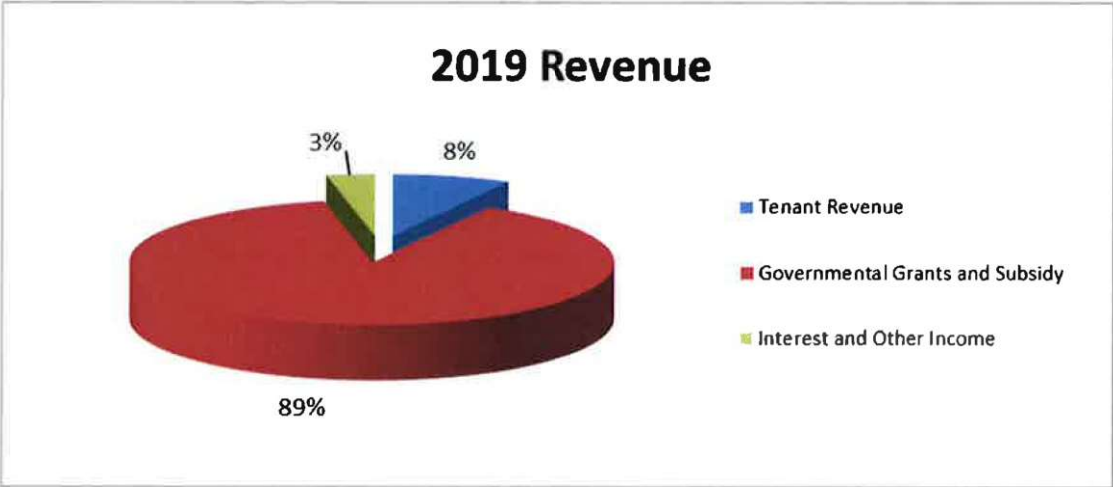
Total Net Position decreased by \$13,248,208 or 9.12%. Table II, below, provides a statement of these results.

Southern Nevada Regional Housing Authority
Comparative Statement of Revenues, Expenses and Changes in Net Position
Table II

	<u>2019</u>	<u>2018</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	\$ 12,304,997	\$ 12,456,748	\$ (151,751)	-1.22%
Governmental Grants and Subsidy	138,280,723	135,192,732	3,087,991	2.28%
Interest / Mortgage Income	196,857	602,205	(405,348)	-67.31%
Other Income	4,839,880	9,799,927	(4,960,047)	-50.61%
Total Revenue	155,622,457	158,051,612	(2,429,155)	-1.54%
Administration	17,670,335	15,719,159	1,951,176	12.41%
Tenant Services	2,149,571	2,382,663	(233,092)	-9.78%
Utilities	3,071,816	3,160,165	(88,349)	-2.80%
Maintenance	12,798,398	12,284,852	513,546	4.18%
Protective Services	603,559	532,552	71,007	13.33%
Interest Expense	197,049	203,764	(6,715)	-3.30%
General Expense	4,152,082	4,153,495	(1,413)	-0.03%
Housing Assistance Payments	109,355,861	109,457,671	(101,810)	-0.09%
Depreciation	7,194,327	9,462,413	(2,268,086)	-23.97%
Loss on Disposition of Assets	11,677,667	-	11,677,667	100.00%
Total Expenses	168,870,665	157,356,734	11,513,931	7.32%
Change in Net Position	(13,248,208)	694,878	(13,943,086)	-2006.55%
Prior Period Adjustment	-	3,686,012	(3,686,012)	-100.00%
Beginning Net Position	145,307,622	140,926,732	4,380,890	3.11%
Ending Net Position	\$ 132,059,414	\$ 145,307,622	\$ (13,248,208)	-9.12%

REVENUES

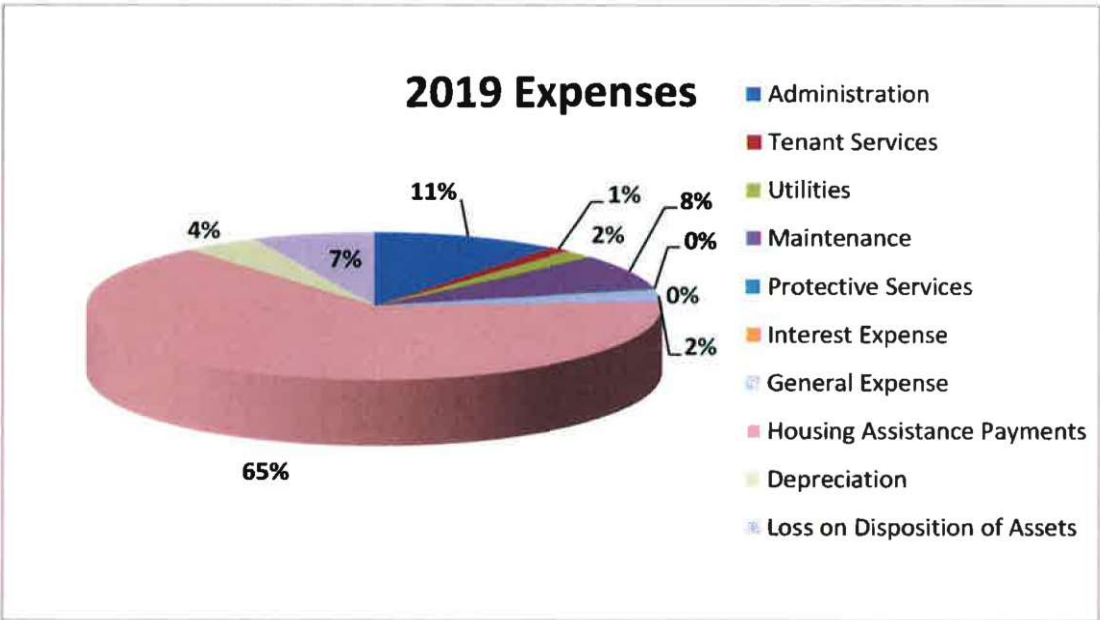
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 89% of the Authority’s revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 8% of total revenue. Other Revenue including interest from investments comprises the remaining 3%.



Total Revenue decreased by \$2,429,155 or 1.54%. The largest decrease was in other income of \$4,960,047 or 50.61%, which was primarily due to a decrease in Port-In HAP Revenue. The Housing Choice Voucher Program Revenue recognized an increased by \$10,256,846 which was primarily in HAP funding.

EXPENSES

Total Expenses increased by \$11,513,931 or 7.32%.



Administrative expenses increased by \$1,951,176 or 12.41%. This was due to an increase in salaries and benefits of \$1,578,869. Office expenses also increased by \$223,295. These increases were offset by minimal decreases in legal expenses and auditing fees. Tenant services decreased by \$233,902 or 9.78%, primarily due to decreased salaries & benefits. Utilities expense decreased slightly by \$88,349 or 2.8%. Maintenance expense increased by \$513,546 or 4.18%, primarily due to increases in routine maintenance contracts of \$314,931 and casualty losses of \$532,518. Protective services increased by \$71,007 or 13.33%. General expenses decreased by \$1,413 or .03%. Insurance premiums increased by \$52,950. Compensated absences expense increased by \$21,963. PILOT expense increased by \$3,430. Bad debt expense increased by \$145,180. Interest expense decreased by \$6,715 due to decreased debt principal held during the year. HAP expense decreased by \$101,810. Depreciation expense decreased by \$2,268,086 due to the disposition of assets converted to RAD program.

CAPITAL ASSETS

At September 30, 2019, the Authority had invested \$91,636,383 in various capital assets as listed in the following schedule.

Southern Nevada Regional Housing Authority
Comparative Statement of Capital Assets
Table III

	<u>2019</u>	<u>2018</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 21,111,434	\$ 21,111,434	-	0.00%
Buildings & improvements	211,754,330	270,834,478	(59,080,148)	-21.81%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,202,010	4,126,121	75,889	1.84%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	<u>(149,526,572)</u>	<u>(179,069,101)</u>	29,542,529	-16.50%
Total Capital Assets	<u>\$ 91,636,383</u>	<u>\$ 121,098,113</u>	<u>\$ (29,461,730)</u>	-24.33%

LONG-TERM DEBT ACTIVITY

The chart below illustrates the changes in debt for the period:

Southern Nevada Regional Housing Authority
Long-term Debt
Table IV

	<u>Balance</u>		<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>9/30/2018</u>	<u>Adjustments</u>	<u>Decreases</u>	<u>9/30/2019</u>	<u>Portion</u>
Mortgage Note Payable - Wells Fargo	\$ 1,485,908	\$ -	\$ (210,120)	\$ 1,275,788	\$ 221,460
Operating Note - Wells Fargo	854,007	-	(72,360)	781,647	77,400
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note Payable - Bank of Nevada	360,000	-	-	360,000	-
Note Payable - Phone Loan	-	-	-	-	-
Home Rental Income Fund	207,537	-	(13,022)	194,515	14,040
Promissory Note - City National Bank	<u>1,000,000</u>	-	-	<u>1,000,000</u>	-
	<u>\$ 7,247,452</u>	<u>\$ -</u>	<u>\$ (295,502)</u>	<u>\$ 6,951,950</u>	<u>\$ 312,900</u>

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

Several factors may affect the financial position of the Authority in the subsequent fiscal year. These factors include:

- The 2019 prorated funding level was 97.77% compared to the prior year of 94.74%, which is an increase of 3.03%. The 2020 prorated operating subsidy funding level is anticipated to be approximately 91.5%. The funding proration for the Housing Assistance Payment (HAP) 2019 was 99.5%; whereas the Administrative Fee proration was 79.37%. The HCV's funding proration for 2020 is anticipated to be 99.4% for HAP, the Administrative Fee proration is at 80%. Overall, HUD's funding had been consistently lower than 100% forcing the Authority to use operating reserves. The Authority continues to find strategies to enhance its revenue stream and control expenses.
- The Authority continues to comply with the HUD requirements of asset-based management since regionalization of the Authority. The Authority has developed and maintained a system of budgeting and accounting for each asset management project (AMP) in a manner that will allow for analysis of the actual revenues and expenses associated with each property.
- The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

CONCLUSIONS

Overall, the Authority demonstrates a sound financial position. It has a management team committed to the mission of providing safe and decent housing to those in need. As the environment changes, the Authority will continue to seek ways to remain a viable organization and continue to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development.

REQUEST FOR INFORMATION

Should additional information be required or questions arise regarding this financial report, contact our office in writing at the following address:

Southern Nevada Regional Housing Authority
Attention:
Fredrick C. Haron, Chief Administrative Officer
340 North 11th Street
Las Vegas, Nevada 89122-5338

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2019

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF NET POSITION
September 30, 2019

ASSETS & DEFERRED OUTFLOWS

	Primary Government September 30, 2019	Discrete Component Units December 31, 2018	Total (Memorandum Only)
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 11,378,204	\$ 1,815,623	\$ 13,193,827
Cash & cash equivalents - restricted	13,783,020	8,902,420	22,685,440
Investments - unrestricted	7,162,594	-	7,162,594
Investments - restricted	-	-	-
Accounts receivable	3,356,117	376,640	3,732,757
Notes receivable	-	-	-
Prepaid expenses	258,804	143,425	402,229
Inventories	692,710	-	692,710
	<u>36,631,449</u>	<u>11,238,108</u>	<u>47,869,557</u>
Total Current Assets			
<u>Noncurrent Assets</u>			
Notes receivable	50,151,884	-	50,151,884
Other noncurrent assets	3,083,702	3,696,869	6,780,571
Investment in joint ventures	200	-	200
	<u>53,235,786</u>	<u>3,696,869</u>	<u>56,932,655</u>
Total Other Noncurrent Assets			
Capital Assets			
Land	21,111,434	1,564,853	22,676,287
Buildings	197,808,501	91,388,450	289,196,951
Improvements	13,945,829	4,165,870	18,111,699
Furniture & equipment	4,202,010	5,310,047	9,512,057
Infrastructure	4,095,181	9,793,840	13,889,021
	<u>241,162,955</u>	<u>112,223,060</u>	<u>353,386,015</u>
Less: Accumulated depreciation	<u>(149,526,572)</u>	<u>(16,526,129)</u>	<u>(166,052,701)</u>
Total Capital Assets	<u>91,636,383</u>	<u>95,696,931</u>	<u>187,333,314</u>
Total Noncurrent Assets	<u>144,872,169</u>	<u>99,393,800</u>	<u>244,265,969</u>
Deferred Outflow of Resources	<u>4,965,877</u>	<u>-</u>	<u>4,965,877</u>
TOTAL ASSETS	<u>\$ 186,469,495</u>	<u>\$ 110,631,908</u>	<u>\$ 297,101,403</u>

The accompanying notes are an integral part of the financial statements.

LIABILITIES, DEFERRED INFLOWS & NET POSITION

	Primary Government <u>September 30, 2019</u>	Discrete Component Units <u>December 31, 2018</u>	Total (Memorandum Only)
<u>Current Liabilities</u>			
Accounts payable	\$ 3,209,155	\$ 247,196	\$ 3,456,351
Accrued liabilities	1,319,434	1,962,624	3,282,058
Unearned revenue	87,506	45,769	133,275
Long term debt - current portion	312,900	205,535	518,435
Tenant security deposits/escrow deposits	<u>921,773</u>	<u>214,748</u>	<u>1,136,521</u>
 Total Current Liabilities	 <u>5,850,768</u>	 <u>2,675,872</u>	 <u>8,526,640</u>
 <u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,805,303	-	1,805,303
Long term debt	2,939,050	75,094,816	78,033,866
Accrued pension liability	28,116,022	-	28,116,022
Other noncurrent liabilities	1,325,181	4,230,929	5,556,110
Loan liability - non current	<u>3,700,000</u>	<u>-</u>	<u>3,700,000</u>
 Total Noncurrent Liabilities	 <u>37,885,556</u>	 <u>79,325,745</u>	 <u>117,211,301</u>
 TOTAL LIABILITIES	 <u>43,736,324</u>	 <u>82,001,617</u>	 <u>125,737,941</u>
 DEFERRED INFLOW OF RESOURCES	 <u>10,673,757</u>	 <u>-</u>	 <u>10,673,757</u>
 <u>NET POSITION</u>			
Net Investment in Capital Assets	89,384,433	20,396,580	109,781,013
Restricted	10,589,466	8,685,209	19,274,675
Unrestricted	<u>32,085,515</u>	<u>(451,498)</u>	<u>31,634,017</u>
 TOTAL NET POSITION	 <u>132,059,414</u>	 <u>28,630,291</u>	 <u>160,689,705</u>
 TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	 \$ <u>186,469,495</u>	 \$ <u>110,631,908</u>	 \$ <u>297,101,403</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

September 30, 2019

	Primary Government September 30, 2019	Discrete Component Units December 31, 2018	Total (Memorandum Only)
<u>Operating Revenues</u>			
Dwelling rent	\$ 12,304,997	\$ 5,154,420	\$ 17,459,417
Governmental grants & subsidy	138,138,560	-	138,138,560
Other income	4,839,880	40,429	4,880,309
Total Operating Revenues	155,283,437	5,194,849	160,478,286
<u>Operating Expenses</u>			
Administration	17,670,335	1,424,312	19,094,647
Tenant services	2,149,571	2,200	2,151,771
Utilities	3,071,816	832,777	3,904,593
Maintenance & operations	12,798,398	1,193,078	13,991,476
Protective services	603,559	72,976	676,535
General expense	4,152,082	477,883	4,629,965
Housing assistance payments	109,355,861	-	109,355,861
Depreciation expense	7,194,327	2,775,052	9,969,379
Total Operating Expense	156,995,949	6,778,278	163,774,227
Net Operating Income/(Loss)	(1,712,512)	(1,583,429)	(3,295,941)
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	196,857	2,729	199,586
Interest expense	(197,049)	(2,076,219)	(2,273,268)
Amortization of loan fees	-	(38,429)	(38,429)
Gain/(Loss) on disposition of assets	(11,677,667)	-	(11,677,667)
Net Nonoperating Revenues/(Expenses)	(11,677,859)	(2,111,919)	(13,789,778)
Net Income/(Loss) before capital contributions	(13,390,371)	(3,695,348)	(17,085,719)
Capital grants/capital contributions	142,163	11,205,003	11,347,166
Increase/(Decrease) in Net Position	(13,248,208)	7,509,655	(5,738,553)
Total Net Position - beginning	145,307,622	21,120,636	166,428,258
Total Net Position - ending	\$ 132,059,414	\$ 28,630,291	\$ 160,689,705

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS

September 30, 2019

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 17,144,877	\$ 5,194,849	\$ 22,339,726
Governmental grants & subsidy - operations	138,138,560	-	138,138,560
Payments to suppliers	(17,683,280)	(4,357,001)	(22,040,281)
Payments for housing assistance	(109,355,861)	-	(109,355,861)
Payments to employees	(25,738,089)	(1,096,561)	(26,834,650)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	2,506,207	(258,713)	2,247,494
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Purchase of investments	(2,676,649)	-	(2,676,649)
Proceeds from other noncurrent assets	600,095	-	600,095
Issuance of notes receivable	(10,755,883)	-	(10,755,883)
Interest received	196,857	126,440	323,297
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	(12,635,580)	126,440	(12,509,140)
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	142,163	-	142,163
Acquisition of capital assets - capital grant program	(142,163)	-	(142,163)
Acquisition of capital assets - Public Housing	(503,600)	-	(503,600)
Acquisition of capital assets - business activities	(272,615)	-	(272,615)
Acquisition of capital assets - COCC	(109,712)	-	(109,712)
Acquisition of capital assets - DCU	-	(21,580,057)	(21,580,057)
Capital contributions received	-	11,205,003	11,205,003
Proceeds/(Payments) on mortgage & notes	(295,502)	18,600,187	18,304,685
Proceeds from disposition of capital assets	18,146	-	18,146
Proceeds from disposition of capital assets - RAD	11,599,686	-	11,599,686
Interest paid	(197,049)	(2,076,219)	(2,273,268)
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	10,239,354	6,148,914	16,388,268
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	109,981	6,016,641	6,126,622
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	25,051,243	4,701,402	29,752,645
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 25,161,224	\$ 10,718,043	\$ 35,879,267

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS

September 30, 2019

	<u>PRIMARY</u> <u>GOVERNMENT</u>	<u>COMPONENT</u> <u>UNIT</u>	<u>TOTAL</u> <u>(Memorandum Only)</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net Income/(Loss) from operations	\$ (1,712,512)	\$ (1,583,429)	\$ (3,295,941)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	7,194,327	2,836,202	10,030,529
Decrease (Increase) in accounts receivable	(1,830,250)	(98,362)	(1,928,612)
Decrease (Increase) in prepaid expenses	(62,683)	(21,635)	(84,318)
Decrease (Increase) in inventory	39,199	-	39,199
Decrease (Increase) in Joint ventures	(200)	-	(200)
Decrease (Increase) in Noncurrent assets	(1,361,029)	(6,214)	(1,367,243)
Increase (Decrease) in accounts payable	1,361,910	(1,063,803)	298,107
Increase (Decrease) in accrued liabilities	(309,105)	(357,878)	(666,983)
Increase (Decrease) in unearned revenue	(103,808)	(3,062)	(106,870)
Increase (Decrease) in other noncurrent liabilities	(75,388)	-	(75,388)
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(631,231)	-	(631,231)
Increase (Decrease) in security/trust deposits	(3,023)	39,468	36,445
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>\$ 2,506,207</u>	<u>\$ (258,713)</u>	<u>\$ 2,247,494</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

1. Introduction:

The Southern Nevada Regional Housing Authority (the Authority or SNVRHA) was established effective January 1, 2010, in accordance with Nevada State law for the purpose of consolidating three housing authorities located in Southern Nevada. Las Vegas Housing Authority, Housing Authority of Clark County, and North Las Vegas Housing Authority were combined to form the Authority. On October 20, 2009, the Authority requested to enter into an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD) effective January 1, 2010 to be the administrator of the housing and housing related programs described herein.

