

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p> <b>PHA Name:</b> <u>Southern Nevada Regional Housing Authority (SNRHA)</u>    <b>PHA Code:</b> <u>NV018</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2017</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>2755</u>    <b>Number of Housing Choice Vouchers (HCVs)</b> <u>11,013</u>    <b>Total Combined Units/Vouchers</b> <u>13,768</u>  <b>PHA Plan Submission Type:</b>    <input type="checkbox"/> Annual Submission                    <input checked="" type="checkbox"/> Revised Annual Submission    <b>FY2018 Amendment 01</b> </p> <p> <b>Availability of Information.</b>   <u><b>SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT</b></u>   <b>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.</b>   <b>The final draft was placed on public display beginning 10/15/2017 coinciding with the first advertisement of the Public Hearing. A copy of the PHA Plan Amendment-01 and associated documents were/are available to view a copy on our website <a href="http://www.snrha.org">www.snrha.org</a>, 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.</b>   <b>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:</b>  <ul style="list-style-type: none"> <li>- Howard Cannon Center at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101.</li> <li>- W. F. Cottrell Admin Building at 5390 East Flamingo Rd., Las Vegas, NV 89122.</li> <li>- Housing Programs at 380 North Maryland Pkwy., Las Vegas, NV 89101.</li> </ul> <b>The comment period for Amendment-01 ended with a Public Hearing held at the Howard Cannon Center Board Chambers located at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101 on November 30, 2017 at 5:30pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are included under <b>FY2018 Amendment-01 Attachment – B6</b></b> </p>

<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) <b><u>Not Applicable</u></b>					
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. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD. **FY2018 Amendment-01**
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Conversion of Public Housing to Project-Based Assistance under RAD: The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. FY2018 Amendment-01 See attachment B2d**

B.3	<p><b>Civil Rights Certification.</b> Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <b>FY2018 Amendment-01. See Attachment B3</b></p>
B.4	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. <b>FY2018 Amendment-01. See Attachment B5</b></p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <b>FY2018 Amendment-01 See Attachment B6</b></p>
B.7	<p><b>Certification by State or Local Officials.</b></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. <b>FY2018 Amendment-01 See Attachment B7</b></p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <b>FY2018 Amendment-01 See Attachment C1</b></p>

*Attachment B2d*

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

**FY2018 ANNUAL PLAN AMENDMENT-01**

**RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM**

Under an innovative new program called Rental Assistance Demonstration (RAD), the U.S. Department of Housing and Urban Development (HUD) is allowing housing authorities to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources including tax-exempt bonds supported by project-based rental assistance, Federal Low-Income Housing Tax Credits and Public Housing Capital Funds (CFP) including Replacement Housing Factor Funds (RHF).

The SNRHA is amending its Annual 2018 PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) Portfolio Application for Group I. As a result, the SNRHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are listed in the beginning of this document. Additionally, the SNRHA certifies that it is currently compliant with all fair housing and civil rights requirements.

Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that SNRHA may also borrow funds to address their capital needs. The SNRHA will also be contributing Operating Reserves in the estimated amount of \$1MIL and/or Capital Funds in the estimated amount of \$6MIL towards these new conversions. The SNRHA currently has **no** debt under the Capital Fund Financing Program or under an Energy Performance Contract.

The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. The SNRHA currently is **not** under a voluntary compliance agreement, consent order or consent decree, ~~or~~ final judicial ruling or administrative ruling or decision therefore; there is no negative impact by the conversion activities. Additionally, SNRHA certifies that all RAD conversion **comply** and will continue to comply with all applicable site selection and neighborhood review standards and all appropriate procedures have been and will continue to be followed.

Below please find a table listing each of the provisions affecting residents' rights, participation, waiting list and grievance procedures. The table lists the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below.

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>Project Based Voucher (PBV) Requirements (Section 1.6 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH2016-17</b>	<b>Project Based Rental Assistance (PBRA) Requirements (Section 1.7 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH2016-17</b>
<b>Tenant Protections Under Notice H 2016-17; PIH 2016-17</b>	
1. Right to Return and Relocation Assistance	1. Right to Return and Relocation Assistance
<b>Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)</b>	
1. No re-screening of tenants upon conversion	1. No re-screening of tenants upon conversion;
2. Under-Occupied Unit	2. Under-Occupied Unit (See Section 1.7)
3. Renewal of Lease	3. N/A
4. Phase-in of tenant rent increase:	4. Phase-in of tenant rent increase:
5. FSS and ROSS-SC programs;	5. FSS and ROSS-SC programs;
6. Resident Participation and Funding.	6. Resident Participation and Funding.
7. Termination notification	7. Termination notification
8. Grievance process	8. Grievance process
9. Earned Income Disregard.	9. Earned Income Disregard.
10. Jobs Plus	10. Jobs Plus
11. When Total Tenant Payment Exceeds Gross Rent	11. When Total Tenant Payment Exceeds Gross Rent
<b>Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)</b>	
1. Establishment of Waiting List	1. Establishment of Waiting List
2. Choice Mobility	2. Choice Mobility

**SNRHA RAD Conversion Status is as follows:**

**Project Description**

Vera Johnson Manor “B” (former AMP 410)  
503 North Lamb Blvd., Las Vegas, NV 89110  
APN#: 140-31-501-017 (9.46 acres)

RAD Conversion Update: In 2016 the SNRHA converted Vera Johnson Manor B, a 112-unit family public housing development located in the City of Las Vegas, Nevada, to Project Based Section 8 under the Rental Assistance Demonstration Program. Vera Johnson Manor B initially closed in 2015 as a Mixed Finance Transaction. Construction was completed in May 2016 and the property reached 100% lease-up in June 2016. After construction was completed 104 public housing units were converted to RAD in November 2016. The SNRHA partnered with Nevada HAND for this project.