2. Organization:

The Authority is a public body and a body corporate and politically organized under the laws of the State of Nevada as a tax-exempt quasi-governmental entity under the United States Housing Act of 1937 for the purpose of providing adequate housing for qualified low-income individuals. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

3. Reporting Entity:

The accompanying combined financial statements include the accounts of all Authority operations for the year ended September 30, 2019. The criteria for including organizations as component units with the Authority's reporting entity, as set forth in Section 2100 of GASB's Governmental Accounting and Financial Reporting Standards, include the following:

- The organization is legally separate (can sue and be sued in its own name)
- The Authority holds the corporate powers of the organization
- The Authority appoints the voting majority
- The organization has the potential to impose a financial benefit/burden on the Authority
- There is fiscal dependency by the organization on the Authority

On the basis of application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority, except as noted below, nor is the Authority to be included in the City of Las Vegas, or Clark County's financial reports, therefore the Authority reports independently.

4. Discretely Presented Component Units:

Landsman Family, LLC was formed on December 5, 2013 as a limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a rental housing project known as Landsman Gardens (the project). The Company's partnership interests are held by third parties unrelated to the Authority, with the exception of the managing member, Landsman Family Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Discretely Presented Component Units: (Cont'd)

Vera Johnson B, LP was formed on January 28, 2015 as a Nevada Limited Partnership under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 112 units of rental housing project known as Vera Johnson B Manor (the project). The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Vera Johnson B, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Biegger Estates, LLC was formed on May 2, 2016 as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates (the project). The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Biegger Estates Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Vera Johnson A Family, LLC was formed on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Vera Johnson A Family Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Honolulu Street Family Housing, LLC was formed April 15, 2005 for the purpose of constructing and operating a 60-unit multi-family affordable housing project. The project is rented to low-income applicants and is operating in a manner necessary to qualify for federal low-income tax credits provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Honolulu Street Family Housing, Inc., a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Discretely Presented Component Units: (Cont'd)

SRB Limited Partnership was formed March 1, 2006 to construct and operate a two phase 240-unit apartment project known as Senator Richard Bryan Apartments. The project is rented to low-income applicants and operated in a manner intended to qualify for federal low-income housing tax credits as provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, SRB GP, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Rose Gardens Senior LP operates a 120-unit apartment complex in Las Vegas, Nevada known as Rose Gardens Senior Apartments. The project is rented to persons of low income and is qualified for the federal low-income tax credit housing program as described in Section 42 of the Internal Revenue Code. The Partnership was formed on September 27, 2016. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, Rose Gardens Senior, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

5. Development Corporations:

The Development Corporations (the Corporations) operate exclusively for nonprofit purposes and were created to assist in carrying out housing projects for persons of eligible income. Housing projects undertaken, financed, or assisted by the Corporations and their related expenditures must be approved by the Authority. The Corporations are legally separate from the Authority, and are included as blended component units, since the Authority can significantly influence the programs, projects, or activities of, or the level of service performed by the Authority, and their boards of directors are substantially the same as the Authority.

The following Development Corporations are included as blended component units of the Authority:

- Affordable Housing Program, Inc.
- Honolulu Street Family Housing, Inc.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

6. Basis of Presentation:

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). The following summary of the more significant accounting policies is presented to assist the reader in interpreting these financial statements, and should be viewed as an integral part of this report.

A fund is an independent fiscal and accounting entity with a self-balancing set of accounts comprised of its assets, liabilities, net position, revenues, and expenses. The funds maintained by the Authority allow compliance and financial accountability by separate functions and activities.

A summary of each significant program administered by the Authority included in the financial statements is provided below to assist the reader in interpreting the financial statements. These programs do not constitute all programs subsidized by HUD and operated by the Authority.

Low Income Public Housing programs provide subsidy funding annually, by a formula for Housing Modernization and Housing Operations Programs. These programs support public housing operations by way of an annual contributions contract with HUD, ACC# NV018. Under this contract, the Authority develops, modernizes and manages public housing developments. Funding is provided by eligible residents who are charged monthly rent based on family size, family income, and other determinants, as well as by the subsidies provided by HUD.

Housing Choice Voucher programs (HCVP) include the Voucher, VASH, Mainstream and Disaster Housing programs. Under these programs, rental assistance payments are made by the Authority primarily to landlords on behalf of eligible families. These programs are funded by the annual contributions contract with HUD, ACC# NV018.

Capital Funding Programs (CFP) provide funds annually, by a formula, to public housing authorities (PHA) for capital and management activities, including modernization and development of public housing. Section 519 of the Quality Housing and Work Responsibility Act of 1998 (Public law 105-276) amends Section 9 of the U.S. Housing Act of 1937 to provide for a Capital Fund Program to be established by HUD for the purpose of making assistance available to PHAs to carry out capital, management, development and other activities. It also requires HUD to develop a formula (through a negotiated rulemaking process) for determining the amount of assistance to be provided and a mechanism to reward performance. The CFP funds, which are allocated annually, represent the major source of funding for capital and management activities at PHA's.

Resident Opportunity & Supportive Services Program provides reliable transportation for all elderly and disabled residents of the service area and contracts for housekeeping and personal assistance for residents who meet certain criteria. The program also provides for a service coordinator who implements and coordinates the program. Funding for this program is provided by grants from HUD.

Business Activities – The Non-aided Housing Program is funded with other than federal financing and is used to account for various activities of the Authority. In addition to dwelling rents, this fund is used to account for fees charged to nonprofit organizations for managing their low-income housing projects and fees paid by other funds for services provided and for the use of facilities owned by the Non-aided Housing Program.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

6. Basis of Presentation: (Cont'd)

Component Units – The Authority has two blended component units – Affordable Housing Program, Inc. and Honolulu Street Family Housing, Inc. Both of these corporations share the same board as the Authority and are considered to be blended component units. Separate standalone financial statements for the component units are not prepared.

7. Basis of Accounting and Measurement Focus:

Basis of Accounting – The Housing Board uses the accrual basis of accounting in all its funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation – The financial statements of the Housing Board are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Housing Board functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position, and cash flows.

All assets and liabilities associated with the financial activities are included on the Statement of Net Position. Proprietary fund equity is segregated into three broad components: Net investment in capital assets, Restricted, and Unrestricted. The Housing Board uses the following fund:

Enterprise fund – This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

8. Revenues and Expenses:

SNVRHA distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with SNVRHA's principal ongoing operations. The principal operating revenues of SNVRHA are charges to tenants for rent and various grants and subsidies. Operating expenses include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the non-operating revenue and expense.

9. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods and services. The Housing Board does not utilize encumbrance accounting.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

10. Budgets:

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with generally accepted accounting principles (GAAP). The Authority prepares its budget annually. The Board of Commissioners adopts the budget through passage of a budget resolution prior to the beginning of the fiscal year.

11. Inventories:

Inventories are recorded at cost using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, SNVRHA establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are actually placed in service.

12. Capital Assets and Depreciation:

Capital assets include all land and site improvements thereon; all dwelling and non-dwelling structures, including fixtures permanently attached thereto or installed in a fixed position; and all items of nonexpendable equipment acquired and held for the projects that cost \$5,000 or more and have an estimated useful life of at least one year. It also includes items of expendable equipment paid for from funds provided for the development of the projects.

Capital assets are valued at historical cost. Donated capital assets are recorded at fair market value on the date received. Interest expense incurred during the development period is capitalized.

Maintenance, minor repairs and replacements are recorded as expenses; extraordinary replacements of property resulting in property betterments are charged to the property accounts.

Depreciation is charged to operations using the straight-line method based on the estimated useful life of the related asset. The estimated useful lives of the various asset categories are as follows:

Buildings	30 to 40 years
Improvements	15 years
Furniture and Equipment	2 to 10 years

Proceeds from the sale of property acquired or significantly improved with HUD or State funds are refunded to HUD or the State as required by contract.

13. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, using the specific write-off method.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

14. Cash and Cash Equivalents:

Cash and cash equivalents includes amounts in demand deposit accounts and short-term investments with an initial maturity date of three months or less for purposes of measuring cash flows. Restricted cash is included for purposes of reporting cash flows.

15. Investments:

Investments of the Authority consist of those permitted by the Nevada Government Code including obligations of the U.S. government and federal agencies. The Authority's investments are carried at fair value based upon quoted market prices, as required by generally accepted accounting principles. The Authority adjusts the carrying value of its investments to reflect their fair value at each fiscal period end, and it includes the effects of those adjustments in income for that fiscal period. The Authority classifies its investments as current or non-current based on the maturity dates. Short-term investments have maturities within one year.

16. Compensated Absences:

Compensated absences are absences for which the employees will be paid, i.e., sick leave, vacation, and other approved leaves. In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation and sick pay is recorded as an expense and related liability in the year earned by the employees.

The policy of the Authority is to accumulate earned but unused annual vacation benefits, which will be paid to employees upon separation from Authority service. Vested or accumulated vacation is earned at a rate ranging from 10 days per year for the first year of service, up to a maximum of 20 days per year after 14 years of service. The maximum permissible accumulation is 200 hours. At termination, employees are paid for any accumulated vacation leave. Sick leave is accumulated at the rate of one day per month and may be accumulated to a maximum of 20 days. Accumulations in excess of 20 days are forfeited. The value of unused sick leave is not payable upon separation from the Authority. Vacation pay is recorded as an expense and related liability in the year earned by the employee.

17. Use of Estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses in the financial statements and in the disclosures of contingent assets and liabilities. Actual results could differ from those estimates.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

18. Inter-program Receivables and Payables:

Inter-program receivables/payables are all either current assets or current liabilities and are the result of the use of the Revolving Fund as the common paymaster for costs of the Authority. Cash settlements are made periodically and all inter-program balances net to zero. These inter-program receivables and payables have been eliminated in preparation of the basic financial statements. The detail by program can be found in the Financial Data Schedule of Net Position.

19. Allowance for Doubtful Accounts:

Tenant receivables are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change over time.

20. Prepaid Expenses:

Prepaid expenses represent payments made to vendors for goods or services that will benefit periods beyond the current year end.

21. Intangible Assets:

According to the most recent Government Accounting Standards Board pronouncement all financing costs for the Southern Nevada Regional Housing Authority have been written off and expensed currently. Consequently, there is no amounts amortized during the year.

22. Capitalized Interest:

Interest expense on notes and bonds, net of interest income on related debt proceeds is capitalized during the project development period through the date of full availability. Only the interest associated specifically with debt used to construct physical structures is capitalized.

23. Restricted Net Position:

Certain assets may be classified as restricted on the statement of net position as their use is restricted by contracts or agreements with outside third parties and lending institutions. Restricted Net Position also includes funds for tenant security deposits restricted for application to unpaid tenant accounts or for refund to tenants.

24. Grants and Contributions:

The Authority has received loans and grants from HUD to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

25. Unearned Revenue:

Unearned revenue is recorded when the Authority receives funds in advance of when it has a complete legal claim to them, as when grant monies are received prior to meeting all eligibility requirements and/or the occurrence of qualifying expenditures. In this case, unearned revenue is recorded at a liability on the Statement of Net Position. Later, in subsequent periods, when both the revenue recognition criteria are met and/or when SNVRHA has complete legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position, and revenue is then recognized.

26. New Pronouncements:

There were no new pronouncements implemented in the current fiscal year.

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS:

Nevada law NRS 356.360 requires banks and savings and loan institutions participating in the Nevada Collateral Pool to pledge government securities with a market value of 102% of the amount of uninsured balances of public money held by the depository. Under Nevada law this collateral is held in a separate investment pool by another institution in the depository's name. Cash, restricted cash, and investments are classified in the financial statements based on whether or not their use is restricted under the terms of the Authority's debt instruments or agency agreements. The Authority's carrying amount of cash and investments as of September 30, 2019 was \$32,323,818, and the bank balance was \$33,778,245.

Cash and Cash Equivalents

Cash and cash equivalents are maintained on deposit in demand accounts with Nevada State Bank and BNY Mellon. Of the amounts deposited into the bank, \$500,000 is covered by the Federal Deposit Insurance Corporation. All remaining balances are properly collateralized by the financial institution in accordance with the regulations of the Nevada Collateral Pool.

September 30, 2019, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2019 as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and	Cash and
	<u>Cash Equivalents</u>	<u>Cash Equivalents</u>
Unrestricted	\$ 11,378,204	\$ 1,815,623
Restricted	<u>13,783,020</u>	<u>8,902,420</u>
Total	<u>\$ 25,161,224</u>	<u>\$ 10,718,043</u>

Investments

The investments as of September 30, 2019 was \$7,162,594, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Cont'd)

Interest Rate Risk

Fair value of an investment fluctuates with interest rates and increasing interest rates could cause fair value to decline below the original cost. The Authority follows the Nevada Government Code investment policy which does not limit the weighted average maturity of its investment portfolio.

Credit Risk

The Authority does not have a formal policy on credit risk. The Federal Code of Regulations, Part 85, Subpart C, (24 CFR 85.20) for cash management and investments permits investments in the following types of investments: direct U.S. obligations, U.S. agency obligations, repurchase agreements, and money market mutual funds. All investments of the Authority meet these guidelines.

Custodial Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. As of September 30, 2019, the Authority held investments in U.S. Treasuries and other federal agency securities which were held by the Authority's custodian in the Authority's name.

Concentration of Credit Risk

The Authority is required to disclose investments that represent a concentration of five percent or more of investments in any issuer held by individual Authority funds in the securities of issuers other than U.S. Treasury securities, mutual funds and external investment pools. The Authority's policy does not set a limit on the amount that may be invested in any single issuer. At September 30, 2019, investments in Federal Home Loan Mortgage Corporation notes represented approximately 62 percent of total investments.

Restricted cash and cash equivalents at September 30, 2019, were as follows:

Security deposit funds	\$ 921,773
FSS escrow funds	1,325,181
Modernization	5,514,809
Current liabilities	559,650
HAP equity	<u>5,461,607</u>
	<u>\$ 13,783,020</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2019, consisted of the following:

	Primary Government	Component Units
Tenants (net of allowance of \$105,225)	\$ 69,436	\$ 376,640
A/R - HUD	671,320	-
Other government agencies	15,510	-
A/R - miscellaneous (net of allowance of \$960,847)	2,355,645	-
Accrued interest receivable	43,306	-
Fraud (net of allowance of \$2,120,289)	200,900	-
	\$ 3,356,117	\$ 376,640

Note: The above receivable balance excludes \$8,338,228 of interfund receivables that have been eliminated as a result of financial statement consolidation.

NOTE D - PREPAID EXPENSES, INVENTORY AND OTHER ASSETS:

Prepaid expenses, inventory and other assets at September 30, 2019, consisted of the following:

	Primary Government	Component Units
Prepaid insurance and other assets	\$ 258,804	\$ 143,425
Inventory	692,710	-
	\$ 951,514	\$ 143,425

NOTE E - NOTES RECEIVABLE:

The Authority is an affiliate to the Managing Member of *Honolulu Family Street Housing LLC* with a low-income tax credit development on the site of the former Ernie Cragin Annex 3, where 54 housing units built in the 1970s were razed in 2005. The 8.13-acre site is located at East Charleston Boulevard and Honolulu Street. The 60-unit mixed finance development is financed utilizing \$8,905,576 of Capital Fund Program Replacement Housing funds, \$8.579 million raised through tax credits from the state, \$360,000 of FHLB grant, and \$490,159 in Housing Authority reserves. The balance of these Notes Receivable at September 30, 2019 was \$6,455,329.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

While these units are not owned by the Authority, they are part of the PHA's Annual Contributions Contract and are eligible to receive low-income public housing subsidy. The Authority has entered into a 90-year ground lease (at \$1 per year) with the project's owner, Honolulu Street Family Housing, LLC and has retained the right of first refusal to purchase the units at the end of the tax-credit compliance period. The Authority has established Honolulu Street Family Housing Inc. (HSFH Inc.) to act as managing member of the LLC. HSFH Inc. is also a 0.01 percent partner in the LLC. In addition, Affordable Housing Program Inc. (AHP), a wholly-owned component unit of the Authority, was designated as the developer of the property.

City of Las Vegas – Senator Apartments I: On February 15, 2006, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans accrue interest at 4.8% and no payments of principal will be due on or before February 15, 2036 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

City of Las Vegas – Senator Apartments II: On January 16, 2008, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$693,000 in HOME funds and \$977,000 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans accrue interest at 4.8% and no payments of principal will be due on or before January 16, 2038 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

Landsman Family, LLC was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project known as Landsman Gardens Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On December 5, 2013 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.32% and no payments of principal will be due on or before April 1, 2055. The balance of these notes receivable at September 30, 2019 is \$2,976,000 and \$6,380,317.

Vera Johnson B LP was formed on January 28, 2015 to rehabilitate and operate a 112-unit multifamily project known as Vera Johnson B Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On April 1, 2015 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.00% and 0.00% respectively with no payments of principal will be due on or before March 2, 2070. The balance of these notes receivable at September 30, 2019 is \$1,880,160 and \$0.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

Biegger Estates LP was formed on May 2, 2016 to rehabilitate and operate a 119-unit multifamily project known as Biegger Estates. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On May 2, 2016 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.75% and 2.33% respectively with no payments of principal will be due on or before May 31, 2051. The balance of these notes receivable at September 30, 2019 is \$5,000,000 and \$390,883.

Vera Johnson A Family, LLC was formed on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On March 1, 2018 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.50% with no payments of principal will be due on or before December 31, 2072. The balance of these notes receivable at September 30, 2019 is \$2,649,083 and \$600,000.

Espinoza Terrace, LLC was formed on October 21, 2018 to rehabilitate and operate a 100-unit apartment project known as Espinoza Terrace. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On July 1, 2019 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 0.00% and 4.10% respectively with no payments of principal will be due on or before July 1, 2068. The balance of these notes receivable at September 30, 2019 is \$1,193,881 and \$6,116,696.

Rose Gardens Senior LP was formed on September 27, 2016 to rehabilitate and operate a 120-unit apartment project known as Rose Gardens Senior Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On October 1, 2018 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 1.00% and 2.55% respectively with no payments of principal will be due on or before December 31, 2052. The balance of these notes receivable at September 30, 2019 is \$5,559,535 and \$695,000.

Archie Grant Park is an ongoing RAD development project. On September 1, 2019, the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.05%. Payments to interest and principal are paid through cash flow as defined in the operating agreement. The balance of these note receivables at September 30, 2019 is \$6,690,000 and \$225,000, respectively.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

As of September 30, 2019, the cumulative note receivable principal balances totaled \$50,151,884, with total accrued interest of \$5,241,343, for which all was reduced by an allowance equal to the accrued interest. Notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2018	Additions	Receipts	9/30/2019
Honolulu Street LLC							
First leasehold loan	4.68%	3/1/2006	3/1/2061	\$ 212,359	\$ -	\$ -	\$ 212,359
Second leasehold loan	4.68%	3/1/2006	3/1/2061	1,511,441	-	-	1,511,441
Third leasehold loan	1.00%	3/1/2006	3/1/2061	3,750,000	-	-	3,750,000
Fourth leasehold loan, Section 8 Reserves	1.00%	7/30/2008	8/1/2062	332,759	-	-	332,759
Fifth leasehold loan, Scat Sites Fund	4.83%	7/9/2008	1/1/2061	288,770	-	-	288,770
Federal Home Loan	1.00%	9/10/2007	9/10/2062	360,000	-	-	360,000
SRB Apartments							
Senator apartments I	4.80%	2/15/2006	2/15/2036	1,670,000	-	-	1,670,000
Senator apartments II	4.80%	1/16/2008	1/16/2038	1,670,000	-	-	1,670,000
Landsman Family LLC							
Seller's Note 1	3.32%	12/5/2013	4/1/2055	2,976,000	-	-	2,976,000
Seller's Note 2	3.32%	12/5/2013	4/1/2055	6,380,317	-	-	6,380,317
Vera Johnson B LP							
Acquisition Note	4.00%	4/1/2015	3/31/2070	1,880,160	-	-	1,880,160
Vera Johnson B LP - GAP	0.00%	4/1/2015	4/30/2070	-	-	-	-
Biegger Estates LLP							
Acquisition Note	3.75%	5/2/2016	5/31/2051	5,000,000	-	-	5,000,000
Biegger Estates LLP - GAP	2.33%	5/2/2016	5/31/2051	700,000	-	(309,117)	390,883
Vera Johnson A LP							
Acquisition Note	4.50%	3/1/2017	12/31/2072	2,649,083	-	-	2,649,083
Vera Johnson A LP - GAP	4.50%	3/1/2017	12/31/2072	600,000	-	-	600,000
Espinoza Terrace							
Bridge Promissory Note	0.00%	7/1/2018	7/1/2068	1,193,881	-	-	1,193,881
Espinoza - GAP	4.10%	7/1/2018	7/1/2068	1,966,696	-	-	1,966,696
Seller's Note 3	4.10%	7/1/2018	7/1/2068	-	4,150,000	-	4,150,000
Rose Gardens Senior LP							
Seller's Note 4	2.55%	10/1/2017	12/31/2052	695,000	-	-	695,000
Rose Garden - Third Loan	1.00%	10/1/2017	12/31/2052	5,559,535	-	-	5,559,535
Archie Grant Park							
Seller's Note 5	3.05%	9/1/2019	9/1/2069	-	6,690,000	-	6,690,000
Archie Grant Park - GAP	3.05%	9/1/2019	9/1/2069	-	225,000	-	225,000
Accrued interest on notes receivable				4,207,070	1,034,273	-	5,241,343
Less: allowance for accrued interest				(4,207,070)	(1,034,273)	-	(5,241,343)
Total notes receivable				\$ 39,396,001	\$ 11,065,000	\$ (309,117)	\$ 50,151,884

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE F - OTHER NONCURRENT ASSETS:

Primary Government

The Authority advanced funds to Landsman Family LLC, a Nevada Limited Liability Company, to pay for construction costs. The outstanding balance does not bear any interest and is payable out of available cash flow. The amount due as of September 30, 2019 was \$5,417.

Biegger Estates, LLC was formed on May 2, 2016 as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates. The Housing Authority has advanced the project \$200,747 for construction costs as of September 30, 2019.

On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. The amount due as of September 30, 2019 was \$1,706,041.

On March 1, 2018 Vera Johnson A Family, LLC entered into a Developer Agreement with the Southern Nevada Regional Housing Authority and Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, the Housing Authority will earn a total development fee of \$633,750 for services relating to the development of the Project. As of September 30, 2019, there is an amount receivable of \$418,503 from this development.

The Housing Authority is the Administrative General Partner for Ernie Cragin Limited Partnership. Pursuant to the Partnership Agreement the administrative general partner is entitled to an annual incentive management fee. At September 30, 2019 \$18,359 has been accrued.

Component Units – Discretely Presented

Prepaid Ground Lease includes \$1,360,000 from Landsman Family, LLC for the period of December 5, 2013 to December 4, 2112 and is amortized over the 99-year lease period, in an annual amount of \$13,737. The balance at December 31, 2018 was \$1,291,314. Additionally, there is a \$2,100,000 Ground Lease from Biegger Estates, LLC for the period of May 2, 2016 to May 31, 2115 and is amortized over the 99-year lease period, in an annual amount of \$21,212. The balance at December 31, 2018 was \$2,043,520.

As of September 30, 2019, other noncurrent assets consisted of the following:

	Primary Government	Component Units
Construction advances - Landsman	\$ 5,417	\$ -
Construction advances - Biegger Estates	200,747	-
Developer Fee - Landsman Family	1,706,041	-
Developer Fee - Vera Johnson A	418,503	-
Developer Fee - Rose Gardens	734,635	-
Administrative Fee - Cragin	18,359	-
Prepaid Land Lease - Biegger	-	2,043,520
Prepaid Land Lease - Landsman	-	1,291,314
Intangible assets, net accumulated amortization	-	362,035
	<u>\$ 3,083,702</u>	<u>\$ 3,696,869</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2019:

	Balance at 9/30/2018	Additions/ Increases	Transfers/ Retirements	Dispositions/ Decreases	Balance at 9/30/2019
Enterprise Activities					
Capital assets not being depreciated:					
Land	\$ 21,111,434	\$ -	\$ -	\$ -	\$ 21,111,434
Construction in progress	-	-	-	-	-
Total capital assets not being depreciated	21,111,434	-	-	-	21,111,434
Buildings & improvements	274,929,659	594,877	-	(59,675,025)	215,849,511
Furniture & equipment	4,126,121	433,213	-	(357,324)	4,202,010
Total capital assets being depreciated	279,055,780	1,028,090	-	(60,032,349)	220,051,521
Buildings & improvements	(176,490,881)	(6,930,777)	-	36,397,675	(147,023,983)
Furniture & equipment	(2,578,220)	(263,550)	-	339,181	(2,502,589)
Total accumulated depreciation	(179,069,101)	(7,194,327)	-	36,736,856	(149,526,572)
Net Book Value	\$ 121,098,113				\$ 91,636,383

The following activities affected Capital Assets during the audit period:

Opening balance at October 1, 2018	\$ 121,098,113
Acquisition of Capital Assets - Capital Fund Program	142,163
Acquisition of Capital Assets - Public Housing operations	503,600
Acquisition of Capital Assets - COCC operations	109,712
Acquisition of Capital Assets - Business Activities operations	272,615
Dispositions, net	(23,295,493)
Depreciation expense	(7,194,327)
Balance at September 30, 2019	\$ 91,636,383

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2018:

	Balance at 12/31/2017	Additions/ Increases	Retirements/ Transfers	Dispositions/ Transfers	Balance at 12/31/2018
Capital assets not being depreciated:					
Land	\$ 851,869	\$ 712,984	\$ -	\$ -	\$ 1,564,853
Construction in progress	2,271,264	-	-	(2,271,264)	-
Total capital assets not being depreciated	3,123,133	712,984	-	(2,271,264)	1,564,853
Buildings & improvements	52,826,261	50,250,635	-	2,271,264	105,348,160
Furniture & equipment	1,867,463	3,442,584	-	-	5,310,047
Total capital assets being depreciated	54,693,724	53,693,219	-	2,271,264	110,658,207
Total accumulated depreciation	(3,568,947)	(12,957,182)	-	-	(16,526,129)
Total capital assets being depreciated	51,124,777				94,132,078
Capital assets, net	\$ 54,247,910				\$ 95,696,931

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2019, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 2,138,644	\$ 247,196
Accounts payable - HUD	534,084	-
PILOT	536,427	-
Tenant security deposits	921,773	214,748
	<u>\$ 4,130,928</u>	<u>\$ 461,944</u>

Note: The above payables balance excludes \$8,338,228 of interfund payables that have been eliminated as a result of financial statement consolidation.

NOTE I - ACCRUED LIABILITIES & OTHER CURRENT LIABILITIES:

Other current liabilities consisted of the following as of September 30, 2019:

	Primary Government	Component Units
Accrued wages & fringes	\$ 1,087,288	\$ -
Accrued compensated absences - current portion	9,563	-
Other accrued liabilities	25,313	645,755
Noncurrent debt - current portion	312,900	205,535
Unearned revenue	87,506	45,769
Other current liabilities	197,270	1,316,869
	<u>\$ 1,719,840</u>	<u>\$ 2,213,928</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2019:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,325,181	\$ -
Developer fee payable	-	4,230,929
Accrued compensated absences - noncurrent	1,805,303	-
Accrued pension & OPEB liability	28,116,022	-
	<u>\$ 31,246,506</u>	<u>\$ 4,230,929</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE J - OTHER NONCURRENT LIABILITIES: (Cont'd)

The following is a summary of the primary government activity for the year:

	Balance at September 30, 2018	Increases	Decreases	Balance at September 30, 2019	Current Portion
FSS Escrow Liability	\$ 1,400,569	\$ 461,583	\$ (536,971)	\$ 1,325,181	\$ -
Compensated absences	1,862,036	489,066	(536,236)	1,814,866	9,563
Net pension liability	29,308,296	-	(1,192,274)	28,116,022	-
	<u>\$ 32,570,901</u>	<u>\$ 950,649</u>	<u>\$ (2,265,481)</u>	<u>\$ 31,256,069</u>	<u>\$ 9,563</u>

NOTE K - LONG-TERM DEBT - Primary Government:

A summary of changes of the primary government's long-term debt for the year ended September 30, 2019, is presented below.

	Balance 9/30/2018	Adjustments	Payments/ Decreases	Balance 9/30/2019	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,485,908	\$ -	\$ (211,560)	\$ 1,274,348	\$ 221,460
Operating Note - Wells Fargo	854,007	-	(70,920)	783,087	77,400
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note Payable - Bank of Nevada	360,000	-	-	360,000	-
Home Rental Income Fund	207,537	-	(13,022)	194,515	14,040
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
	<u>\$ 7,247,452</u>	<u>\$ -</u>	<u>\$ (295,502)</u>	<u>\$ 6,951,950</u>	<u>\$ 312,900</u>

Wells Fargo Bank (Business Activities- Affordable Housing Program)

On May 16, 2007, the Southern Nevada Regional Housing Authority entered into an agreement to fund two promissory notes with Wells Fargo Bank for a total of up to \$5,800,000 to refinance an existing note and provide construction funds for the expansion of Robert Gordon Plaza and Rulon Earl mobile home parks:

Note 1 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006 with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$5,640 at September 30, 2019). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$54,684. The outstanding balance at June 30, 2019 is \$783,087.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont'd)

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$1,420,526 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of May 16, 2027. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$778,406 at September 30, 2019, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2019, the fair value of the interest rate swap obligation was \$133,325, an increase of \$31,963 during the year.

Note 2 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006) with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$17,970 at September 30, 2019). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$71,652. The outstanding balance at September 30, 2019, is \$1,274,348.

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$4,200,000 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of February 16, 2028. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$2,319,810 at September 30, 2019, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2019, the fair value of the interest rate swap obligation was \$409,252, an increase of \$103,929 during the year.

City of Las Vegas – Senator Apartments I: On February 15, 2006, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before February 15, 2036 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

City of Las Vegas – Senator Apartments II: On January 16, 2008, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$693,000 in HOME funds and \$977,000 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before January 16, 2038 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont'd)

Note Payable – Bank of Nevada: On September 10, 2007 the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the Bank of Nevada (formally the Federal Home Loan Bank of San Francisco) for \$360,000 to be used for construction. The Corporation then lent the funds to the Honolulu Street Housing LLC. The loan bears interest at a rate of 1.0% per annum and is due upon maturity. The loan is scheduled to mature on September 10, 2062.

Home Rental Income Fund: The promissory notes payable of \$335,000 was issued on April 16, 1999 with Citibank and requires monthly payments of \$2,353.85, which includes both principal and interest. The loan bears interest at 7.55% and matures on June 1, 2029. The remaining balance at September 30, 2019 is \$194,515.

Promissory Note – City National Bank: On October 1, 2015 the Authority entered into a loan agreement with City National Bank (formally the Federal Home Loan Bank of San Francisco) for \$1,000,000 to be used for the rehabilitation of Landsman Gardens Apartments. The Authority then lent the funds to Landsman Family LLC. The loan is non-interest bearing and no payments of principal will be due on or before September 30, 2055 so long as the property is maintained as low-income and is in compliance with the Federal Home Loan Bank Affordable Housing Program. No payment shall be required on the maturity date if no default or breach has occurred and is continuing under this Note for the retention period commencing on the date of completion of the Project as determined by the FHLB in its discretion and ending fifteen (15) years after same date.

The following is a schedule of debt payment requirements to maturity:

	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2020	\$ 312,900	\$ 48,890	\$ 361,790
2021	331,397	42,986	374,383
2022	350,940	36,697	387,637
2023	371,716	29,998	401,714
2024	393,611	22,862	416,473
2025-2029	491,386	36,869	528,255
Thereafter	<u>4,700,000</u>	<u>-</u>	<u>4,700,000</u>
	<u>\$ 6,951,950</u>	<u>\$ 218,302</u>	<u>\$ 7,170,252</u>

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT – Discretely Presented Component Units:

Notes and mortgages payable for **Landsman Family, LLC**, consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
Building Loan Agreement - PNC Bank	\$ 3,785,768	\$ -	\$ (35,212)	\$ 3,750,556	\$ 39,516
HOME Loan - City of Henderson	432,472	68	-	432,540	-
SNRHA Sellers Note	2,969,730	583	-	2,970,313	-
SNRHA Note	5,364,852	-	-	5,364,852	-
AHP Note	996,986	235	-	997,221	-
	<u>\$ 13,549,808</u>	<u>\$ 886</u>	<u>\$ (35,212)</u>	<u>13,515,482</u>	<u>\$ 39,516</u>
Interest payable - long term				1,617,726	
Total notes and mortgages payable				<u>\$ 15,133,208</u>	

Building Loan Agreement – PNC Bank: The building loan agreement with Wells Fargo provides construction draws up \$3,985,000 and requires monthly payments to commence once construction is complete. The loan bears interest at 4.9% and matures on March 1, 2055. The loan is secured by a first deed of trust on the property referred to as Landsman Garden Apartments.

Southern Nevada Regional Housing Authority Seller Note: The loan for \$2,976,000 bears interest at 3.32% and matures on April 1, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

Southern Nevada Regional Housing Authority Note: The loan provides up to \$6,715,317 and bears interest at 3.32%. The loan matures on April 1, 2055. The loan is secured by a deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash. As of December 31, 2018, the outstanding loan balance was \$5,364,852.

Southern Nevada Regional Housing Authority AHP Note: The loan for \$1,000,000 bears no interest and matures on September 30, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

Notes and mortgages payable for **Vera Johnson B, LP**, consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
Mortgage payable, net	\$ 2,036,915	\$ -	\$ (25,172)	\$ 2,011,743	\$ 34,723
SNRHA acquisition note	1,880,160	-	-	1,880,160	-
Nevada HAND, Inc.	1,000,000	-	-	1,000,000	-
	<u>\$ 4,917,075</u>	<u>\$ -</u>	<u>\$ (25,172)</u>	<u>4,891,903</u>	<u>\$ 34,723</u>
Interest payable - long term				269,409	
Total notes and mortgages payable				<u>\$ 5,161,312</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Mortgage Payable: Pursuant to the Amended and Restated Loan Agreement dated November 23, 2016, JPMorgan Chase Bank, N.A. agreed to convert a portion of the construction loan into a permanent loan in the amount of \$2,200,000. The loan bears an interest rate at 5.14% annually. Interest and principal payments of \$12,100 are due monthly. Pursuant to the loan agreement, the loan is secured by the Deed of Trust. The loan shall mature on November 21, 2034. As of December 31, 2018, the balance outstanding was \$2,011,743.

Note Payable - SNVRHA authority note: Pursuant to the Authority Note dated April 1, 2015, Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$810,285 to the Partnership. The loan bears no interest and is payable from net cash flow as defined in the Partnership Agreement. The loan shall mature on April 30, 2070. As of December 31, 2018, the balance was satisfied in full.

Note Payable - SNVRHA authority acquisition note: Pursuant to the Authority Acquisition Note dated April 1, 2015, Southern Nevada Regional Housing Authority loaned \$3,700,000 to the Partnership. The loan accrues and compounds annually at four percent interest. Pursuant to the Authority Loan Omnibus Amendment dated November 22, 2016, the interest rate was amended to seven percent. Annual interest and principal payments will be made from available cash flow. Any remaining unpaid principal and interest shall be due and payable in full on March 31, 2070. As of December 31, 2018, the balance outstanding was \$1,880,160. As of December 31, 2018, the accrued interest was \$142,432.

Note payable - Nevada HAND, Inc.: During 2015, Nevada HAND, Inc., received funds from the City of Las Vegas (the "City") in the amount of \$1,000,000. Pursuant to the Promissory Note for HOME Funds dated April 1, 2015, Nevada HAND, Inc. loaned \$1,000,000 of HOME funds to the Partnership. The note is secured by the deed of trust of the Project. The loan bears compounding interest at 4%. The maturity date of the loan shall December 31, 2071. Payments of principal and interest will be made from available cash flow. As of December 31, 2018, the balance outstanding was \$1,000,000. As of December 31, 2018, accrued interest was \$117,524.

Notes and mortgages payable for **Biegger Estates, LLC**, consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
Chase Loan, net	\$ 8,988,689	\$ -	\$ (6,788,850)	\$ 2,232,233	\$ 32,394
SNRHA gap note	694,988	-	(304,105)	390,883	-
SNRHA seller note	4,981,004	-	(4,293)	4,976,711	-
	<u>\$ 14,664,681</u>	<u>\$ -</u>	<u>\$ (7,097,248)</u>	<u>7,599,827</u>	<u>\$ 32,394</u>
Interest payable - long term				570,665	
Total notes and mortgages payable				<u>\$ 8,170,492</u>	

Notes payable - Chase: On May 2, 2016, the Company entered into a fixed rate note in the amount of \$2,250,000 (the "Fixed Rate Loan") and a variable rate note in the amount of \$10,400,000 (the "Variable Rate Loan") (collectively, the "Chase Loan") with JPMorgan Chase Bank, N.A. ("Chase"). The Chase Loan is secured by a deed of trust on the Project and the balance as of December 31, 2018 was \$2,232,233.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes payable - SNVRHA gap note: On May 2, 2016, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority ("SNVRHA"), an affiliate of the Managing Member, in the amount of \$700,000 (the "Gap Note"). The Gap Note bears interest at a rate of 2.33% per annum, compounded annually. The Gap Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$16,192. As of December 31, 2018, the accrued interest was \$43,660 and the balance of the note was \$390,883.

Notes payable - SNVRHA seller note: On May 2, 2016, the Company entered into a loan agreement with SNVRHA in the amount of \$5,000,000 (the "Seller Note"). The Seller Note bears interest at a rate of 3.75% per annum, compounded annually. The Seller Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$199,408. As of December 31, 2018, the accrued interest was \$516,952 and the balance of the note was \$4,976,711.