## **Conversion of Public Housing (RAD)**

### **ATTACHMENT B2.d**

Financing for Vera Johnson Manor B includes equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division, SNRHA public housing capital funds and HOME funds from the City of Las Vegas.

The property renovations included comprehensive modernization of all 112 family units [104 Public Housing Units plus 8 HOME Units] and complete site upgrades. The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the construction of a new single story community/administrative building containing a large multipurpose room, warming kitchen, classrooms, a computer lab, a library/reading room, leasing office, and space for supportive service providers where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

#### **Project Description**

Landsman Gardens (former AMP 317)  
750 Major Street, Henderson, NV 89015  
APN#: 179-17-503-001 and 003 (11.11 acres)

RAD Conversion Update: In 2014 the SNRHA converted Landsman Gardens, a 100-unit family public housing development located in the Valley View neighborhood of Henderson, Nevada, to Project Based Section 8 under the Rental Assistance Demonstration Program. 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 reached 100% lease-up March 2015.

Financing for Landsman Gardens included tax-exempt bonds issued by the Nevada Housing Division and insured under the FHA 221(d)(4) mortgage guarantee program, equity from the sale of 4% Low Income Housing Tax Credits to PNC Real Estate, short-term tax-exempt bonds for construction from Citi Community Capital, public housing capital funds and operating reserves from the SNRHA, HUD HOME funds from the City of Henderson, Affordable Housing Program (AHP) funds from the Federal Home Loan Bank of San Francisco, sponsored by City National Bank and grant funds from Wells Fargo Housing Foundation.

The property renovations included a comprehensive modernization of all of the units, The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the upgrades of the community/administrative building containing a large multi-purpose room, warming kitchen, classrooms, a computer lab, a library/reading room, leasing office, and space for supportive service providers and Learning Center where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

Landsman Gardens is an important housing asset for the Las Vegas Valley as it includes a complement of scarce two-, three-, four-, and five-bedroom units, serving large families.

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

Through the RAD program the development will be preserved in the long term for a new generation of families in need of decent, safe and affordable housing.

**Project Description**

Biegger Estates (former AMP 406)  
5701 Missouri St. #35, Las Vegas, NV 89122  
APN#: 161-28-603-001 (11 acres)

RAD Conversion Update: In March 2015 the SNRHA submitted a RAD application for Biegger Estates (AMP 406) for conversion of assistance to Project Based Voucher (PBV) under RAD. The Conditional Housing Assistance Payment (CHAP) agreement was received July 2015. On May 2015 the SNRHA submitted a 9% Tax Credit Application for the Rehabilitation of all 119 units at this site and received a 9% Tax Credit Award Allocation on July 2015. The SNRHA will self-develop this project.

Biegger Estates was constructed in 1985 and opened in 1986 as the 8th family housing development of the former Clark County Housing Authority. The property consists of 33 single-story wood frame residential buildings with stucco exteriors on an 11-acre site. The roofs are gable style with asphalt shingles. The unit mix in the 33 residential buildings is as follows:

No. of PH Units	Bdrm Distribution	SF
87	2 Bedroom/1 Bathroom	782 SF
22	3 Bedroom/1 Bathroom	1,009 SF
10	4 Bedroom/2 Bathroom	1,116 SF
<b>119</b>		<b>101,428 SF</b>

At this time we are not anticipating to change the number of units or the bedroom distribution of the units proposed as part of the conversion.

Financing for Biegger Estates included equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and SNRHA public housing capital funds.

The property renovations included comprehensive modernization of all 119 family units and complete site upgrades. The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the upgrades to the maintenance shop and the community/administrative building containing a multipurpose room, warming kitchen, a computer lab, a library/reading room, leasing office, and space for supportive service providers where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.



**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

**Estimated Project Schedule**

RAD Application: March 2015 (actual)  
 NHD 9% LIHTC Application: May 2015 (actual)  
 Construction Start: May 2016 (actual)  
 Construction Completion: July 2017 (actual)  
 Full Occupancy: July 2017 (actual)

**Project Description**

Rose Gardens (AMP 403)  
 1632 Yale Street, North Las Vegas, NV 89030  
 APN #: 139-22-810-041 (3.85 acres)

RAD Conversion Update: In March 2015 the SNRHA submitted a RAD application for Rose Gardens (AMP403) receiving a Conditional Housing Assistance Payment (CHAP) agreement in July 2015 for conversion of assistance to Project Based Voucher (PBV) under RAD. The SNRHA submitted in FY 2016 a Bond/4% Tax Credit Application for the re-development of all 120 units (off-site). The SNRHA partnered with NV HAND for this project.