Notes and mortgages payable for *Vera Johnson A Family, LLC*, consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
JPMC Note	\$ 948,849	\$ 4,949,638	\$ -	\$ 5,898,487	\$ -
SNRHA Loans	3,217,880	455	-	3,218,335	-
	<u>\$ 4,166,729</u>	<u>\$ 4,950,093</u>	<u>\$ -</u>	<u>9,116,822</u>	<u>\$ -</u>
Interest payable - long term				<u>280,684</u>	
Total notes and mortgages payable				<u>\$ 9,397,506</u>	

Notes payable - JPMC: On March 27, 2018, the Company obtained a construction loan from JPMorgan Chase Bank, N.A. ("JPMC") in the amount of \$6,266,274 (the "Construction Loan"). This loan bears interest at prime minus 1.15% per annum and matures on September 27, 2019. The loan is secured by a deed of trust on the Project. During the period, interest expense was \$142,458. As of December 31, 2018, the balance was \$5,898,487 and accrued interest was \$15,438.

Notes payable - SNRHA Loans: On March 1, 2018, the Company entered into a loan agreement with SNRHA in the amount of \$600,000 (the "Gap Note") which bears interest at 4.5% per annum, compounded annually. The Company also entered into a second loan agreement with SNRHA in the amount of \$2,649,083 (the "Acquisition Note") which bears interest at 4.5% per annum, compounded annually. The Gap Note and Acquisition Note (collectively, the "SNRHA Loans") are secured by a deed of trust on the Project and mature on December 31, 2071. For the period, interest expense on the SNRHA Loans was \$152,130. As of December 31, 2018, the balance was \$3,218,335 and accrued interest was \$265,246.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes and mortgages payable for **Honolulu Street Family Housing, LLC**, consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
SNRHA loan - 1	\$ 212,359	\$ -	\$ -	\$ 212,359	\$ -
SNRHA loan - 2	1,511,441	-	-	1,511,441	-
SNRHA loan - 3	3,711,311	900	-	3,712,211	-
SNRHA loan - 4	332,759	-	-	332,759	-
SNRHA loan - 5	288,770	-	-	288,770	-
AHP Note	360,000	-	-	360,000	-
	<u>\$ 6,416,640</u>	<u>\$ 900</u>	<u>\$ -</u>	6,417,540	<u>\$ -</u>
Interest payable - long term				1,732,004	
Total notes and mortgages payable				<u>\$ 8,149,544</u>	

SNRHA Loan 1 – On March 1, 2006 the company entered into the first leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$212,359. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. Principal and interest accrued are payable on March 1, 2061. For the Year Ended December 31, 2018 interest expense was \$9,939. As of December 31, 2018 the principal balance was \$212,359 and the accrued interest was \$127,545.

SNRHA Loan 2 – On March 1, 2006 the company entered into the second leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$1,511,441. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2018 interest expense was \$70,735. As of December 31, 2018 the principal balance was \$1,511,441 and the accrued interest was \$907,768.

SNRHA Loan 3 – On March 1, 2006 the company entered into the third leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$3,750,000. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2018 interest expense was \$37,500. As of December 31, 2018 the principal balance was \$3,712,211 and the accrued interest was \$481,252.

SNRHA Loan 4 – On March 1, 2006 the company entered into the fourth leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$490,159. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2018 interest expense was \$3,328. As of December 31, 2018 the principal balance was \$332,759 and the accrued interest was \$44,071.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

SNRHA Loan 5 – On March 1, 2006 the company entered into the fifth leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$2,725,307. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2018 interest expense was \$13,515. As of December 31, 2018 the principal balance was \$288,770 and the accrued interest was \$131,768.

AHP Note Payable – On March 1, 2006 the company entered into the federal home loan agreement with Affordable Housing Program, Inc., in the maximum amount of \$360,000. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2018 interest expense was \$3,600. As of December 31, 2018 the principal balance was \$360,000 and the accrued interest was \$39,600.

Notes and mortgages payable for **SRB Limited Partnership** consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
SNRHA loans	\$ 3,340,000	\$ -	\$ -	\$ 3,340,000	\$ -
Limited partner loans	1,152,279	-	(22,796)	1,129,483	24,387
Note - NorthMarq	3,190,170	-	(69,075)	3,121,095	74,515
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 7,682,449</u>	<u>\$ -</u>	<u>\$ (91,871)</u>	<u>7,590,578</u>	<u>\$ 98,902</u>
Interest payable - long term				<u>951,951</u>	
Total notes and mortgages payable				<u>\$ 8,542,529</u>	

SNRHA Loans – On March 9, 2007 the Partnership entered into promissory note agreements with Affordable Housing Program, Inc., (AHP), an affiliate of the General Partner, for Phase I of the Project. AHP was awarded HOME investment Partnership Program Funds (HOME) and Low Income Housing Tax Funds (LIHTF) in the amounts of \$168,295 and \$1,501,705, respectively. The notes bear interest at the Applicable Federal Rate, fixed at 4.8% at the time of the agreement. The notes are secured by the All-Inclusive Leasehold Deed of Trust. Principal will become due at the time of a transfer of interest in the property or failure to maintain the affordability requirements mandated by HOME and LIHTF agreements before the end of the tax credit compliance period. If neither of these events occur principal is forgiven. As of December 31, 2018 the total principal balance was \$1,670,000 and accrued interest was \$926,701. Interest expense for each year was \$80,160.

On January 18, 2018 the Partnership entered into additional note agreements with AHP. AHP was awarded additional HOME and LIHTF in the amounts of \$693,000 and \$977,000, respectively, for Phase II of the Project. The notes bear no interest and are secured by the All-Inclusive Deed of trust. Principal will become due at the time of a transfer of interest in the property or failure to maintain the affordability requirements mandated by HOME and LIHTF agreements before the end of the tax credit compliance period. If neither of these events occur principal is forgiven. As of December 31, 2018 the principal balance was \$1,670,000.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Limited Partner Note – On December 7, 2007 the Partnership entered into a loan agreement with the Limited Partner for construction of Phase II in the amount of \$6,500,000 during the construction period, converting to \$1,300,000 for the permanent period. The loan bears interest at the 30-day LIBOR rate, plus 2.1% per annum, during the construction period and a fixed rate of 6.5% during the permanent period. On May 31, 2010 \$5,200,000 of the loan converted to equity and the permanent period began. Beginning on June 1, 2010 monthly payments of principal and interest in the amount of \$8,217 are required through maturity. The note matures on January 1, 2026 at which time a lump sum payment of any outstanding principal and interest shall be required. As of December 31, 2018 the accrued interest was \$6,167. The principal balance as of December 31, 2018 was \$1,129,483 and interest expense was \$74,718.

NorthMarq Note – On June 13, 2007 the Partnerships construction financing for Phase I of the Project from SA Affordable Housing, LLC, an affiliate of the Limited Partner, converted to permanent financing in the amount of \$3,700,000 and all loan servicing duties were transferred to NorthMarq Capital, Inc. The note is secured by the Project and bears interest at 7.289% per annum. Interest only payments were required for the first 2 years. Beginning April 1, 2008 the Partnership is obligated to make monthly payments based on a 16-year amortization schedule. The note matures March 1, 2024 at which point a lump sum payment of all outstanding balances are due. As of December 31, 2018 accrued interest was \$19,083. As of December 31, 2018 the principal balance was \$3,121,095 and interest expense was \$231,441.

Notes and mortgages payable for **Rose Gardens Senior LP** consist of the following as of December 31, 2018:

	Balance 12/31/2017	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2018	Current Portion
Construction loans	\$ -	\$ 12,651,507	\$ -	\$ 12,651,507	\$ -
SNRHA loan - 1	-	695,000	-	695,000	-
SNRHA loan - 2	-	5,787,006	-	5,787,006	-
AHP Note	-	1,440,000	-	1,440,000	-
	<u>\$ -</u>	<u>\$ 20,573,513</u>	<u>\$ -</u>	20,573,513	<u>\$ -</u>
Interest payable - long term				172,247	
Total notes and mortgages payable				<u>\$ 20,745,760</u>	

Construction Loan – On October 1, 2017 the Partnership entered into a construction funding agreement with Citibank, N.A., to obtain construction funding for a principal amount up to \$13,000,000. The loan is secured by the Project and bears a variable interest rate equal to LIBOR rate plus a 1.85% margin. As of December 31, 2018 the interest rate was 4.2%. The construction loan is expected to convert to the permanent phase May 1, 2020. The permanent loan will have a principal amount of \$3,797,000. The permanent loan will have an interest rate of 4.97% and is expected to mature November 1, 2050. Pursuant to the Multifamily Note dated October 12, 2017 there is a mandatory prepayment on November 1, 2035. As of December 31, 2018 the construction loan principal balance was \$12,651,507 with accrued interest of \$46,873.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

SNRHA Loans – Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$695,000 to the Partnership. The loan accrues and compounds interest at a rate of 2.55% per annum and is payable from cash flow as defined in the Partnership Agreement. The loan is expected to mature December 31, 2052. As of December 31, 2018 the outstanding balance of the loan was \$695,000 with accrued interest of \$21,717.

Southern Nevada Regional Housing Authority loaned an additional \$5,787,006 to the Partnership. The loan accrues and compounds annually at 1% interest. The loan is due and payable from cash flow as defined in the Partnership Agreement. The expected maturity date is December 31, 2052. As of December 31, 2018 the balance outstanding was \$5,787,006 with accrued interest of \$70,695.

AHP Loan – During 2017 the Partnership received funding from Affordable Housing Program in the total sum of \$1,500,000. This \$1,500,000 consists of \$1,000,000 which is expected to mature December 31, 2052 and \$500,000 which is expected to mature 35 years after the date of the completion report as defined in the Partnership Agreement. The total funding bears 3% per annum and is secured by the All-Inclusive Deed of Trust. As of December 31, 2018 the balance outstanding was \$1,440,000 with accrued interest of \$32,962.

NOTE M - OTHER NONCURRENT LIABILITIES - Discretely Presented Component Units:

Landsman Family, LLC - Developer Fee: On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2018, the outstanding developer fee of \$1,706,041 remained payable.

Biegger Estates, LLC - Developer Fee: On May 2, 2016 the Company entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$1,400,000 for services relating to the development and oversight of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2018, the outstanding developer fee of was paid in full.

Vera Johnson A Family, LLC - Developer Fee: Pursuant to the Operating Agreement, the Company shall pay SNRHA and Affordable Housing Program, Inc. ("AHP"), affiliates of the Managing Member, a development fee in the amount of \$845,000. The development fee shall be paid 75% to NRHA and 25% to AHP for their development services rendered in connection with the construction of the Project. As of December 31, 2018, a developer fee of \$688,300 remained payable.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE N - RESTRICTIONS AND DESIGNATION ON NET POSITION:

The Authority has cash and cash equivalents restricted by grantors and lending agencies for specified programs. These funds are temporarily restricted until used for the program purpose for the time period required by the grant or the program purpose as specified by the lender. The designation and restrictions on Net Position was for the following purposes at September 30, 2019:

	Primary Government	Component Units	Total
Modernization	\$ 5,127,859	\$ -	\$ 5,127,859
Housing Choice Vouchers - HAP Equity	5,461,607	-	5,461,607
Other reserves	-	7,525,315	7,525,315
Replacement reserves	-	1,027,245	1,027,245
Insurance/MIP escrows	-	132,649	132,649
	<u>\$ 10,589,466</u>	<u>\$ 8,685,209</u>	<u>\$ 19,274,675</u>

NOTE O - RISK MANAGEMENT:

The Housing Board is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At September 30, 2019, there were no liabilities to be reported.

NOTE P - OPERATING LEASE:

The Authority entered into a lease agreement on March 14, 2003 with the Resources for Community Development (RCD) to lease land to RCD until March 14, 2078. Total rental income under the lease agreement is \$1 per year for the entire term of the loan.

NOTE Q - DEFERRED INFLOW:

The Deferred Inflow as of September 30, 2019 consists of the following items:

Deferred Inflows	
Landsman Family, LLC - Ground Lease - Note F	\$ 1,291,317
Biegger Estates, LLC - Ground Lease - Note F	2,043,520
Wells Fargo - Interest Swap Agreement - Note K	409,252
Wells Fargo - Interest Swap Agreement - Note K	133,325
Accrued pension obligation - Note R	6,796,343
	<u>\$ 10,673,757</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN:

Plan Description

The Authority contributes to the State of Nevada Public Employees Retirement System (the System), a multi-employer, cost sharing defined benefit plan. The System was established in 1948 by the legislature and is governed by the Public Employees' Retirement Board, whose seven members are appointed by the Governor. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability.

Benefits Provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% multiplier. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death. Post-retirement increases are provided by authority of NRS 286.575-.579.

Contributions

The Authority, for establishing and amending the obligation to make contributions and member contribution rates, is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. Contributions are shared equally by employer and employee. Employees can take a reduced salary and have contributions made by the employer (EPC) or can make contributions by a payroll deduction matched by the employer.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

For the fiscal year ended June 30, 2019 the Statutory Employer/employee matching rate was 14.50% for Regular and the Employer-pay contribution (EPC) rate was 28.00%.

Net Pension Liability

The Authority's net pension liability (NPL) of \$28,116,022 was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The net pension liability is allocated among all employers which includes the State and participating agencies.

Actuarial Assumptions

Inflation rate	2.75%	Investment rate of return	7.50%
Payroll Growth	4.25%	Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on services, rates include inflation and productivity increases		
Consumer Price Index	2.75%		
Other assumptions	Same as those used in the June 30, 2019 funding actuarial valuation		

Actuarial Cost Method

The Entry Age Normal actuarial funding method is used to determine costs. Under this funding method, the total employer contribution rate consists of two elements: the normal cost rate and the unfunded actuarial liability (UAL) rate.

The individual entry age normal method is used to determine liabilities. Under the individual entry age normal method, a normal cost rate is calculated for each employee. This rate is determined by taking the value, as of age at entry into the plan, of the member's projected future benefits, and dividing it by the value, also as of the member's entry age, of his or her expected future salary. The normal cost for each employee is the product of his or her pay and his or her normal cost rate. The normal cost for the group is the sum of the normal costs for all members.

Experience gains and losses, i.e. decreases or increases in liabilities and/or in assets when actual experience differs from the actuarial assumptions, affect the unfunded actuarial accrued liability.

Asset Valuation Method

The actuarial valuation employs a technique for determining the actuarial value of assets which dampens the swing in the market value. The specific technique adopted in this valuation is a 5-year smoothed market.

Amortization

The net pension liability of the System is amortized over separate 30-year period amortization layers based on the valuations during which each separate layer previously established.

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2019 are as follows:

Investment Rate of Return – 7.50% per annum, compounded annually including 2.75% for inflation.

Salary Increases, Merit and Inflation – 4.25% to 9.15% per year.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

Mortality Rates – For active members and non-disabled retirees, the RP2000 Tables projected forward to 2019 using Scale AA are used; for all recipients of disability benefits, the Revenue Ruling 96-7 Disabled Mortality Table for Males and Females is used.

The long-term expected rate of return on pension plan assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class of assets. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2019 are summarized in the following table.

Asset Class	Target Allocation	Long Term Expected Rate of Return
Domestic Equity	42%	5.50%
International Equity	18%	5.50%
Domestic Fixed Income	28%	75.00%
Private Markets	12%	6.65%

Discount Rate

The discount rate used to measure the collective total pension liability was 7.50% for 2019 for the System. The projection of cash flows used to determine the discount rate assumed that the plan member contributions will be made at the current contribution rate and that employer and non-employer entity contributions will be made at contractually required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the Authority share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1.0% Decrease (6.50%)	Current Discount Rate (7.50%)	1.0% Increase (8.50%)
PERS' Net Pension Liability	\$ 43,534,257	\$ 28,116,022	\$ 15,299,556

Pension expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2019, the Authority recognized pension expense of \$2,058,300. At September 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	\$ 1,054,319	\$ 810,971
Changes in assumptions	1,144,206	-
Difference between projected and actual earnings on pension plan investments	-	1,398,671
Changes in proportion differences between employer contributions and proportionate share of contributions	2,010,796	4,586,701
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2019	756,566	-
Total	\$ 4,965,877	\$ 6,796,343

The \$756,556 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30:	Amount recognized in Pension Expense as an increase or (decrease) to Pension Expense
2019	\$ (431,170)
2020	\$ (431,170)
2021	\$ (431,170)
2022	\$ (431,170)
2023	\$ (431,170)
2024	\$ (431,170)
thereafter	\$ -

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2019 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE S - IMPAIRMENT OF CAPITAL ASSETS:

GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, establishes accounting and financial reporting standards for impairment of capital assets. Under the provisions of the statement, prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used should be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally should be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written-off. No such impairment loss was incurred during the current year.

NOTE T - ECONOMIC DEPENDENCY:

The Housing Board received approximately 85% of its revenue from HUD. If the amount of revenue received from HUD falls below critical levels, The Housing Board's operating reserves could be adversely affected. Both the Housing Board Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD.

NOTE U - PRIOR PERIOD ADJUSTMENTS:

No prior period adjustments in the current period.

NOTE V - COMMITMENTS & CONTINGENCIES:

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probably that a loss has occurred and the amount of that loss can be reasonably estimated. At September 30, 2019, there were no contingent liabilities to be reported. The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries. There were no examinations conducted during the current year.

NOTE W - SUPPLEMENTARY INFORMATION:

The supplementary information has been included in order to show the financial statements of the Housing Board on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplementary information is reviewed by the field office and provides greater detail concerning the operations of the Housing Board.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2019
(Continued)

NOTE X - SUBSEQUENT EVENTS:

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the SNVRHA through September 3, 2020 (the date the financial statements were available to be issued) and concluded that there are no additional items that need to be addressed.

The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

NOTE Y - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Discretely Presented Component Unit had a partnership capital contribution of \$7,365,411 during this fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2019



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Southern Nevada Regional Housing Authority's basic financial statements, and have issued our report thereon dated September 3, 2020. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, and Honolulu Street, LLC, as of December 31, 2018, as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

Management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Southern Nevada Regional Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the

determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
September 3, 2020



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Southern Nevada Regional Housing Authority's major federal programs for the year ended September 30, 2019. The Southern Nevada Regional Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Southern Nevada Regional Housing Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Southern Nevada Regional Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on the Southern Nevada Regional Housing Authority's compliance with those requirements.

Basis for Qualified Opinion on the Housing Choice Voucher Program – 14.871

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding Housing Choice Voucher Program – 14.871 as described in finding number 2019-001 for Eligibility. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Qualified Opinion on the Housing Choice Voucher Program – 14.871

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion paragraph, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the Housing Choice Voucher Program for the year ended September 30, 2019.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Southern Nevada Regional Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended September 30, 2019.

Other Matters

The Authority's response to the noncompliance findings identified in our audit is described in the accompanying corrective action plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

The management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Southern Nevada Regional Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on a major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item 2019-001, that we consider to be a material weakness.

The Authority's response to the internal control over compliance findings identified in our audit is described in the accompanying corrective action plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Accordingly, this report is not suitable for any other purpose.

Rector, Reeder & Lofton, P.C.
Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
September 3, 2020

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2018 contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	No
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported

Type of report issued on the compliance for major programs:	Qualified
---	------------------

Any audit findings disclosed that are required to be reported in Accordance with Uniform Guidance?	Yes
--	------------

Identification of major programs:

-CFDA #14.871	Housing Choice Voucher Program (Cluster)
-CFDA #14.879	Mainstream Vouchers (Cluster)
-CFDA #14.850	Public and Indian Housing
-CFDA #14.872	Public Housing Capital Fund Program

Dollar threshold used to distinguish between Type A and Type B programs:	\$3,000,000
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Did the Authority qualify as a low-risk auditee?	Yes
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Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

NONE REPORTED

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

(Continued)

Section III – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

Finding 2019-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Housing Choice Voucher Program CFDA #14.871

Condition & Cause:

Our Review of three hundred and thirty (330) HCV tenant files revealed that there were thirty-four (34) errors of noncompliance noted during the audit. This represents a 10.30% sample deviation rate across the total population. The errors consisted of failure to calculate tenant wages correctly, failure to have a third party verify tenant income correctly, and HAP payments not agreeing to the tenant HUD 50058 rent calculation forms. Of these thirty-four (34) errors, thirty-three (33) of these were income-related errors.

During our inquires of management within the Housing Choice Voucher program, it was noted that there has been a large amount of employee turnover during the fiscal year. In addition, there had been inadequate training for the staff of the Housing Choice Voucher program. Although the authority has a quality control system set up to catch errors within files, the quality control system failed to discover errors within these files.

Criteria:

The Code of Federal regulations, the Housing Authority's Administrative plan, and specific HUD guidelines in documenting and maintaining the Housing Choice Voucher tenant files.

Recommendation: We commend that the Agency conduct a thorough tenant file audit of existing tenants in the HCV program to determine whether there are any misstatements of rental income. We also recommend that the Agency increase their monitoring and review of the HCV program files to determine whether occupancy specialist need additional training or procedures added to ensure compliance. Our experience with agencies that increase monitoring and review of the files is that there are dramatically decreased error rates.

Questioned Costs: None

Repeat Finding: No

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.



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 Commissioner

Dan K. Shaw
 Commissioner

Lawrence Weekg
 Commissioner

Chad Williams
 Executive Director

Corrective Action Plan

Finding:

Finding 2019-001: Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness.

Corrective Action Plan:

Training:

Currently, we are working on training material to update staff on the review, verification, and calculation process. The training will take place from October 1, 2020 through December 31, 2020. Ms. Sabrina Rhone will be responsible for training staff on third party verifications and income review.

Quality Control:

We are now conducting 100% quality control on all contract files and manual adjustments requiring management approval, while 50% quality control is conducted on all other actions. Additionally, two (2) Housing Choice Voucher (HCV) Supervisors will be hired to monitor and process quality control regarding staff's caseload of files.

Department Structure:

We are not equipped to conduct a thorough file audit that would include all files. For those caseworkers with a higher error rate, 80% of their files will be QC'd by the supervisors. It is our intention to audit as many files as possible moving forward as the caseworkers process annuals and interims.

Anticipated Completion Date:

- Current staff will be trained by October 31, 2020.
- Newly hired staff will be trained by December 31, 2020.

Person Responsible:

Ms. Sabrina Rhone, Compliance Specialist, is responsible for the material and training of HCV staff on third party verifications and income review.

Respectfully Submitted,

Denise Watson

Denise Watson
 Director of Housing Programs

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION

FISCAL YEAR ENDED SEPTEMBER 30, 2019

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2019**

FDS Line #	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 0	\$ 1,815,623	\$ 2,667,221	\$ 4,853,520	\$ 0	\$ 3,857,463
112	Cash - restricted modernization & development	0	0	0	0	0	0
113	Cash - other restricted	386,950	8,685,209	0	5,342,686	0	6,571,961
114	Cash - tenant security deposits	402,741	217,211	0	519,032	0	0
115	Cash - restricted for payment of current liabilities	0	0	0	0	0	25,313
100	Total Cash	789,691	10,718,043	2,667,221	10,715,238	0	10,454,737
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	0	0	377,821
122	Accounts receivable - HUD	0	0	0	516,181	155,139	0
124	Accounts receivable - other government	0	0	0	15,510	0	0
125	Accounts receivable - miscellaneous	2,004,242	0	0	42,820	0	747,641
126	Accounts receivable - tenants rents	90,859	376,640	0	83,802	0	0
126.1	Allowance for doubtful accounts - tenants	(75,285)	0	0	(29,940)	0	0
126.2	Allowance for doubtful accounts - other	0	0	0	0	0	(950,249)
127	Notes receivable - current	0	0	0	0	0	0
128	Fraud recovery	0	0	0	69,463	0	2,251,726
128.1	Allowance for doubtful accounts - fraud	0	0	0	0	0	(2,120,289)
129	Accrued interest receivable	1,032	0	0	28,947	0	13,327
120	Total receivables - net	2,020,848	376,640	0	726,783	155,139	319,977
Current investments:							
131	Investments - unrestricted	141,651	0	0	4,901,666	0	2,119,277
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restricted for payment of current lia	0	0	0	0	0	0
142	Prepaid expenses and other assets	4,151	143,425	2,660	251,298	0	0
143	Inventories	228,996	0	0	463,714	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	0	0	835,614	3,412,318	0	0
145	Assets held for sale	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	3,185,337	11,238,108	3,505,495	20,471,017	155,139	12,893,991
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	3,008,759	1,564,853	0	17,886,856	0	0
162	Buildings	49,418,855	91,388,450	0	142,844,448	0	1,238,468
163	Furniture & equipment - dwellings	0	2,304,591	0	0	0	433,081
164	Furniture & equipment - admin	512,618	3,005,456	0	1,490,775	0	0
165	Leasehold Improvements	210,569	4,165,870	0	13,670,602	0	0
166	Accumulated depreciation	(23,952,055)	(16,526,129)	0	(119,384,815)	0	(739,402)
167	Construction in process	0	0	0	0	0	0
168	Infrastructure	664,005	9,793,840	0	3,431,176	0	0
160	Total capital assets - net	29,862,751	95,696,931	0	59,939,042	0	932,147
171	Notes receivable - noncurrent	1,723,800	0	7,450,000	40,645,325	0	332,759
172	Notes receivable - noncurrent - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	332,236	3,696,869	2,545,302	206,164	0	0
176	Investment In Joint ventures	0	0	200	0	0	0
180	TOTAL NONCURRENT ASSETS	31,918,787	99,393,800	9,995,502	100,790,531	0	1,264,906
200	DEFERRED OUTFLOW OF RESOURCES	581,008	0	0	1,648,674	0	1,534,452
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 35,685,132	\$ 110,631,908	\$ 13,500,997	\$ 122,910,222	\$ 155,139	\$ 15,693,349

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Workforce Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	13,193,827
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	20,986,806
0	0	0	0	0	0	0	1,138,984
0	534,337	0	0	0	0	0	559,650
0	534,337	0	0	0	0	0	35,879,267
0	0	0	0	0	0	0	377,821
0	0	0	0	0	0	0	671,320
0	0	0	0	0	0	0	15,510
0	10,598	0	0	0	133,370	0	2,938,671
0	0	0	0	0	0	0	551,301
0	0	0	0	0	0	0	(105,225)
0	(10,598)	0	0	0	0	0	(960,847)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	2,321,189
0	0	0	0	0	0	0	(2,120,289)
0	0	0	0	0	0	0	43,306
0	0	0	0	0	133,370	0	3,732,757
0	0	0	0	0	0	0	7,162,594
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	695	0	402,229
0	0	0	0	0	0	0	692,710
0	0	0	0	0	0	0	0
0	0	0	0	0	4,090,296	(8,338,228)	0
0	0	0	0	0	0	0	0
0	534,337	0	0	0	4,224,361	(8,338,228)	47,869,557
0	0	0	0	0	215,819	0	22,676,287
0	0	0	0	0	4,306,730	0	289,196,951
0	0	0	0	0	0	0	2,737,672
0	0	0	0	0	1,765,536	0	6,774,385
0	0	0	0	0	64,658	0	18,111,699
0	0	0	0	0	(5,450,300)	0	(166,052,701)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	13,889,021
0	0	0	0	0	902,443	0	187,333,314
0	0	0	0	0	0	0	50,151,884
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	6,780,571
0	0	0	0	0	0	0	200
0	0	0	0	0	902,443	0	244,265,969
0	0	0	0	0	1,201,743	0	4,965,877
\$ 0	\$ 534,337	\$ 0	\$ 0	\$ 0	\$ 6,328,547	\$ (8,338,228)	\$ 297,101,403

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2019

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
LIABILITIES AND NET POSITION:							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	239,718	247,196	0	1,221,984	0	349,442
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	72,756	0	0	654,255	21,729	169,377
322	Accrued compensated absences - current	0	0	0	6,452	0	3,111
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	0	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0	0	266,031
333	Accounts payable - other gov.	0	0	0	536,427	0	0
341	Tenant security deposits	402,741	214,748	0	519,032	0	0
342	Unearned revenue	64,445	45,769	0	22,887	0	174
343	Current portion of L-T debt - capital projects	312,900	205,535	0	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0	0
345	Other current liabilities	169,802	1,316,869	0	3,892	0	23,576
346	Accrued liabilities - other	0	645,755	0	0	0	25,313
347	Interprogram (due to)	4,469,517	0	0	3,735,301	133,410	0
348	Loan Liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>5,731,879</u>	<u>2,675,872</u>	<u>0</u>	<u>6,700,230</u>	<u>155,139</u>	<u>837,024</u>
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects	1,939,050	75,094,816	0	0	0	0
352	Long-term debt, net of current - operating borrowings	0	0	0	1,000,000	0	0
353	Noncurrent liabilities - other	0	4,230,929	0	214,827	0	1,110,354
354	Accrued comp. absences - long term	287,733	0	0	654,295	0	464,502
355	Loan liability - noncurrent	0	0	3,700,000	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	3,289,575	0	0	9,334,518	0	8,687,851
350	TOTAL NONCURRENT LIABILITIES	<u>5,516,358</u>	<u>79,325,745</u>	<u>3,700,000</u>	<u>11,203,640</u>	<u>0</u>	<u>10,262,707</u>
300	TOTAL LIABILITIES	<u>11,248,237</u>	<u>82,001,617</u>	<u>3,700,000</u>	<u>17,903,870</u>	<u>155,139</u>	<u>11,099,731</u>
400	DEFERRED INFLOW OF RESOURCES	<u>1,337,815</u>	<u>0</u>	<u>0</u>	<u>5,591,159</u>	<u>0</u>	<u>2,100,068</u>
NET POSITION:							
508.4	Net Investment in Capital Assets	27,610,801	20,396,580	0	59,939,042	0	932,147
511.4	Restricted	0	8,685,209	0	5,127,859	0	5,461,607
512.4	Unrestricted	(4,511,721)	(451,498)	9,800,997	34,348,292	0	(3,900,204)
513	TOTAL NET POSITION	<u>23,099,080</u>	<u>28,630,291</u>	<u>9,800,997</u>	<u>99,415,193</u>	<u>0</u>	<u>2,493,550</u>
600	TOTAL LIABILITIES AND NET POSITION	<u>\$ 35,685,132</u>	<u>\$ 110,631,908</u>	<u>\$ 13,500,997</u>	<u>\$ 122,910,222</u>	<u>\$ 155,139</u>	<u>\$ 15,693,349</u>

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
0	253	0	0	0	61,216	0	2,119,809
0	0	0	0	0	0	0	0
0	0	0	0	0	169,171	0	1,087,288
0	0	0	0	0	0	0	9,563
0	0	0	0	0	0	0	0
0	534,084	0	0	0	0	0	534,084
0	0	0	0	0	0	0	266,031
0	0	0	0	0	0	0	536,427
0	0	0	0	0	0	0	1,136,521
0	0	0	0	0	0	0	133,275
0	0	0	0	0	0	0	518,435
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1,514,139
0	0	0	0	0	0	0	671,068
0	0	0	0	0	0	(8,338,228)	0
0	0	0	0	0	0	0	0
0	534,337	0	0	0	230,387	(8,338,228)	8,526,640
0	0	0	0	0	0	0	77,033,866
0	0	0	0	0	0	0	1,000,000
0	0	0	0	0	0	0	5,556,110
0	0	0	0	0	398,773	0	1,805,303
0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	0	0	0
0	0	0	0	0	6,804,078	0	28,116,022
0	0	0	0	0	7,202,851	0	117,211,301
0	534,337	0	0	0	7,433,238	(8,338,228)	125,737,941
0	0	0	0	0	1,644,715	0	10,673,757
0	0	0	0	0	902,443	0	109,781,013
0	0	0	0	0	0	0	19,274,675
0	0	0	0	0	(3,651,849)	0	31,634,017
0	0	0	0	0	(2,749,406)	0	160,689,705
\$ 0	\$ 534,337	\$ 0	\$ 0	\$ 0	\$ 6,328,547	\$ (8,338,228)	\$ 297,101,403

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14,850	PIH Family Self-Sufficiency Program 14,896
REVENUES:						
70300	Net tenant rental revenue	\$ 6,048,677	\$ 4,749,867	\$ 0	\$ 5,792,756	\$ 0
70400	Tenant revenue - other	194,908	404,553	0	268,656	0
70500	Total tenant revenue	6,243,585	5,154,420	0	6,061,412	0
70600	HUD PHA grants - operating	0	0	0	15,676,298	672,213
70610	HUD PHA grants - capital	0	0	0	142,163	0
70710	Management fee	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0
70750	Other fees	56,559	0	0	0	0
70700	Total fee revenue	56,559	0	0	0	0
70800	Other government grants	0	0	0	0	0
71100	Investment income - unrestricted	5,247	0	0	153,964	0
71200	Mortgage interest income	0	0	0	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0
71310	Cost of sales of assets	0	0	0	0	0
71400	Fraud income	0	0	0	0	0
71500	Other revenue	1,133,733	11,245,432	1,024,139	381,474	0
71600	Gain/(loss) on disposition	0	0	0	(11,715,345)	0
72000	Investment income - restricted	0	2,729	0	0	0
70000	TOTAL REVENUES	\$ 7,439,124	\$ 16,402,581	\$ 1,024,139	\$ 10,699,966	\$ 672,213
EXPENSES:						
Administrative						
91100	Administrative salaries	\$ 747,907	\$ 601,747	\$ 0	\$ 1,637,063	\$ 0
91200	Auditing fees	19,834	52,115	0	50,204	0
91300	Management fees	702,797	281,407	0	2,303,882	0
91310	Bookkeeping fees	93,296	0	0	197,073	0
91400	Advertising & marketing	0	65,381	0	3,130	0
91500	Employee benefits - administrative	310,840	39,980	0	681,775	0
91600	Office expense	137,110	41,623	0	438,081	0
91700	Legal expense	20,537	26,341	0	33,694	0
91800	Travel expense	10,724	2,285	0	19,389	0
91810	Allocated overhead	0	0	0	0	0
91900	Other operating - administrative	135,047	313,433	22	2,389,059	0
91000	Total Administrative Expense	2,178,092	1,424,312	22	7,753,350	0
92000	Asset management fee	0	0	0	239,820	0
Tenant Services						
92100	Tenant services - salaries	11,113	0	0	199,233	434,956
92200	Relocation costs	0	0	0	0	0
92300	Employee benefits - tenant services	5,190	0	0	78,446	219,310
92400	Other tenant services	11,895	2,200	0	66,590	0
92500	Total Tenant Services	28,198	2,200	0	344,269	654,266
Utilities						
93100	Water	345,486	162,190	0	1,004,573	0
93200	Electricity	130,845	12,118	0	579,546	0
93300	Gas	6,143	1,328	0	94,283	0
93400	Fuel	0	0	0	0	0
93500	Labor	0	0	0	0	0
93600	Sewer	263,940	50,001	0	539,910	0
93700	Employee benefits - utilities	0	0	0	0	0
93800	Other utilities expense	0	607,140	0	0	0
93000	Total Utilities Expense	746,414	832,777	0	2,218,312	0

Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,591,300
0	0	0	0	0	0	0	0	868,117
0	0	0	0	0	0	0	0	17,459,417
120,062,977	222,888	816,476	0	0	6,051	0	0	137,456,903
0	0	0	0	0	0	0	0	142,163
0	0	0	0	0	0	4,145,095	(4,145,095)	0
0	0	0	0	0	0	239,820	(239,820)	0
0	0	0	0	0	0	1,298,721	(1,298,721)	0
0	0	0	0	0	0	2,462,145	(2,462,145)	0
0	0	0	0	0	0	0	(56,559)	0
0	0	0	0	0	0	8,145,781	(8,202,340)	0
0	0	0	320,480	361,177	0	0	0	681,657
37,646	0	0	0	0	0	0	0	196,857
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
84,928	0	224	0	0	0	0	0	85,152
1,853,472	0	0	0	0	0	361,910	0	16,000,160
1,815	0	0	0	0	0	35,863	0	(11,677,667)
0	0	0	0	0	0	0	0	2,729
\$ 122,040,838	\$ 222,888	\$ 816,700	\$ 320,480	\$ 361,177	\$ 6,051	\$ 8,543,554	\$ (8,202,340)	\$ 160,347,371
\$ 3,702,823	\$ 0	\$ 71,437	\$ 0	\$ 13,544	\$ 0	\$ 3,724,132	\$ 0	\$ 10,498,653
11,020	0	0	0	0	0	7,552	0	140,725
1,188,967	0	0	0	0	0	0	(4,195,646)	281,407
1,014,360	0	0	0	0	0	0	(1,304,729)	0
0	0	0	0	0	0	58,162	0	126,673
1,560,207	0	30,004	0	7,358	0	1,554,163	0	4,184,327
571,140	13,944	0	0	0	0	920,543	0	2,122,441
46,287	0	0	0	0	0	170,496	0	297,355
3,693	1,070	0	0	161	0	98,588	0	135,910
0	0	0	0	0	0	0	0	0
358,711	0	0	0	0	3,500	569,529	(2,462,145)	1,307,156
8,457,208	15,014	101,441	0	21,063	3,500	7,103,165	(7,962,520)	19,094,647
0	0	0	0	0	0	0	(239,820)	0
72,522	139,941	214	212,398	0	2,107	369,866	0	1,442,350
0	0	0	0	0	0	0	0	0
0	59,849	0	65,357	0	444	155,785	0	584,381
2,025	5,314	0	27,717	585	0	8,714	0	125,040
74,547	205,104	214	305,472	585	2,551	534,365	0	2,151,771
0	0	0	0	0	0	43,947	0	1,556,196
14,860	0	0	0	0	0	41,280	0	778,649
0	0	0	0	0	0	1,536	0	103,290
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
1,785	0	0	0	0	0	3,682	0	859,318
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	607,140
16,645	0	0	0	0	0	90,445	0	3,904,593