Rose Gardens was constructed in 1972 and acquired and opened in 1975, as the second senior housing development of the former City of North Las Vegas Housing Authority. Currently Rose Gardens has an Elderly Population Designation. The property consists of 2 three-story low rise elevator style structures on a 3.85-acre site. The buildings are slab on grade with a wood siding exterior. The unit mix is as follows:

No. of PH Units	Bdrm Distribution	SF
60	0 Bedroom/1 Bathroom	370 SF
60	1 Bedroom/1 Bathroom	503 SF
<b>120</b>		<b>52,380 SF</b>

The unit numbers will not change however; the bedroom distribution of the units will change as follows: 70%-85%-1Bdrm units [approx. 600 sq. ft.] and 15%-30% 2Bdrm units [approx. 775 sq. ft.] as part of the conversion.

<u>Name of Public Housing Project:</u>  <b>ROSE GARDENS</b>	<u>PIC Development ID:</u>  <b>NV018007001</b>	<u>Conversion type (i.e., PBV or PBRA):</u>  <b>PBV</b>	<u>Transfer of Assistance:</u> <u>Yes Proposed Location:</u> <b>1731 Yale Street.</b> <b>NLV, NV. 89030</b> <b>APN: 139-22-801-002</b> <u>No. of Units</u> <b>Transferring: 120</b>
<u>Total Units:</u>  <b>120</b>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>  <b>Senior</b>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> <b>Senior</b>	<u>Capital Fund allocation of Development:</u>  <b>\$112,549.27</b>

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion:</b>	<b>Change in Number of Units per Bedroom Type and Why?</b>
Studio/Efficiency	60	0	
One Bedroom	60	102	Unit Reconfiguration
Two Bedroom	0	18	Unit Reconfiguration
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
<b>Total:</b>	<b>120</b>	<b>120</b>	
(If Performing a Transfer of Assistance)	The property proposed for the transfer of assistance is across the street from Rose Gardens [former Casa Rosa Public Housing site which was demolished in July 2010 as approved by HUD and SAC]. This property is also a part of the existing Rose Gardens AMP. The existing units are extremely small 370SF-530SF and very difficult to lease. The proposed units will be more spacious, ranging from 600SF-775SF, with more amenities. Units will be more attractive and more marketable. We propose to relocate the tenants into the new building once the construction is complete at the new location and then demolish the existing Rose Gardens structure; the SNRHA is not anticipating any changes in the policies that govern eligibility, admission, selection and occupancy of units at the project after it has been converted.		

**Estimated Project Schedule**

RAD Application: March 2015 (actual)  
 Bond 4% LIHTC Application: July 2016 (actual)  
 Construction Start: October 2017  
 Construction Completion: December 2018  
 Full Occupancy: March 2019

**Project Description**

Espinoza Terrace (AMP 404)  
 171 West Van Wagenen Street, Henderson, NV 89015  
 APN #: 179-18-401-003 (10.68 acres)

RAD Conversion Update: In 2015 the SNRHA submitted Espinoza Terrace (AMP 404) as part of the first group of its RAD portfolio application. The CHAP was received in March 2017. The SNRHA submitted in FY 2017 a 9% Tax Credit Application for the re-development of all 100 senior units. The project has received HOME Funds allocations in the amount of \$1MIL from Clark County and \$750K from the City of Henderson. Financing is anticipated to close in March 2018 with construction completion in April 2019. The SNRHA will self-develop this project.

Espinoza Terrace entails the acquisition/rehabilitation of an existing 100-unit low-income senior development located in Henderson, NV. The property was constructed in 1973 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional

## **Conversion of Public Housing (RAD)**

### **ATTACHMENT B2.d**

Housing Authority (SNRHA).

The goals of the rehabilitation include:

- o To remove hazardous lead- and asbestos-containing materials and bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- o To increase the living area within the units by small bump-outs to exterior walls and/or re-purposing of storage space;
- o To meet and/or exceed energy conservation requirements as detailed in Section 12 of the 2017 Nevada Housing Division Qualified Allocation Plan, and to lower future utility costs for the tenants and the owner; this will include new vinyl dual-pane windows, new exterior doors, additional furring, insulation and duct work, and the addition of gas-fired tankless hot water heaters;
- o To increase site security and “defensible space” through landscaping and improved site lighting; and,
- o To reduce water consumption through the replacement of some lawn areas with low-maintenance rock and desert landscaping and the addition of low-flow faucets and commodes.

Espinoza Terrace was constructed in 1973 and consists of 19 single-story wood frame buildings with stucco exteriors on a 10.68-acre site. The roofs are gable style with asphalt shingles. The unit mix in the 19 residential buildings is as follows:

No. of PH Units	Bdrm Distribution	Existing SF	Proposed SF
60	0 Bedroom/1 Bathroom	388 SF	466 SF
36	1 Bedroom/1 Bathroom	547 SF	600 SF
4	2 Bedroom/1 Bathroom	677 SF	692 SF
<b>100</b>		<b>45,680 SF</b>	<b>52,328 SF</b>

At this time we are not anticipating to change the number of units or the bedroom distribution of the units proposed as part of the conversion.