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896
Ordinary Maintenance & Operation						
94100	Labor	939,576	427,543	0	2,748,083	0
94200	Materials	376,098	84,044	0	1,141,482	0
94300	Contracts	877,212	654,200	0	3,141,803	0
94300-010	Garbage & trash removal contracts	157,371	34,352	0	378,203	0
94300-020	Heating & cooling contracts	18,845	3,283	0	112,191	0
94300-030	Snow removal contracts	0	0	0	0	0
94300-040	Elevator maintenance contracts	0	0	0	30,812	0
94300-050	Landscape & grounds contracts	125,809	44,667	0	386,815	0
94300-060	Unit turnaround contracts	0	9,418	0	0	0
94300-070	Electrical contracts	12,977	1,491	0	35,724	0
94300-080	Plumbing contracts	68,270	2,355	0	321,894	0
94300-090	Extermination contracts	35,433	4,209	0	251,525	0
94300-100	Janitorial contracts	94,959	14,208	0	259,625	0
94300-110	Routine maintenance contracts	297,250	62	0	1,069,684	0
94300-120	Contract costs - other	66,298	465,061	0	295,330	0
94500	Employee benefit contributions	396,298	27,291	0	1,146,404	0
94000	Total Ordinary Maintenance & Operation	2,589,184	1,193,078	0	8,177,772	0
Protective Services						
95100	Protective services - labor	0	0	0	0	0
95200	Protective services - other contract costs	0	72,976	0	0	0
95300	Other protective services	82,468	0	0	481,190	0
95500	Employee benefits - protective services	0	0	0	0	0
95000	Total Protective Services	82,468	72,976	0	481,190	0
Insurance Premiums						
96110	Property insurance	157,918	129,787	0	369,735	0
96120	Liability insurance	29,476	0	0	86,753	0
96130	Workmen's compensation	0	4,012	0	0	0
96140	Insurance - other	71,982	102,289	0	167,791	0
96100	Total Insurance Premiums	259,376	236,088	0	624,279	0
General Expenses						
96200	Other general expense	1,064,473	232,585	0	658,060	0
96210	Compensated absences	97,565	0	0	163,243	17,947
96300	Payments in lieu of taxes	0	0	0	265,475	0
96400	Bad debt - tenant rents	130,253	9,210	0	96,102	0
96500	Bad debt - mortgages	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0
96800	Severance expense	0	0	0	0	0
96000	Total General Expenses	1,292,291	241,795	0	1,182,880	17,947
Financial Expenses						
96710	Interest expense - mortgage payable	176,399	1,149,853	0	0	0
96720	Interest expense - notes payable	60	926,366	0	0	0
96730	Amortization - issuance costs	0	38,429	0	0	0
96700	Total Financial Expenses	176,459	2,114,648	0	0	0
96900	TOTAL OPERATING EXPENSE	7,352,482	6,117,874	22	21,021,872	672,213
97000	EXCESS OPERATING REVENUE	86,642	10,284,707	1,024,117	(10,321,906)	0

Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
2,463	0	0	0	0	0	17,387	0	4,135,052
19,689	0	0	0	0	0	94,084	0	1,715,397
86,781	0	0	0	0	0	133,330	0	4,893,326
0	0	0	0	0	0	24,410	0	594,336
0	0	0	0	0	0	22,073	0	156,392
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	30,812
0	0	0	0	0	0	0	0	557,291
0	0	0	0	0	0	0	0	9,418
0	0	0	0	0	0	0	0	50,192
0	0	0	0	0	0	0	0	392,519
0	0	0	0	0	0	780	0	291,947
0	0	0	0	0	0	21,049	0	389,841
0	0	0	0	0	0	52,897	0	1,419,893
86,781	0	0	0	0	0	12,121	0	925,591
704	0	0	0	0	0	7,053	0	1,577,750
109,637	0	0	0	0	0	251,854	0	12,321,525
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	72,976
13,923	0	0	0	0	0	25,978	0	603,559
0	0	0	0	0	0	0	0	0
13,923	0	0	0	0	0	25,978	0	676,535
0	0	0	0	0	0	8,542	0	665,982
50,258	0	0	11,793	0	0	1,500	0	179,780
0	0	0	0	0	0	931	0	4,943
95,931	0	0	0	0	0	43,299	0	481,292
146,189	0	0	11,793	0	0	54,272	0	1,331,997
154,218	0	1,313	0	0	0	51,978	0	2,162,627
89,578	2,770	0	3,215	0	0	114,748	0	489,066
0	0	0	0	0	0	0	0	265,475
0	0	0	0	0	0	0	0	235,565
0	0	0	0	0	0	0	0	0
145,235	0	0	0	0	0	0	0	145,235
0	0	0	0	0	0	0	0	0
389,031	2,770	1,313	3,215	0	0	166,726	0	3,297,968
0	0	0	0	0	0	0	0	1,326,252
20,590	0	0	0	0	0	0	0	947,016
0	0	0	0	0	0	0	0	38,429
20,590	0	0	0	0	0	0	0	2,311,697
9,227,770	222,888	102,968	320,480	21,648	6,051	8,226,805	(8,202,340)	45,090,733
112,813,068	0	713,732	0	339,529	0	316,749	0	115,256,638

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896
Other Expenses						
97100	Extraordinary maintenance	111,380	0	0	1,026,053	0
97200	Casualty losses	436,314	0	0	86,204	0
97300	Housing assistance payments	0	0	0	0	0
97350	HAP portability-in	0	0	0	0	0
97400	Depreciation expense	1,358,127	2,775,052	0	5,639,764	0
97500	Fraud losses	0	0	0	0	0
97600	Capital outlays - governmental funds	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0
	Total Other Expenses	<u>1,905,821</u>	<u>2,775,052</u>	<u>0</u>	<u>6,752,021</u>	<u>0</u>
90000	TOTAL EXPENSES	\$ 9,258,303	\$ 8,892,926	\$ 22	\$ 27,773,893	\$ 672,213
10010	Operating transfer in	0	0	0	0	0
10020	Operating transfer out	0	0	0	0	0
10030	Operating transfers from/to primary gov't	0	0	0	0	0
10040	Operating transfers from/to comp. unit	0	0	0	0	0
10050	Proceeds from notes, loans & bonds	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0
10091	Inter project excess cash transfer in	0	0	0	375,000	0
10092	Inter project excess cash transfer out	0	0	0	(375,000)	0
10093	Transfers between project & program - in	0	0	0	0	0
10094	Transfers between project & program - out	0	0	0	0	0
10100	Total other financing sources (uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (1,819,179)	\$ 7,509,655	\$ 1,024,117	\$ (17,073,927)	\$ 0
11020	Required annual debt principal payment	295,502	369,501	0	0	0
11030	Beginning Net Position	24,707,690	21,120,636	8,776,880	116,475,497	0
11040-010	Prior period adjustments	0	0	0	0	0
11040-070	Equity transfers	210,569	0	0	13,623	0
11050	Changes-compensated absence balance	0	0	0	0	0
11060	Changes-contingent liability balance	0	0	0	0	0
11070	Changes-unrec. pension transition liability	0	0	0	0	0
11080	Changes-doubtful accounts - dwelling rents	0	0	0	0	0
11090	Changes-doubtful accounts - other	0	0	0	0	0
	Ending Net Position	<u>23,099,080</u>	<u>28,630,291</u>	<u>9,800,997</u>	<u>99,415,193</u>	<u>0</u>
11170	Administrative fee equity	0	0	0	0	0
11180	Housing assistance payments equity	0	0	0	0	0
11190	Units Available	12,996	4,884	0	29,030	0
11210	Units Leased	12,469	4,757	0	27,723	0
11270	Excess Cash	0	0	0	6,030,064	0
	Prior year excess cash	0	0	0	7,372,185	0
11610	Land purchases	0	0	0	0	0
11620	Building purchases	0	0	0	142,163	0
11630	Furniture & equipment - dwelling	0	0	0	0	0
11640	Furniture & equipment - admin	0	0	0	0	0
11650	Leasehold improvement purchases	0	0	0	0	0
11660	Infrastructure purchases	0	0	0	0	0
13510	CFFP debt services payments	0	0	0	0	0
13901	Replacement housing factor funds	0	0	0	0	0

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2019

FDS Line#	Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
ASSETS:									
CURRENT ASSETS:									
Cash:									
111	Cash - unrestricted	\$ 0	\$ 94,917	\$ 0	\$ 677,784	\$ 307,364	\$ 917	\$ 62,247	\$ 0
112	Cash - restricted modernization & development	0	0	0	0	0	0	0	0
113	Cash - other restricted	0	2,466	1,577	0	213	30,674	120	313
114	Cash - tenant security deposits	0	12,780	36,801	78,990	29,869	37,498	0	27,109
115	Cash - restricted for payment of current liabilities	0	0	0	0	0	0	0	0
100	Total Cash	0	110,163	38,378	756,774	337,446	69,089	62,367	27,422
Accounts and notes receivables:									
121	Accounts receivable - PHA projects	0	0	0	0	0	0	0	0
122	Accounts receivable - HUD other projects	0	0	234,573	45,267	222,196	11,861	0	840
124	Accounts receivable - other government	15,510	0	0	0	0	0	0	0
125	Accounts receivable - miscellaneous	0	0	961	2,747	534	2,153	23,934	2,635
126	Accounts receivable - tenants rents	0	1,968	1,275	5,392	886	2,730	0	13,145
126.1	Allowance for doubtful accounts - tenants	0	(18)	(266)	(1,395)	(100)	(277)	0	(13,481)
126.2	Allowance for doubtful accounts - other	0	0	0	0	0	0	0	0
127	Notes receivable - current	0	0	0	0	0	0	0	0
128	Accounts receivable - fraud	0	2,331	0	0	0	300	0	1,348
128.1	Allowance for doubtful accounts-fraud	0	0	0	0	0	0	0	0
129	Accrued interest receivable	0	0	0	0	0	0	0	0
120	Total receivables - net	15,510	4,281	236,543	52,011	223,516	16,787	23,934	4,487
Current Investments:									
131	Investments - unrestricted	0	96,130	0	1,066,208	7,458	0	63,043	0
132	Investments - restricted	0	0	0	0	0	0	0	0
135	Investments - restricted for payment of current liab	0	0	0	0	0	0	0	0
142	Prepaid expenses and other assets	0	0	0	0	0	0	0	0
143	Inventories	0	32,569	28,024	51,689	15,622	34,148	0	20,283
143.1	Allowance for obsolete inventories	0	0	0	0	0	0	0	0
144	Interprogram due from	0	0	0	0	0	0	0	0
145	Assets held for sale	0	0	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	15,510	243,143	302,945	1,926,682	584,042	120,024	149,344	52,192
NONCURRENT ASSETS:									
Capital Assets:									
161	Land	952,685	3,350,964	1,070,300	1,265,660	372,806	624,705	63,239	1,852,913
162	Buldings	0	15,432,780	0	10,028,601	9,512,264	14,301,668	0	9,845,344
163	Furniture & equipment - dwellings	0	0	0	0	0	0	0	0
164	Furniture & equipment - admin.	0	29,888	13,957	350,156	102,100	68,135	0	99,442
165	Leasehold improvements	326,022	59,827	0	2,146,756	942,187	2,065,235	0	606,848
166	Accumulated depreclation	(173,996)	(11,571,722)	(13,957)	(9,182,007)	(7,350,802)	(12,746,104)	(2,060,116)	(7,067,873)
167	Construction in process	0	0	0	0	0	0	0	0
168	Infrastructure	0	0	0	0	0	0	3,431,176	0
160	Total capital assets - net	1,104,711	7,301,737	1,070,300	4,609,166	3,578,555	4,313,639	1,434,299	5,336,674
171	Notes receivable - noncurrent	0	0	6,915,000	0	6,254,535	7,310,577	0	5,390,883
172	Notes receivable - noncurrent - past due	0	0	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0	0	0
174	Other assets	0	0	0	0	0	0	0	200,747
176	Investment in joint ventures	0	0	0	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	1,104,711	7,301,737	7,985,300	4,609,166	9,833,090	11,624,216	1,434,299	10,928,304
200	Deferred Outflow of Resources	0	84,420	74,489	278,089	129,113	139,045	0	79,454
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 1,120,221	\$ 7,629,300	\$ 8,362,734	\$ 6,813,937	\$ 10,546,245	\$ 11,883,285	\$ 1,583,643	\$ 11,059,950

	NV018002407	NV018002408	NV018002409	NV018002411	NV018002412	NV018002413	NV018013003	NV018013016	Other Project	TOTAL
\$	813,073	\$ 304,396	\$ 404,157	\$ 1,466,231	\$ 31,202	\$ 0	\$ 173,296	\$ 517,936	\$ 0	\$ 4,853,520
	0	0	0	0	0	0	0	0	0	0
	36,156	45,636	881,281	7,953	12,844	0	0	17,393	4,306,060	5,342,686
	95,855	80,254	101,424	0	0	0	0	18,452	0	519,032
	0	0	0	0	0	0	0	0	0	0
	945,084	430,286	1,386,862	1,474,184	44,046	0	173,296	553,781	4,306,060	10,715,238
	0	0	0	0	0	0	0	0	0	0
	0	824	600	0	0	0	0	0	0	516,181
	0	0	0	0	0	0	0	0	0	15,510
	2,569	4,558	2,529	0	0	0	0	200	0	42,820
	19,944	16,330	20,279	0	0	0	0	1,853	0	83,802
	(2,549)	(7,649)	(3,840)	0	0	0	0	(365)	0	(29,940)
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
	41,160	9,880	14,444	0	0	0	0	0	0	69,463
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	28,947	28,947
	61,124	23,943	34,012	0	0	0	0	1,688	28,947	726,783
	823,232	222,223	409,168	1,484,979	31,600	0	173,066	524,559	0	4,901,666
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	251,298	251,298
	73,216	94,564	87,493	0	0	11,692	0	14,414	0	463,714
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	195,200	0	0	0	3,217,118	3,412,318
	0	0	0	0	0	0	0	0	0	0
	1,902,656	771,016	1,917,535	2,959,163	270,846	11,692	346,362	1,094,442	7,803,423	20,471,017
	602,195	509,173	5,539,476	0	0	99,124	38,900	0	1,544,716	17,886,856
	39,863,828	2,930,733	39,356,882	0	0	0	0	0	1,572,348	142,844,448
	0	0	0	0	0	0	0	0	0	0
	226,072	213,484	260,675	0	0	44,440	0	0	82,426	1,490,775
	2,137,803	1,318,340	3,371,358	0	0	0	0	0	696,226	13,670,602
	(37,094,621)	(2,933,992)	(27,754,635)	0	0	(6,933)	0	0	(1,428,057)	(119,384,815)
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	3,431,176
	5,735,277	2,037,738	20,773,756	0	0	136,631	38,900	0	2,467,659	59,939,042
	0	0	0	1,880,160	3,249,083	0	9,356,317	0	288,770	40,645,325
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	5,417	0	0	206,164
	0	0	0	0	0	0	0	0	0	0
	5,735,277	2,037,738	20,773,756	1,880,160	3,249,083	136,631	9,400,634	0	2,756,429	100,790,531
	302,918	337,680	178,773	0	0	0	0	44,693	0	1,648,674
\$	7,940,851	\$ 3,146,434	\$ 22,870,064	\$ 4,839,323	\$ 3,519,929	\$ 148,323	\$ 9,746,996	\$ 1,139,135	\$ 10,559,852	\$ 122,910,222

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2019

FDS Line#	Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405
LIABILITIES AND NET POSITION:								
LIABILITIES:								
CURRENT LIABILITIES:								
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	1,414	5,901	56,341	181,385	248,603	51,447	0
313	Accounts payable > 90 days	0	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	0	6,863	26,819	35,232	14,406	11,737	0
322	Accrued compensated absences - current	0	0	0	0	0	0	0
324	Accrued contingency liability	0	0	0	0	0	0	0
325	Accrued interest payable	0	0	0	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0	0	0	0
333	Accounts payable - other gov.	0	12,917	68,462	159,468	71,407	0	0
341	Tenant security deposits	0	12,780	36,801	78,990	29,869	37,498	0
342	Unearned revenue	0	1,114	337	2,800	448	3,359	0
343	Current portion of L-T debt - capital projects	0	0	0	0	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0	0	0
345	Other current liabilities	0	0	0	0	0	2,740	0
346	Accrued liabilities - other	0	0	0	0	0	0	0
347	Interprogram (due to)	372,130	0	638,919	0	5,762	906,418	0
348	Loan Liability - current	0	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>373,544</u>	<u>39,575</u>	<u>827,679</u>	<u>457,875</u>	<u>370,495</u>	<u>1,013,199</u>	<u>0</u>
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects	0	0	0	0	0	0	0
352	Long-term debt, net of current - operating borrowings	0	0	0	0	0	0	0
353	Noncurrent liabilities - other	0	2,466	1,577	0	213	30,674	120
354	Accrued comp. absences - long term	0	91,436	0	29,379	44,712	68,971	0
355	Loan liability - noncurrent	0	0	0	0	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	0	477,972	421,740	1,574,497	731,017	787,249	0
350	TOTAL NONCURRENT LIABILITIES	<u>0</u>	<u>571,874</u>	<u>423,317</u>	<u>1,603,876</u>	<u>775,942</u>	<u>886,894</u>	<u>120</u>
300	TOTAL LIABILITIES	<u>373,544</u>	<u>611,449</u>	<u>1,250,996</u>	<u>2,061,751</u>	<u>1,146,437</u>	<u>1,900,093</u>	<u>120</u>
400	Deferred Inflow of Resources	0	115,538	101,946	380,596	176,705	190,297	0
NET POSITION:								
508.4	Net Investment in Capital Assets	1,104,711	7,301,737	1,070,300	4,609,166	3,578,555	4,313,639	1,434,299
511.4	Restricted	0	0	0	0	0	0	0
512.4	Unrestricted	(358,034)	(399,424)	5,939,492	(237,576)	5,644,548	5,479,256	149,224
513	TOTAL NET POSITION	<u>746,677</u>	<u>6,902,313</u>	<u>7,009,792</u>	<u>4,371,590</u>	<u>9,223,103</u>	<u>9,792,895</u>	<u>1,583,523</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET								
600	POSITION	<u>\$ 1,120,221</u>	<u>\$ 7,629,300</u>	<u>\$ 8,362,734</u>	<u>\$ 6,813,937</u>	<u>\$ 10,546,245</u>	<u>\$ 11,883,285</u>	<u>\$ 1,583,643</u>