#### **Estimated Project Schedule**

RAD Application: March 2015 (actual) NHD 9% LIHTC Application: May 2017  
Construction Start: April 2018  
Construction Completion: April 2019  
Full Occupancy: June 2019

**Next Group of RAD Applications:** Our RAD portfolio application was approved at the 08/21/15 SNRHA Board of Commissioners meeting and was submitted to HUD on 11/05/15. Properties included are as follows

**RAD Portfolio First Group:** 1) Otto Merida (AMP405), 2) Lubertha Johnson (AMP 401), 3) Bennett Plaza (AMP 401), 4) Espinoza Terrace (AMP 404), 5) Hullum Homes (AMP 407), 6) Jones Gardens (AMP 407), 7) Sartini Plaza (AMP 402) and 8) Sartini Annex (AMP 402), 9)

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

Archie Grant (South Parcel) (AMP 401) and 10) Ernie Cragin Terrace (AMP 406) totaling 844 public housing units.

RAD Portfolio First Group Update: In 2015 the SNRHA submitted the First Group of its RAD portfolio application. The CHAP was received on August 24, 2017. Below, please find specific information related to the Public Housing Developments selected for RAD Portfolio Group 1.

The SNRHA will initially move forward with the RAD conversion of the properties that do not require any capital improvement due to the age of construction and/or due to recent modernization therefore; relocation will not be required at these properties.

These properties are as follows:

<b>DEVELOPMENT # 1 - AMP 405</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>OTTO MERIDA DESERT VILLAS</b>	<b>NV018002315</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>3901 East Charleston, Las Vegas, NV 89104</b>	<b>2007</b>	<b>140-31-402-001</b>	<b>8.13</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>60</b>	<b>FAMILY</b>	<b>FAMILY</b>	<b>\$168,783.33</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>0</b>	<b>0</b>	
Two Bedroom	<b>27</b>	<b>27</b>	
Three Bedroom	<b>30</b>	<b>30</b>	
Four Bedroom	<b>3</b>	<b>3</b>	
<b>Total:</b>	<b>60</b>	<b>60</b>	
<u>(If Performing a Transfer of Assistance):</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with no Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>No Relocation Required</b>	
<u>Property Information:</u>		<b>The property was constructed in 2007 under the Federal Low-Income Public Housing Mixed Finance Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>2018</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>DEVELOPMENT # 2 - AMP 401</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>LUBERTHA JOHNSON ESTATES</b>	<b>NV018013021</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>3900 E. Perry Street, Las Vegas, NV 89122</b>	<b>2012</b>	<b>161-16-401-006</b>	<b>6.35</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>112</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$113,912.98</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm Type</b>
One Bedroom	<b>89</b>	<b>89</b>	
Two Bedroom	<b>23</b>	<b>23</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
Total:	<b>112</b>	<b>112</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with no Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>No Relocation Required</b>	
<u>Property Information:</u>		<b>The property was constructed in 2012 under the Federal Low-Income Public Housing Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>2018</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>DEVELOPMENT # 3 - AMP 413</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>MARION BENNETT PLAZA</b>	<b>NV018002316</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>1818 Balzar Avenue, Las Vegas, NV 89106</b>	<b>2010</b>	<b>139-21-102-008</b>	<b>4.38</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>65</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$123,033.49</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>60</b>	<b>60</b>	
Two Bedroom	<b>5</b>	<b>5</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
<b>Total:</b>	<b>65</b>	<b>65</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with no Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>No Relocation Required</b>	
<u>Property Information:</u>		<b>The property was constructed in 2010 under the Federal Low-Income Public Housing Mixed Finance Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>2018</b>	

## **Conversion of Public Housing (RAD)**

### **ATTACHMENT B2.d**

SNRHA will also be working on the next group of RAD conversions. Due to the age of construction these groups of properties will require significant rehabilitation. The goal of the rehabilitation includes but is not limited to:

- o To remove hazardous lead-and-asbestos-containing materials and bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- o To increase the living area within units, as permitted, by small bump-outs to exterior walls and/or re-purposing storage space;
- o To meet and/or exceed energy conservation requirements as detailed in the current Nevada Housing Division Qualified Allocation Plan, and to lower future utility costs for the tenants and the owner; this will include new vinyl dual-pane windows, new exterior doors, additional furring, insulation and duct work, and the addition of gas-fired tankless hot water heaters;
- o To increase site security and “defensible space” through landscaping and improved site lighting; and,
- o To reduce water consumption through the replacement of some lawn areas with low-maintenance rock and desert landscaping and the addition of low-flow faucets and commodes.

SNRHA has been looking at several financing options in order to maximize benefits to the tenants as well as to the SNRHA.

SNRHA will be using public and private affordable housing financing resources to fund the planned upgrades to the properties.

Funds sources includes but are not limited to:

- o Tax-Exempt bonds supported by project-based rental assistance
- o Federal Low Income Housing Tax Credit (LIHTC), from State of Nevada
- o Public Housing Capital Funds (CFP) including Replacement Housing Factor (RHF) Funds from HUD
- o Federal Home Loan Bank of San Francisco (FHLB SF) Affordable Housing Program
- o HOME Funds from applicable jurisdictions and Clark County
- o SNRHA Operating Reserves and/or Development Funds

The SNRHA may self-develop or partner with a developer for some or all of these projects.

The construction work will be completed in phases. The first group of residents may be temporarily relocated off-site. The following group of residents will then be relocated to a newly renovated unit that meets the family’s needs.