	<u>NV018002406</u>	<u>NV018002407</u>	<u>NV018002408</u>	<u>NV018002409</u>	<u>NV018002411</u>	<u>NV018002412</u>	<u>NV018002413</u>	<u>NV018013001</u>	<u>NV018013016</u>	<u>Other Project</u>	<u>TOTAL</u>
\$	0	\$	0	\$	0	\$	0	\$	0	\$	0
	59,576	122,187	108,939	45,899	49	0	3,211	0	10,418	326,614	1,221,984
	0	0	0	0	0	0	0	0	0	0	0
	9,615	30,776	36,472	19,423	0	0	0	0	4,597	458,315	654,255
	0	0	0	0	0	0	0	0	0	6,452	6,452
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	15,601	48,882	73,349	70,477	0	0	15,864	0	0	0	536,427
	27,109	95,855	80,254	101,424	0	0	0	0	18,452	0	519,032
	374	3,882	4,608	5,860	0	0	105	0	0	0	22,887
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	1,152	0	0	0	0	0	0	0	0	0	3,892
	0	0	0	0	0	0	0	0	0	0	0
	1,472,671	0	824	600	0	0	337,977	0	0	0	3,735,301
	0	0	0	0	0	0	0	0	0	0	0
	<u>1,586,098</u>	<u>301,582</u>	<u>304,446</u>	<u>243,683</u>	<u>49</u>	<u>0</u>	<u>357,157</u>	<u>0</u>	<u>33,467</u>	<u>791,381</u>	<u>6,700,230</u>
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	1,000,000	0	0	1,000,000
	313	36,156	45,636	59,482	7,953	12,844	0	0	17,393	0	214,827
	32,579	112,309	125,144	85,714	0	0	0	0	0	64,051	654,295
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	<u>449,857</u>	<u>1,715,076</u>	<u>1,911,889</u>	<u>1,012,176</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>253,045</u>	<u>0</u>	<u>9,334,518</u>
	<u>482,749</u>	<u>1,863,541</u>	<u>2,082,669</u>	<u>1,157,372</u>	<u>7,953</u>	<u>12,844</u>	<u>0</u>	<u>1,000,000</u>	<u>270,438</u>	<u>64,051</u>	<u>11,203,640</u>
	<u>2,068,847</u>	<u>2,165,123</u>	<u>2,387,115</u>	<u>1,401,055</u>	<u>8,002</u>	<u>12,844</u>	<u>357,157</u>	<u>1,000,000</u>	<u>303,905</u>	<u>855,432</u>	<u>17,903,870</u>
	<u>2,152,197</u>	<u>414,578</u>	<u>462,152</u>	<u>244,669</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,291,314</u>	<u>61,167</u>	<u>0</u>	<u>5,591,159</u>
	5,336,674	5,735,277	2,037,738	20,773,756	0	0	136,631	38,900	0	2,467,659	59,939,042
	0	0	0	821,799	0	0	0	0	0	4,306,060	5,127,859
	<u>1,502,232</u>	<u>(374,127)</u>	<u>(1,740,571)</u>	<u>(371,215)</u>	<u>4,831,321</u>	<u>3,507,085</u>	<u>(345,465)</u>	<u>7,416,782</u>	<u>774,063</u>	<u>2,930,701</u>	<u>34,348,292</u>
	<u>6,838,906</u>	<u>5,361,150</u>	<u>297,167</u>	<u>21,224,340</u>	<u>4,831,321</u>	<u>3,507,085</u>	<u>(208,834)</u>	<u>7,455,682</u>	<u>774,063</u>	<u>9,704,420</u>	<u>99,415,193</u>
\$	<u>11,059,950</u>	\$ <u>7,940,851</u>	\$ <u>3,146,434</u>	\$ <u>22,870,064</u>	\$ <u>4,839,323</u>	\$ <u>3,519,929</u>	\$ <u>148,323</u>	\$ <u>9,746,996</u>	\$ <u>1,139,135</u>	\$ <u>10,559,852</u>	\$ <u>122,910,222</u>

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP's
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

<u>FDS Line#</u>	<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>
REVENUES:								
70300	Net tenant rental revenue	\$ 0	\$ 102,950	\$ 530,022	\$ 1,281,080	\$ 550,364	\$ 427,464	\$ 0
70400	Tenant revenue - other	0	6,155	9,381	31,290	15,934	9,502	0
70500	Total tenant revenue	0	109,105	539,403	1,312,370	566,298	436,966	0
70600	HUD PHA grants - operating	97,529	284,625	1,858,252	2,266,186	1,315,557	1,115,890	366,302
70610	HUD PHA grants - capital	0	0	0	45,267	96,896	0	0
70710	Management fee	0	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0	0
70800	Other government grants	0	0	0	0	0	0	0
71100	Investment income - unrestricted	0	0	0	0	0	0	0
71200	Mortgage Interest Income	0	0	0	0	0	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0	0	0
71400	Fraud recovery	0	0	0	0	0	0	0
71500	Other revenue	2,315	1,670	2,333	26,832	7,622	2,451	0
71600	Gain/(loss) on disposition	0	0	(10,640,918)	0	(374,257)	4,159,690	0
72000	Investment income - restricted	0	0	0	0	0	0	0
70000	TOTAL REVENUES	\$ 99,844	\$ 395,400	\$ (8,240,930)	\$ 3,650,655	\$ 1,612,116	\$ 5,714,997	\$ 366,302
EXPENSES:								
Administrative								
91100	Administrative salaries	\$ 0	\$ 40,499	\$ 236,905	\$ 252,583	\$ 159,707	\$ 168,084	\$ 0
91200	Auditing fees	0	1,002	4,997	8,085	5,340	4,406	1,028
91300	Management fees	0	34,493	658,025	337,410	200,651	183,106	0
91310	Bookkeeping fees	0	4,028	20,258	39,390	16,680	15,195	0
91400	Advertising & marketing	0	0	0	0	3,130	0	0
91500	Employee benefits - administrative	0	15,535	96,055	104,886	67,289	68,171	0
91600	Office expense	0	16,414	48,962	60,834	53,114	37,263	0
91700	Legal expense	0	0	4,029	0	390	3,509	0
91800	Travel expense	0	0	9,516	1,460	1,089	575	0
91810	Allocated overhead	0	0	0	0	0	0	0
91900	Other operating - administrative	97,529	35,215	173,179	439,055	210,309	149,852	350
91000	Total Administrative Expense	97,529	147,186	1,251,926	1,243,703	717,699	630,161	1,378
92000	Asset management fee	0	5,520	28,440	55,080	23,280	0	0
Tenant Services								
92100	Tenant services - salaries	0	214	54,823	84,646	36,695	6,238	645
92200	Relocation costs	0	0	0	0	0	0	0
92300	Employee benefits - tenant services	0	0	21,017	36,383	17,545	1,779	0
92400	Other tenant services	0	0	10,041	34,573	4,135	2,468	0
92500	Total Tenant Services	0	214	85,881	155,602	58,375	10,485	645
Utilities								
93100	Water	22,026	29,121	96,022	126,876	54,356	94,074	0
93200	Electricity	1,128	693	43,079	204,367	140,279	20,812	0
93300	Gas	0	309	4,801	39,145	20,836	1,191	0
93400	Fuel	0	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0	0
93600	Sewer	0	11,978	50,609	105,057	72,365	41,012	0
93700	Employee benefits - utilities	0	0	0	0	0	0	0
93800	Other utilities expense	0	0	0	0	0	0	0
93000	Total Utilities Expense	23,154	42,101	194,511	475,445	287,836	157,089	0
Ordinary Maintenance & Operation								
94100	Labor	0	160,869	218,260	331,436	189,204	232,653	0
94200	Materials	0	29,071	78,393	171,863	56,616	52,844	0
94300	Contracts	3,609	88,901	217,242	542,107	256,167	186,534	0
94300-010	Garbage & trash removal contracts	3,609	9,998	30,286	57,100	30,826	25,797	0
94300-020	Heating & cooling contracts	0	0	756	42,761	47,626	0	0
94300-030	Snow removal contracts	0	0	0	0	0	0	0
94300-040	Elevator maintenance contracts	0	0	11,066	10,805	6,373	0	0
94300-050	Landscape & grounds contracts	0	13,074	44,078	55,238	35,947	47,473	0
94300-060	Unit turnaround contracts	0	0	0	0	0	0	0
94300-070	Electrical contracts	0	2,880	0	2,758	255	759	0
94300-080	Plumbing contracts	0	13,386	15,331	75,316	2,119	12,815	0
94300-090	Extermination contracts	0	908	25,978	46,241	52,115	15,376	0
94300-100	Janitorial contracts	0	3,840	13,705	100,085	32,087	10,467	0
94300-110	Routine maintenance contracts	0	41,514	24,839	93,795	31,650	54,660	0
94300-120	Contract costs - other	0	3,301	51,203	58,008	17,169	19,187	0
94500	Employee benefit contributions	0	67,728	90,152	135,898	81,655	97,348	0
94000	Total Ordinary Maintenance & Operation	3,609	346,569	604,047	1,181,304	583,642	569,379	0
Protective Services								
95100	Protective services - labor	0	0	0	0	0	0	0
95200	Protective services - other contract costs	0	0	0	0	0	0	0
95300	Other protective services	0	0	60,599	67,304	74,251	36,468	0
95500	Employee benefits - protective services	0	0	0	0	0	0	0
95000	Total Protective Services	0	0	60,599	67,304	74,251	36,468	0

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP's
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

<u>FDS Line#</u>	<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>
Insurance Premiums								
96110	Property insurance	0	10,304	31,250	19,266	32,525	40,455	0
96120	Liability Insurance	0	1,656	7,782	13,114	8,499	9,318	0
96130	Workmen's compensation	0	0	0	0	0	0	0
96140	Insurance - other	0	1,171	12,414	21,010	14,514	12,423	0
96100	Total Insurance Premiums	0	13,131	51,446	53,390	55,538	62,196	0
General Expenses								
96200	Other general expense	0	0	951	0	0	0	334,454
96210	Compensated absences	0	24,008	14,336	2,613	3,492	18,116	0
96300	Payments in lieu of taxes	0	6,723	33,742	80,078	26,264	0	0
96400	Bad debt - tenant rents	0	425	4,797	12,566	482	7,381	0
96500	Bad debt - mortgages	0	0	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0	0
96800	Severance expense	0	0	0	0	0	0	0
96000	Total General Expenses	0	31,156	53,826	95,257	30,238	25,497	334,454
Financial Expenses								
96710	Interest expense - mortgage payable	0	0	0	0	0	0	0
96720	Interest expense - notes payable	0	0	0	0	0	0	0
96730	Amortization - issuance costs	0	0	0	0	0	0	0
96700	Total Financial Expenses	0	0	0	0	0	0	0
96900	TOTAL OPERATING EXPENSE	124,292	585,877	2,330,676	3,327,085	1,830,859	1,491,275	336,477
97000	EXCESS OPERATING REVENUE	(24,448)	(190,477)	(10,571,606)	323,570	(218,743)	4,223,722	29,825
Other Expenses								
97100	Extraordinary maintenance	0	40,475	35,229	266,651	232,886	21,748	0
97200	Casualty losses	0	0	0	4,062	3,023	0	0
97300	Housing assistance payments	0	0	0	0	0	0	0
97350	HAP portability-in	0	0	0	0	0	0	0
97400	Depreciation expense	21,735	432,490	0	601,018	392,867	572,101	171,559
97500	Fraud losses	0	0	0	0	0	0	0
97600	Capital outlays - governmental funds	0	0	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0	0	0
	Total Other Expenses	21,735	472,965	35,229	871,731	628,776	593,849	171,559
90000	TOTAL EXPENSES	\$ 146,027	\$ 1,058,842	\$ 2,365,905	\$ 4,198,816	\$ 2,459,635	\$ 2,085,124	\$ 508,036
10010	Operating transfer in	0	0	0	0	0	0	0
10020	Operating transfer out	0	0	0	0	0	0	0
10030	Operating transfers from/to primary gov't	0	0	0	0	0	0	0
10040	Operating transfers from/to comp. unit	0	0	0	0	0	0	0
10050	Proceeds from notes, loans & bonds	0	0	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0	0	0
10091	Inter project excess cash transfer in	0	0	0	0	300,000	0	0
10092	Inter project excess cash transfer out	0	0	0	(375,000)	0	0	0
10093	Transfers between project & program - in	0	0	0	0	0	0	0
10094	Transfers between project & program - out	0	0	0	0	0	0	0
10100	Total other financing sources (uses)	0	0	0	(375,000)	300,000	0	0
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (46,183)	\$ (663,442)	\$ (10,606,835)	\$ (923,161)	\$ (547,519)	\$ 3,629,873	\$ (141,734)
11020	Required annual debt principal payments	0	0	0	0	0	0	0
11030	Beginning Net Position	792,860	7,543,556	17,555,616	5,273,305	9,552,297	6,116,363	1,725,257
11040-010	Prior period adjustments	0	0	0	0	0	0	0
11040-070	Equity transfers	0	22,199	61,011	21,446	218,325	46,659	0
11050	Changes-compensated absence balance	0	0	0	0	0	0	0
11060	Changes-contingent liability balance	0	0	0	0	0	0	0
11070	Changes-unrec. pension transition liability	0	0	0	0	0	0	0
11080	Changes-doubtful accounts - dwelling rents	0	0	0	0	0	0	0
11090	Changes-doubtful accounts - other	0	0	0	0	0	0	0
	Ending Net Position	\$ 746,677	\$ 6,902,313	\$ 7,009,792	\$ 4,371,590	\$ 9,223,103	\$ 9,792,895	\$ 1,583,523
11170	Administrative fee equity	0	0	0	0	0	0	0
11180	Housing assistance payments equity	0	0	0	0	0	0	0
11190	Units Available	0	552	2,784	5,496	2,292	2,100	720
11210	Units Leased	0	537	2,685	5,236	2,197	2,025	712
11270	Excess Cash	(360,264)	119,783	(704,872)	1,144,754	48,760	(1,074,590)	121,185
	Prior year excess cash	(336,203)	197,960	30,722	1,299,313	36,614	(1,258,444)	92,618
11610	Land purchases	0	0	0	0	0	0	0
11620	Building purchases	0	0	0	45,267	96,896	0	0
11630	Furniture & equipment - dwelling	0	0	0	0	0	0	0
11640	Furniture & equipment - admin	0	0	0	0	0	0	0
11650	Leasehold improvement purchases	0	0	0	0	0	0	0
11660	Infrastructure purchases	0	0	0	0	0	0	0
13510	CFFP debt services payments	0	0	0	0	0	0	0
13901	Replacement housing factor funds	0	0	0	0	0	0	0

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**Discrete Component Units - Combining Schedule
NET POSITION ACCOUNTS
December 31, 2018**

FDS Line#	Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC
ASSETS:					
CURRENT ASSETS:					
Cash:					
111	Cash - unrestricted	\$ 750,384	\$ 157,527	\$ 523,959	\$ 205,277
112	Cash - restricted modernization & development	0	0	0	0
113	Cash - other restricted	1,062,341	502,475	763,270	0
114	Cash - tenant security deposits	36,573	40,905	47,609	16,285
115	Cash - restricted for payment of current liabilities	0	0	0	0
100	Total Cash	<u>1,849,298</u>	<u>700,907</u>	<u>1,334,838</u>	<u>221,562</u>
Accounts and notes receivables:					
121	Accounts receivable - PHA projects	0	0	0	0
122	Accounts receivable - HUD other projects	0	0	0	0
124	Accounts receivable - other government	0	0	0	0
125	Accounts receivable - miscellaneous	0	0	0	0
126	Accounts receivable - tenants rents	38,372	14,168	74,813	82,671
126.1	Allowance for doubtful accounts - tenants	0	0	0	0
126.2	Allowance for doubtful accounts - other	0	0	0	0
127	Notes receivable - current	0	0	0	0
128	Accounts receivable - fraud	0	0	0	0
128.1	Allowance for doubtful accounts-fraud	0	0	0	0
129	Accrued interest receivable	0	0	0	0
120	Total receivables - net	<u>38,372</u>	<u>14,168</u>	<u>74,813</u>	<u>82,671</u>
Current investments:					
131	Investments - unrestricted	0	0	0	0
132	Investments - restricted	0	0	0	0
135	Investments - restricted for payment of current liability	0	0	0	0
142	Prepaid expenses and other assets	33,232	6,890	31,052	21,496
143	Inventories	0	0	0	0
143.1	Allowance for obsolete inventories	0	0	0	0
144	Interprogram due from	0	0	0	0
145	Assets held for sale	0	0	0	0
150	TOTAL CURRENT ASSETS	<u>1,920,902</u>	<u>721,965</u>	<u>1,440,703</u>	<u>325,729</u>
NONCURRENT ASSETS:					
Capital Assets:					
161	Land	2,122	764,367	85,380	0
162	Buildings	15,195,495	12,135,673	12,584,825	8,689,884
163	Furniture & equipment - dwellings	320,045	0	85,650	0
164	Furniture & equipment - admin	0	715,735	730,081	1,559,640
165	Leasehold improvements	0	0	0	0
166	Accumulated depreciation	(2,791,487)	(1,374,763)	(951,761)	(404,748)
167	Construction in process	0	0	0	0
168	Infrastructure	5,032,157	1,953,980	1,684,445	1,123,258
160	Total capital assets - net	<u>17,758,332</u>	<u>14,194,992</u>	<u>14,218,620</u>	<u>10,968,034</u>
171	Notes receivable - noncurrent	0	0	0	0
172	Notes receivable - noncurrent - past due	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0
174	Other assets	1,351,370	85,433	2,128,445	73,057
176	Investment in joint ventures	x	0	0	0
180	TOTAL NONCURRENT ASSETS	<u>19,109,702</u>	<u>14,280,425</u>	<u>16,347,065</u>	<u>11,041,091</u>
200	DEFERRED OUTFLOW OF RESOURCES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	<u>\$ 21,030,604</u>	<u>\$ 15,002,390</u>	<u>\$ 17,787,768</u>	<u>\$ 11,366,820</u>

<u>SRB, LP</u>	<u>Rose Gardens Senior, LP</u>	<u>Honolulu Street Family Housing, LLC</u>	<u>TOTAL</u>
\$ 66,618	\$ 12,742	\$ 99,116	\$ 1,815,623
0	0	0	0
931,851	4,897,415	527,857	8,685,209
40,230	21,600	14,009	217,211
0	0	0	0
<u>1,038,699</u>	<u>4,931,757</u>	<u>640,982</u>	<u>10,718,043</u>
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1,766	72,719	92,131	376,640
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
<u>1,766</u>	<u>72,719</u>	<u>92,131</u>	<u>376,640</u>
0	0	0	0
0	0	0	0
0	0	0	0
16,405	149	34,201	143,425
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
<u>1,056,870</u>	<u>5,004,625</u>	<u>767,314</u>	<u>11,238,108</u>
17,984	695,000	0	1,564,853
21,673,129	16,957,310	4,152,134	91,388,450
344,479	978,410	576,007	2,304,591
0	0	0	3,005,456
2,663,586	1,502,284	0	4,165,870
(7,609,171)	(48,383)	(3,345,816)	(16,526,129)
0	0	0	0
0	0	0	9,793,840
<u>17,090,007</u>	<u>20,084,621</u>	<u>1,382,325</u>	<u>95,696,931</u>
0	0	0	0
0	0	0	0
0	0	0	0
36,834	7,800	13,930	3,696,869
0	0	0	0
<u>17,126,841</u>	<u>20,092,421</u>	<u>1,396,255</u>	<u>99,393,800</u>
0	0	0	0
<u>\$ 18,183,711</u>	<u>\$ 25,097,046</u>	<u>\$ 2,163,569</u>	<u>\$ 110,631,908</u>

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**Discrete Component Units - Combining Schedule
NET POSITION ACCOUNTS
December 31, 2018**

<u>FDS Line#</u> <u>Account Description</u>	<u>Landsman Family, LLC</u>	<u>Vera Johnson B, LP</u>	<u>Biegger Estates, LLC</u>	<u>Vera Johnson A Family, LLC</u>	
LIABILITIES AND NET POSITION:					
LIABILITIES:					
CURRENT LIABILITIES:					
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	36,314	60,093	5,047	10,954
313	Accounts payable > 90 days	0	0	0	0
321	Accrued salaries/payroll withholding	0	0	0	0
322	Accrued compensated absences - current	0	0	0	0
324	Accrued contingency liability	0	0	0	0
325	Accrued interest payable	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0
333	Accounts payable - other gov.	0	0	0	0
341	Tenant security deposits	35,588	40,905	47,609	16,285
342	Unearned revenue	11,635	4,481	15,505	3,200
343	Current portion of L-T debt - capital projects	39,516	34,723	32,394	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0
345	Other current liabilities	13,858	0	245,439	0
346	Accrued liabilities - other	159,274	35,805	0	450,676
347	Interprogram (due to)	0	0	0	0
348	Loan Liability - current	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>296,185</u>	<u>176,007</u>	<u>345,994</u>	<u>481,115</u>
NONCURRENT LIABILITIES:					
351	Long-term debt, net of current - capital projects	15,093,692	5,126,589	8,138,098	9,397,506
352	Long-term debt, net of current - operating borrowings	0	0	0	0
353	Noncurrent liabilities - other	1,706,041	0	0	688,300
354	Accrued comp. absences - long term	0	0	0	0
355	Loan liability - noncurrent	0	0	0	0
356	FASB 5 liabilities	0	0	0	0
357	Accrued pensions & OPEB liabilities	0	0	0	0
350	TOTAL NONCURRENT LIABILITIES	<u>16,799,733</u>	<u>5,126,589</u>	<u>8,138,098</u>	<u>10,085,806</u>
300	TOTAL LIABILITIES	<u>17,095,918</u>	<u>5,302,596</u>	<u>8,484,092</u>	<u>10,566,921</u>
400	DEFERRED INFLOW OF RESOURCES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET POSITION:					
508.4	Net investment in Capital Assets	2,625,124	9,033,680	6,048,128	1,570,528
511.4	Restricted	1,062,341	502,475	763,270	0
512.4	Unrestricted	247,221	163,639	2,492,278	(770,629)
513	TOTAL NET POSITION	<u>3,934,686</u>	<u>9,699,794</u>	<u>9,303,676</u>	<u>799,899</u>
600	TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	<u>\$ 21,030,604</u>	<u>\$ 15,002,390</u>	<u>\$ 17,787,768</u>	<u>\$ 11,366,820</u>

	SRB, LP	Rose Gardens Senior, LP	Honolulu	TOTAL
\$	0	\$ 0	\$ 0	\$ 0
	47,116	57,603	30,069	247,196
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	38,752	21,600	14,009	214,748
	9,830	1,118	0	45,769
	98,902	0	0	205,535
	0	0	0	0
	13,172	1,014,401	29,999	1,316,869
	0	0	0	645,755
	0	0	0	0
	0	0	0	0
	<u>207,772</u>	<u>1,094,722</u>	<u>74,077</u>	<u>2,675,872</u>
	8,443,627	20,745,760	8,149,544	75,094,816
	0	0	0	0
	0	1,836,588	0	4,230,929
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	<u>8,443,627</u>	<u>22,582,348</u>	<u>8,149,544</u>	<u>79,325,745</u>
	<u>8,651,399</u>	<u>23,677,070</u>	<u>8,223,621</u>	<u>82,001,617</u>
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	8,547,478	(661,139)	(6,767,219)	20,396,580
	931,851	4,897,415	527,857	8,685,209
	52,983	(2,816,300)	179,310	(451,498)
	<u>9,532,312</u>	<u>1,419,976</u>	<u>(6,060,052)</u>	<u>28,630,291</u>
\$	<u>18,183,711</u>	<u>\$ 25,097,046</u>	<u>\$ 2,163,569</u>	<u>\$ 110,631,908</u>

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**Discrete Component Units - Combining Schedule
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2018**

FDS Line#	Account Description	Landsman			Vera Johnson A	
		Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Family, LLC	SRB, LP
REVENUES:						
70300	Net tenant rental revenue	\$ 941,130	\$ 909,826	\$ 897,962	\$ 400,650	\$ 1,362,534
70400	Tenant revenue - other	29,548	0	0	0	39,997
70500	Total tenant revenue	970,678	909,826	897,962	400,650	1,402,531
70600	HUD PHA grants - operating	0	0	0	0	0
70610	HUD PHA grants - capital	0	0	0	0	0
70710	Management fee	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0
70750	Other fees	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0
70800	Other government grants	0	0	0	0	0
71100	Investment income - unrestricted	0	0	0	0	0
71200	Mortgage interest income	0	0	0	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0
71310	Cost of sales of assets	0	0	0	0	0
71400	Fraud income	0	0	0	0	0
71500	Other revenue	0	48,222	9,667,225	1,061	0
71600	Gain/(loss) on disposition	0	0	0	0	0
72000	Investment income - restricted	54	538	24	0	1,919
70000	TOTAL REVENUES	\$ 970,732	\$ 958,586	\$ 10,565,211	\$ 401,711	\$ 1,404,450
EXPENSES:						
Administrative						
91100	Administrative salaries	\$ 90,581	\$ 87,018	\$ 0	\$ 0	\$ 274,164
91200	Auditing fees	45,515	6,600	0	0	0
91300	Management fees	43,173	61,042	45,745	24,000	70,223
91310	Bookkeeping fees	0	0	0	0	0
91400	Advertising & marketing	2,108	884	2,594	647	1,082
91500	Employee benefits - administrative	18,801	18,774	0	0	0
91600	Office expense	26,788	14,835	0	0	0
91700	Legal expense	1,358	9,780	0	0	0
91800	Travel expense	0	2,285	0	0	0
91810	Allocated overhead	0	0	0	0	0
91900	Other operating - administrative	6,488	31,749	104,509	47,119	83,270
91000	Total Administrative Expense	234,812	232,967	152,848	71,766	428,739
92000	Asset management fee	0	0	0	0	0
Tenant Services						
92100	Tenant services - salaries	0	0	0	0	0
92200	Relocation costs	0	0	0	0	0
92300	Employee benefits - tenant services	0	0	0	0	0
92400	Other tenant services	0	2,200	0	0	0
92500	Total Tenant Services	0	2,200	0	0	0
Utilities						
93100	Water	115,495	46,695	0	0	0
93200	Electricity	8,581	3,537	0	0	0
93300	Gas	739	589	0	0	0
93400	Fuel	0	0	0	0	0
93500	Labor	0	0	0	0	0
93600	Sewer	25,710	24,291	0	0	0
93700	Employee benefits - utilities	0	0	0	0	0
93800	Other utilities expense	0	0	102,412	74,561	335,578
93000	Total Utilities Expense	150,525	75,112	102,412	74,561	335,578

Rose Gardens Senior, LP	Honolulu	TOTAL
\$ 96,982	\$ 140,783	\$ 4,749,867
4,005	331,003	404,553
<u>100,987</u>	<u>471,786</u>	<u>5,154,420</u>
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1,528,924	0	11,245,432
0	0	0
0	194	2,729
<u>\$ 1,629,911</u>	<u>\$ 471,980</u>	<u>\$ 16,402,581</u>

\$ 4,081	\$ 145,903	\$ 601,747
0	0	52,115
4,212	33,012	281,407
0	0	0
55,396	2,670	65,381
2,405	0	39,980
0	0	41,623
0	15,203	26,341
0	0	2,285
0	0	0
2,685	37,613	313,433
<u>68,779</u>	<u>234,401</u>	<u>1,424,312</u>

<u>0</u>	<u>0</u>	<u>0</u>
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0	0	0
0	0	0
0	0	0
0	0	2,200
<u>0</u>	<u>0</u>	<u>2,200</u>

0	0	162,190
0	0	12,118
0	0	1,328
0	0	0
0	0	0
0	0	50,001
0	0	0
0	94,589	607,140
<u>0</u>	<u>94,589</u>	<u>832,777</u>

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**Discrete Component Units - Combining Schedule
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2018**

FDS Line#	Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP
Ordinary Maintenance & Operation						
94100	Labor	55,048	73,538	176,241	119,447	0
94200	Materials	82,822	1,222	0	0	0
94300	Contracts	95,569	103,777	95,686	28,057	253,195
94300-010	Garbage & trash removal contracts	19,168	15,184	0	0	0
94300-020	Heating & cooling contracts	0	2,240	0	0	0
94300-030	Snow removal contracts	0	0	0	0	0
94300-040	Elevator maintenance contracts	0	0	0	0	0
94300-050	Landscape & grounds contracts	0	44,667	0	0	0
94300-060	Unit turnaround contracts	0	9,393	0	0	0
94300-070	Electrical contracts	0	1,431	0	0	0
94300-080	Plumbing contracts	0	2,337	0	0	0
94300-090	Extermination contracts	0	3,814	0	0	0
94300-100	Janitorial contracts	3,772	10,436	0	0	0
94300-110	Routine maintenance contracts	0	0	0	0	0
94300-120	Contract costs - other	72,629	14,275	95,686	28,057	253,195
94500	Employee benefit contributions	11,426	15,865	0	0	0
94000	Total Ordinary Maintenance & Operation	<u>244,865</u>	<u>194,402</u>	<u>271,927</u>	<u>147,504</u>	<u>253,195</u>
Protective Services						
95100	Protective services - labor	0	0	0	0	0
95200	Protective services - other contract costs	36,334	36,642	0	0	0
95300	Other protective services	0	0	0	0	0
95500	Employee benefits - protective services	0	0	0	0	0
95000	Total Protective Services	<u>36,334</u>	<u>36,642</u>	<u>0</u>	<u>0</u>	<u>0</u>
Insurance Premiums						
96110	Property insurance	33,198	30,540	49,229	16,820	0
96120	Liability insurance	0	0	0	0	0
96130	Workmen's compensation	4,012	0	0	0	0
96140	Insurance - other	0	0	0	0	41,475
96100	Total Insurance Premiums	<u>37,210</u>	<u>30,540</u>	<u>49,229</u>	<u>16,820</u>	<u>41,475</u>
General Expenses						
96200	Other general expense	79,543	95,117	35,422	3,064	7,835
96210	Compensated absences	0	0	0	0	0
96300	Payments in lieu of taxes	0	0	0	0	0
96400	Bad debt - tenant rents	9,210	0	0	0	0
96500	Bad debt - mortgages	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0
96800	Severance expense	0	0	0	0	0
96000	Total General Expenses	<u>88,753</u>	<u>95,117</u>	<u>35,422</u>	<u>3,064</u>	<u>7,835</u>
Financial Expenses						
96710	Interest expense - mortgage payable	192,627	296,669	331,552	329,005	0
96720	Interest expense - notes payable	321,384	0	0	0	390,387
96730	Amortization - issuance costs	6,006	0	7,051	0	8,532
96700	Total Financial Expenses	<u>520,017</u>	<u>296,669</u>	<u>338,603</u>	<u>329,005</u>	<u>398,919</u>
96900	TOTAL OPERATING EXPENSE	<u>1,312,516</u>	<u>963,649</u>	<u>950,441</u>	<u>642,720</u>	<u>1,465,741</u>
97000	EXCESS OPERATING REVENUE	<u>(341,784)</u>	<u>(5,063)</u>	<u>9,614,770</u>	<u>(241,009)</u>	<u>(61,291)</u>

Rose Gardens Senior, LP	Honolulu	TOTAL
3,269	0	427,543
0	0	84,044
2,822	75,094	654,200
0	0	34,352
1,043	0	3,283
0	0	0
0	0	0
0	0	44,667
25	0	9,418
60	0	1,491
18	0	2,355
395	0	4,209
0	0	14,208
62	0	62
1,219	0	465,061
0	0	27,291
6,091	75,094	1,193,078
0	0	0
0	0	72,976
0	0	0
0	0	0
0	0	72,976
0	0	129,787
0	0	0
0	0	4,012
0	60,814	102,289
0	60,814	236,088
11,604	0	232,585
0	0	0
0	0	0
0	0	9,210
0	0	0
0	0	0
0	0	0
11,604	0	241,795
0	0	1,149,853
75,078	139,517	926,366
0	16,840	38,429
75,078	156,357	2,114,648
161,552	621,255	6,117,874
1,468,359	(149,275)	10,284,707

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**Discrete Component Units - Combining Schedule
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2018**

FDS Line#	Account Description	Landsman			Vera Johnson A	
		Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Family, LLC	SRB, LP
Other Expenses						
97100	Extraordinary maintenance	0	0	0	0	0
97200	Casualty losses	0	0	0	0	0
97300	Housing assistance payments	0	0	0	0	0
97350	HAP portability-in	0	0	0	0	0
97400	Depreciation expense	663,150	467,057	480,417	356,561	709,440
97500	Fraud losses	0	0	0	0	0
97600	Capital outlays - governmental funds	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0
	Total Other Expenses	<u>663,150</u>	<u>467,057</u>	<u>480,417</u>	<u>356,561</u>	<u>709,440</u>
90000	TOTAL EXPENSES	\$ 1,975,666	\$ 1,430,706	\$ 1,430,858	\$ 999,281	\$ 2,175,181
10010	Operating transfer in	0	0	0	0	0
10020	Operating transfer out	0	0	0	0	0
10030	Operating transfers from/to primary gov't	0	0	0	0	0
10040	Operating transfers from/to comp. unit	0	0	0	0	0
10050	Proceeds from notes, loans & bonds	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0
10091	Inter project excess cash transfer in	0	0	0	0	0
10092	Inter project excess cash transfer out	0	0	0	0	0
10093	Transfers between project & program - in	0	0	0	0	0
10094	Transfers between project & program - out	0	0	0	0	0
10100	Total other financing sources (uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (1,004,934)	\$ (472,120)	\$ 9,134,353	\$ (597,570)	\$ (770,731)
11020	Required annual debt principal payment	35,212	25,172	309,117	0	0
11030	Beginning Net Position	4,939,620	10,171,914	169,323	1,397,469	10,303,043
11040-010	Prior period adjustments	0	0	0	0	0
11040-070	Equity transfers	0	0	0	0	0
11050	Changes-compensated absence balance	0	0	0	0	0
11060	Changes -contingent liability balance	0	0	0	0	0
11070	Changes -unrec. pension transition liability	0	0	0	0	0
11080	Changes -doubtful accounts - dwelling rents	0	0	0	0	0
11090	Changes -doubtful accounts - other	0	0	0	0	0
	Ending Net Position	\$ 3,934,686	\$ 9,699,794	\$ 9,303,676	\$ 799,899	\$ 9,532,312
11170	Administrative fee equity	0	0	0	0	0
11180	Housing assistance payments equity	0	0	0	0	0
11190	Units Available	1,200	1,344	1,428	912	0
11210	Units Leased	1,168	1,326	1,387	876	0
11270	Excess Cash	0	0	0	0	0
	Prior year excess cash	0	0	0	0	0
11610	Land purchases	0	0	0	0	0
11620	Building purchases	0	0	0	0	0
11630	Furniture & equipment - dwelling	0	0	0	0	0
11640	Furniture & equipment - admin	0	0	0	0	0
11650	Leasehold improvement purchases	0	0	0	0	0
11660	Infrastructure purchases	0	0	0	0	0
13510	CFFP debt services payments	0	0	0	0	0
13901	Replacement housing factor funds	0	0	0	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 14,249,316
Public Housing Capital Fund Program	B - Major	14.872	1,569,145
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	222,888
Section 8 Housing Assistance Program:			
Section 8 Housing Choice Voucher (cluster)	A - Major	14.871	120,062,977
Mainstream Vouchers (cluster)	A - Major	14.879	816,476
Housing Counseling Assistance Program	B - Nonmajor	14.169	6,051
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	672,213
<u>U.S. DEPARTMENT OF LABOR:</u>			
<u>State/Local Financial Pass-Through Assistance</u>			
Other Federal Program: Workforce Investment Act	B - Nonmajor	17.259	<u>320,480</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u><u>137,919,546</u></u>
Threshold for Type A & Type B			\$ <u><u>3,000,000</u></u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance.

NOTE B - SUB-RECIPIENTS:

The Authority provided no federal awards to sub-recipients during the fiscal year ending September 30, 2019.

NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended September 30, 2019.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2019.
- The auditee did not elect to use the 10% de minimis cost rate.
- There were no federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2019.
- The Authority maintains the following limits of insurance as of September 30, 2019:

Property	\$ 371,600,703
Equipment Breakdown	\$ 100,000,000
Flood	\$ 250,000
Liability	\$ 2,000,000
Public Officials	\$ 1,000,000
Worker Compensation	Statutory
Employee Practice	\$ 1,000,000
Auto Liability	\$ 700,000

Settled claims have not exceeded the above limits over the past three years.

TAB 6

A

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

NV-18

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		Title	
Scott Black		Board Chairman	
Signature		Date	
		3/18/21	

FY2021-2025 5YP

form HUD-50077-CR (1/2009)
 OMB Approval No. 2577-0226

B

**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 10/1/2020, 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

NV-18

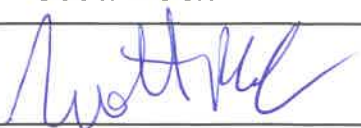
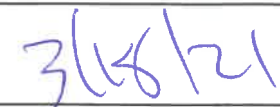
PHA Name

PHA Number/HA Code

 X 5-Year PHA Plan for Fiscal Years 20 21 - 20 25

 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 Scott Black	Title Board Chairman
Signature 	Date 

C

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

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

I, Kathi Thomas, the Director of Community Services

Official's Name

Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Southern Nevada Regional Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Las Vegas


Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan aligns with the City of Las Vegas' strategic Affordable Housing plan to increase the number of affordable housing units for extremely low-moderate income individuals and families, improve the quality of affordable housing through rehabilitation, and leverage other funding sources with its Federal HOME dollars for substantial affordable housing development throughout the city of Las Vegas.

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 Kathi Thomas	Title Director of Community Services
Signature 	Date 12/14/2020

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

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

I, Karen Schneider, the Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Southern Nevada Regional Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the
County of Clark Nevada
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

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 Karen Schneider, Clark County Social Service	Title Manager, Community Resources Management
Signature  Digitally signed by Karen Schneider Date: 2020.11.30 07:55:03 -08'00'	Date 11/30/2020

D

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	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:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____	
6. Federal Department/Agency: Congressional District, if known: ^{4c} _____	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): <div style="text-align: center; font-size: 2em;">  </div>	
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: <u>Chad Williams</u> Title: <u>Executive Director</u> Telephone No.: <u>(702) 477-3100</u> Date: <u>2/18/2020</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Southern Nevada Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Funds & Capital Fund Program & Section 8 Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

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

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

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

Name of Authorized Official

Chad Williams

Title

Executive Director

Signature



Date (mm/dd/yyyy)

2-18-2021

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

E

RESOLUTION NO. SNRHA-112

**APPROVAL OF RESOLUTION NO. SNRHA-112
OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S
FY2021-2025 FIVE YEAR AGENCY PLAN UPDATE**

WHEREAS, the Congress of the United States passed the Quality Housing and Work Responsibility Act of 1998 (QHWRA) that requires the Southern Nevada Regional Housing Authority to make changes in its operations; and

WHEREAS, HUD has approved an extended deadline of January 2021 for the Authority to prepare and submit a five Year Plan Update to the U.S. Department of Housing and Urban Development due to the COVID-19 pandemic;

WHEREAS, the Authority has met the requirements of making the update to the Five Year Plan available to residents, local government, and the general public; and

WHEREAS, the Authority held a Public Hearing on December 16, 2020, to accept any comments on the update to the Five Year Plan.


NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY:

Section 1: That the Board of Commissioners does hereby approve the adoption of the Southern Nevada Regional Housing Authority's update to the Five Year Agency Plan as required under the Quality Housing and Work Responsibility Act of 1998.

Section 2: That the Chairperson of the Board and the Executive Director are hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the update to the Five Year Agency Plan.

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

APPROVED AND ADOPTED this 18th day of February, 2021.

BY: 
Scott Black
Chairperson

ATTEST: 
Chad Williams
Executive Director/Secretary