These properties are as follows:

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>DEVELOPMENT # 4 - AMP 401</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>ARCHIE GRANT PARK</b>	<b>NV018002302</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>1720/1721 Searles Ave. Las Vegas, NV 89101</b>	<b>1963</b>	<b>139-26-102-008 139-26-201-005</b>	<b>13.14</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>125</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$92,862.99</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>40</b>	<b>40</b>	<b>No changes on No. of Units or Bdrm Type</b>
One Bedroom	<b>72</b>	<b>72</b>	
Two Bedroom	<b>13</b>	<b>13</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
Total:	<b>125</b>	<b>125</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>Temporary relocation [on-site or off-site] required for first group of construction for the 66 units located at 1720 Searles Ave. [APN 139-26-102-008]</b>	
<u>Property Information:</u>		<b>The property was constructed in 1963 under the Federal Low-Income Public Housing Program. In 2007 comprehensive modernization was completed in the 59 units located at 1721 Searles Ave. [APN 139-26-201-005]</b>	
<u>Anticipated RAD Conversion:</u>		<b>TBD</b>	



**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>DEVELOPMENT # 5 - AMP 407</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>HULLUM HOMES</b>	<b>NV018013007</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>4980 E. Owens Ave. Las Vegas, NV 89115</b>	<b>1982</b>	<b>140-20-804-006</b>	<b>4.36</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>59</b>	<b>FAMILY</b>	<b>FAMILY</b>	<b>\$142,658.64</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>0</b>	<b>0</b>	
Two Bedroom	<b>42</b>	<b>42</b>	
Three Bedroom	<b>13</b>	<b>13</b>	
Four Bedroom	<b>4</b>	<b>4</b>	
<b>Total:</b>	<b>59</b>	<b>59</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>Temporary relocation [on-site or off-site] required for units in the first groups of construction.</b>	
<u>Property Information:</u>		<b>The property was constructed in 1982 under the Federal Low-Income Public Housing Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>TBD</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>DEVELOPMENT # 6 - AMP 407</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>JONES GARDENS</b>	<b>NV018013010</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>1750 Marion Drive, Las Vegas, NV 89115</b>	<b>1984</b>	<b>140-20-801-001</b>	<b>8.56</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>90</b>	<b>FAMILY</b>	<b>FAMILY</b>	<b>\$149,700.92</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>0</b>	<b>0</b>	
Two Bedroom	<b>60</b>	<b>60</b>	
Three Bedroom	<b>22</b>	<b>22</b>	
Four Bedroom	<b>8</b>	<b>8</b>	
Total:	<b>90</b>	<b>90</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>Temporary relocation [on-site or off-site] required for units in the first groups of construction.</b>	
<u>Property Information:</u>		<b>The property was constructed in 1982 under the Federal Low-Income Public Housing Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>TBD</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>Development # 7 - AMP 402</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>SARTINI PLAZA &amp; SARTINI PLAZA ANNEX</b>	<b>NV018002303</b>	<b>PBV</b>	<b>No</b>
<u>Address 1</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>900 Brush Street, Las Vegas, NV 89107</b>	<b>1983</b>	<b>138-36-801-003</b>	<b>4.33</b>
<u>Address2</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>5200 Alpine Place, Las Vegas, NV 89107</b>	<b>1984</b>	<b>138-36-801-004</b>	<b>4.39</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>259</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$105,631.34</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
<u>Studio/Efficiency</u>	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
<u>One Bedroom</u>	<b>254</b>	<b>254</b>	
<u>Two Bedroom</u>	<b>5</b>	<b>5</b>	
<u>Three Bedroom</u>	<b>0</b>	<b>0</b>	
<u>Four Bedroom</u>	<b>0</b>	<b>0</b>	
<u>Total:</u>	<b>259</b>	<b>259</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>Temporary relocation [on-site or off-site] required for units in the first groups of construction.</b>	
<u>Property Information:</u>		<b>The properties were constructed in early 1980s under the Federal Low-Income Public Housing Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>TBD</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

<b>Development # 8 - AMP 406</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>ERNIE CRAGIN TERRACE</b>	<b>NV018002304</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>2900 Valley Street, Las Vegas, NV 89101</b>	<b>1965</b>	<b>139-36-402-016</b>	<b>5.11</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
<b>40</b>	<b>FAMILY</b>	<b>FAMILY</b>	<b>\$132,624.20</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>7</b>	<b>7</b>	
Two Bedroom	<b>18</b>	<b>18</b>	
Three Bedroom	<b>13</b>	<b>13</b>	
Four Bedroom	<b>2</b>	<b>2</b>	
Total:	<b>40</b>	<b>40</b>	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		<b>Acquisition with Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>Temporary relocation [on-site or off-site] required for units in the first groups of construction.</b>	
<u>Property Information:</u>		<b>The property was constructed in 1965 under the Federal Low-Income Public Housing Program. Last Comprehensive Modernization completed in 2003.</b>	
<u>Anticipated RAD Conversion:</u>		<b>TBD</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT B2.d**

RAD Portfolio Second Group: 1) Schaffer Heights (AMP 404), 2) Aida Brents (AMP 403), 3) Levy Gardens (AMP 403), 4) James Down Towers (AMP 402), 5) Hampton Court (AMP 404), 6) John Simmons Manor (AMP 406) and 7) Sherman Gardens Annex (AMP 408) totaling 564 public housing units.

RAD application for the properties listed in the RAD Portfolio Second Group will be under review and consideration for submission late 2018.

*Attachment B3*

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*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 10/01/2017, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
  - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

NV-18

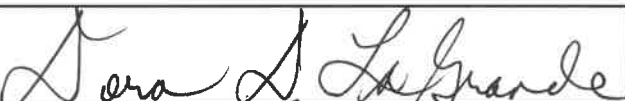
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 18 [SNRHA FY2018 Annual Plan - Amendment 01](#)

5-Year PHA Plan for Fiscal Years 20 18 - 20 22

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 Dora D. LaGrande	Title Chairperson
Signature 	Date 12/14/2017



# 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.

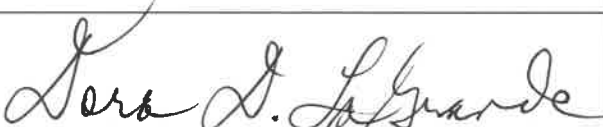
Southern Nevada Regional Housing Authority

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
Dora D. LaGrande	Board Chairperson
Signature 	Date 12/14/2017

SNRHA FY2018 Annual Plan - Amendment 01

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

# 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)

SNRHA FY2018 Annual Plan - Amendment 01

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)

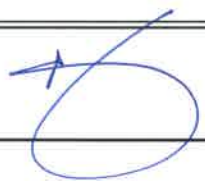
Name of Authorized Official

Amparo Gamazo

Title

Interim Executive Director

Signature



Date (mm/dd/yyyy)

12/14/2017

Previous edition is obsolete

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

*Attachment B5*

## ***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 and is currently under review by HUD.

The SNRHA, in partnership with City of North Las Vegas, is planning to submit in upcoming years a CNI Implementation grant application to revitalize and address the redevelopment needs of the North Las Vegas Urban Core Neighborhood, which includes the Rose Gardens Senior Public Housing and Buena Vista Springs communities.

The SNRHA will continue to explore CNI 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.**

The SNRHA in March 2015 submitted a RAD application for Biegger Estates (AMP 406) and received a Conditional Housing Assistance Payment (CHAP) agreement in July 2015. The SNRHA submitted in May 2015 a 9% Tax Credit Application for the Rehabilitation of all 119 units at this site and received an allocation in July 2015. Financing closed May 2016. Construction is scheduled in phases with an estimated completion within 13 months from the notice to proceed date or June 2017. Project is under construction and on tract for construction completion July 2017. SNRHA self-developed this project.

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 has received HOME Funds allocation in the amount of \$1MIL from Clark County and \$500K from City of North Las Vegas. Financing closing is anticipated for May 2017 with a construction completion of July 2018. SNRHA partnered with Nevada HAND for 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) Espinoza Terrace (404), 5) Hullum Homes (AMP407), 6) Jones Gardens (AMP407), 7) Sartini Plaza (AMP402) & 8) Sartini Annex (AMP402), 9) Archie Grant (South Parcel) (AMP401) and 10) Ernie Cragin Terrace (AMP406) totaling 844 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.
- The RAD portfolio is pending HUD review and issuance of Commitment to enter into a Housing Assistance Payment contract (CHAP) for the First Group 1.

In 2015 SNRHA submitted Espinoza Terrace (AMP 404) as part of the First Group of its RAD portfolio application. The CHAP was received March 2017. The SNRHA is planning to submit in FY 2017 a 9% Tax Credit Application for the Re-development of all 100 senior units. The project has received HOME Funds allocation in the amount of \$1MIL from Clark County and \$750K from City of Henderson. Financing closing is anticipated March 2018 with a construction completion of April 2019. 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 with a construction completion of April 2018. SNRHA will self-develop this project.

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 28<sup>th</sup> 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 [28<sup>th</sup> Street & Cedar]. The Library District in partnership with the city completed a land swap with the SNRHA vacant parcel located at 28<sup>th</sup> Street & Bonanza (Parcel 2) and Library District vacant parcel located at 28<sup>th</sup> and Sunrise in July 2016.

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.

#### **AMENDMENT 01:**

Following the ECT Master Plan the SNRHA is planning to submit 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 (80) 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/AMP305 portion 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 2.5 acres fronting Bonanza Road or Harris Street will be available for future construction of a civic building. The proposed unit mix includes public housing, project based vouchers, tax credits and unrestrictive apartments targeted to low-income families continuing on their path to self-sufficiency. 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.

**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.**

*Attachment B6*





# SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

## Attachment B6

DATE: November 13, 2017  
TO: **Chairwoman Ms. Dora LaGrande**  
FROM: Resident Advisory Board (RAB) Members  
RE: SNRHA Annual Plan FY2018 Amendment-01

We, the members of the Resident Advisory Board (RAB), have reviewed the proposed revisions under **Amendment 01** to the Southern Nevada Regional Housing Authority Annual Agency Plan for **FY2018**. We have had the opportunity to ask questions, review all of the proposed changes, and have submitted comments as needed.

We commend the SNRHA on preparing the Plan Amendment 01 in-house utilizing staff instead of paying an outside firm.

Please contact Theresa Davis, RAB President (702) 580-5991 if you require additional information.

	<i>PRINT NAME</i>	<i>SIGNATURE</i>
1	Theresa Davis	
2	Theresa Lewis	Theresa Lewis
3	Isadore Miller	
4	FRED Bussley	
5	Christina Johnson	
6		
7		
8		
9		
10		

cc: Amparo Gamazo, Interim Executive Director

**Complete form with comments to be submitted by the PHA as an electronic attachment to the PHA Plan Amendment**

**SNRHA Agency Plan 2018  
Amendment 1  
Public Comment  
October 16, 2017-November 30, 2017**

**COMMENT 1:**

**10/27/2017 @ 10:00 a.m.**

**From: Development/Modernization Department**

**RE: Capital Fund Program CFP2017 – Attachment C.1**

Department received on 10/18/17 confirmation from HUD allowing the use of Capital Funds for the demolition of the existing Rose Gardens structures after the new Building is built under the RAD Conversion Program. Attached is the updated CFP 2017 reflecting Budget Line Items adjustments for this activity.

**SNRHA's Response:**

*The proposed language is acceptable.*

*SNRHA will incorporate the suggested comment.*

**COMMENT 2:**

**11/08/17 @ 4:30 p.m.**

**From: Development/Modernization Department**

**RE: FY2018 Annual Plan - Progress Report Updates – Attachment B.5**

Progress Update Attachment B-5 Page 2 is updated to include the SNRHA intentions to submit to the Nevada State Housing Division in 2018 a 9% Low Income Housing Tax credit Application and a Mixed-Finance proposal to HUD for the redevelopment of the vacant lot located at the corner of Bonanza and Wardelle Street, in Las Vegas, NV. The proposed Wardelle Street Townhouses Projects entails the construction of 80 new affordable housing units targeted to low-income families continuing on their path to self-sufficiency.

**SNRHA's Response:**

*The proposed language is acceptable.*

*SNRHA will incorporate the suggested comment.*

*Attachment B7*

**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

**Attachment B7**

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

I, Kristin Cooper, the Social Service 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

Clark County, Nevada

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan and the AI.  
SNRHA is updating their PHA plan to reflect current conditions. They are consistent with the  
Clark County Consolidated Plan as they are working to protect resident rights while also improving  
Properties for extremely low income people to ensure those units are available over the long-term.

**SNRHA FY 2018 ANNUAL PLAN AMENDMENT-01**

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

KRISTIN R. COOPER

Signature



Title

Manager, Social Service

Date

12/12/17

Complete form to be submitted by the PHA as an electronic attachment to the PHA Plan Amendment

**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

**Attachment B7**

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

I, Stephen K. Harsin, 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

So. NV 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.

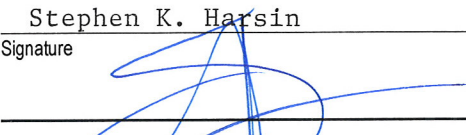
Preserves affordable housing

Improves existing Housing stock

Provides housing choice to existing residents

**SNRHA FY 2018 ANNUAL PLAN AMENDMENT-01**

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
<u>Stephen K. Harsin</u>	<u>Director of Community Services</u>
Signature	Date
	<u>10/17/17</u>

**Complete form to be submitted by the PHA as an electronic attachment to the PHA Plan Amendment**

**RESOLUTION NO. SNRHA-91**

**APPROVAL OF RESOLUTION NO, SNRHA-91 AMENDING OUR CURRENT  
AGENCY PLAN FY2018**

WHEREAS, the SNRHA is in need of updating the current Agency Plan FY2018, to address required updated language including under the Rental Assistance Demonstration Program (RAD).

WHEREAS, the proposed activities are not included in the current Agency Plan; therefore, to add the proposed activities would be considered a substantial deviation from our current Annual Plan requiring a forty-five day public comment period from October 15, 2017 through November 30, 2017.

WHEREAS, the SNRHA has met the requirements of making Amendment 01 to the Annual Agency Plan FY2018 available to the Residents, Resident Advisory Board (RAB), Local Government, and the General Public; and

WHEREAS, the SNRHA held a public hearing on November 30, 2017 to accept any comments on the updates to the Annual Agency Plan FY 2018; and

WHEREAS, the proposed Agency Plan Amendment No 01 addressed changes to form HUD-50075-ST, to include but not limited to Section B - Annual Plan Elements, Section B.2 - New Activities, Section B2.d-Conversion of Public Housing to Project Based Assistance under RAD, Section B5 - Progress Report and Section C.1 Capital Improvements.

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

- I. The Board of Commissioners does hereby approve the amendment to the current Agency Plan FY2018 as proposed under Amendment 01.
- II. The Interim Executive Director and/or Executive Director is hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the changes to the current Agency Plan FY 2018 including all applicable sections of the current Agency Plan Template form HUD-50075-ST, pursuant to the applicable requirements and regulations.
- III. This Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED THIS 14<sup>th</sup> day of December 2017.

BY:   
DORA LAGRANDE  
Chairperson

ATTEST:   
AMPARO GAMAZO  
Interim Executive Director/Secretary

*Attachment C1*



**Capital Fund Program (CFP)**  
**FY 2017**

**SNRHA FY2018 Annual Plan – Amendment 01**



<b>Part 1: Summary</b>					
<b>PHA Name:</b> Southern Nevada Regional Housing Authority		<b>Grant Type and Number</b> Capital Fund Grant No: NV01P018501-17 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval <b>2017</b>
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	\$60,000.00	\$60,000.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$315,788.00	\$315,788.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$424,694.00	\$424,694.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$248,000.00	\$248,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,751,406.00	\$1,251,406.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$44,000.00	\$44,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$50,000.00	\$50,000.00		
13	1475 Nondwelling Equipment	\$150,000.00	\$150,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$500,000.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$114,000.00	\$114,000.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>				

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

<b>Part 1: Summary</b>					
<b>PHA Name:</b> Southern Nevada Regional Housing Authority		<b>Grant Type and Number</b> Capital Fund Grant No: NV01P018501-17 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: FFY of Grant Approval <b>2017</b>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
19a	1503 - RAD Conversion	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$3,157,888.00</b>	<b>\$3,157,888.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

By: Amparo Gamazo, Interim Executive Director

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Southern Nevada Regional Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV01P018501-17</b> CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: <b>2017</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated	Funds Expended <sup>2</sup>	
<b>PHA Wide</b>	Management Improvement	1408						
	IT System Upg.			\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	Resident/ Staff Training			\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Central Office Cost	1410		\$315,788.00	\$315,788.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$315,788.00</b>	<b>\$315,788.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA Wide</b>	Construction Admin Services	1430		\$198,210.00	\$198,210.00	\$0.00	\$0.00	
	Roofing Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$141,484.00	\$141,484.00	\$0.00	\$0.00	
	Hazardous Materials Consultant	1430		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$364,694.00</b>	<b>\$364,694.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Work intended to be performed through Force Account and Section 3 Residents</b>	Misc Site Work Repairs	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Southern Nevada Regional Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV01P018501-17</b> CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2017</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>PHA Wide</b>	Dwelling Equip.-Energy Star Appliances.	1465		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	SUB-TOTAL			<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Non-Dwelling Units Upgrades (AMP407)	1470		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	SUB-TOTAL			<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Non-Dwelling Equipment	1475		\$150,000.00	\$150,000.00	\$0.00	\$0.00	
	SUB-TOTAL			<b>\$150,000.00</b>	<b>\$150,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Espinoza Terrace AMP 404 RAD</b>	A/E Design Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Site Upgs.CompMod (portion of)	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Units Upg CompMod (portion of)	1460		\$741,406.00	<b>\$241,406.00</b>	\$0.00	\$0.00	Reduced
	Relocation	1495.1		\$100,000.00	\$100,000.00	\$0.00	\$0.00	
	SUB-TOTAL			<b>\$841,406.00</b>	<b>\$341,406.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Jones Gardens AMP 407</b>	A/E Design Services	1430		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Site Upgs.Parking Lots Upg.	1450		\$200,000.00	\$200,000.00	\$0.00	\$0.00	
	UnitsUpg-Windows/Ext.Paint/Roofing	1460		\$500,000.00	\$500,000.00	\$0.00	\$0.00	
	SUB-TOTAL			<b>\$710,000.00</b>	<b>\$710,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Hampton Court AMP 404</b>	A/E Design Services	1430		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Unit Upg-2nd Floor Decking Upgs.	1460		\$100,000.00	\$100,000.00	\$0.00	\$0.00	
				<b>\$110,000.00</b>	<b>\$110,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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<b>Part II: Supporting Pages</b>								
PHA Name: <b>Southern Nevada Regional Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NV01P018501-17</b> CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2017</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>Scattered Sites</b>	A/E Design & Consulting Services	1430		\$16,000.00	\$16,000.00	\$0.00	\$0.00	
<b>AMP 310</b>	SiteUpgs.-Landscape-Xeriscape	1450		\$19,200.00	\$19,200.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est.4 units)	1460		\$114,800.00	\$114,800.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 4 units)	1460		\$49,200.00	\$49,200.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$7,600.00	\$7,600.00	\$0.00	\$0.00	
	Relocation	1495.1		\$5,600.00	\$5,600.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$212,400.00</b>	<b>\$212,400.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Scattered Sites</b>	A/E Design & Consulting Services	1430		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
<b>AMP 316</b>	SiteUpgs.-Landscape-Xeriscape	1450		\$14,400.00	\$14,400.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$86,100.00	\$86,100.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$36,900.00	\$36,900.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$5,700.00	\$5,700.00	\$0.00	\$0.00	
	Relocation	1495.1		\$4,200.00	\$4,200.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$159,300.00</b>	<b>\$159,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Scattered Sites</b>	A/E Design & Consulting Services	1430		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
<b>AMP 409</b>	SiteUpgs.-Landscape-Xeriscape	1450		\$14,400.00	\$14,400.00	\$0.00	\$0.00	
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$86,100.00	\$86,100.00	\$0.00	\$0.00	
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$36,900.00	\$36,900.00	\$0.00	\$0.00	
	Appliances - Energy Star	1465		\$5,700.00	\$5,700.00	\$0.00	\$0.00	
	Relocation	1495.1		\$4,200.00	\$4,200.00	\$0.00	\$0.00	
	<b>SUB-TOTAL</b>			<b>\$159,300.00</b>	<b>\$159,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Rose Gardens</b>	Demolition	1485		\$0.00	\$500,000.00	\$0.00	\$0.00	Added
	<b>TOTAL</b>			<b>\$3,157,888.00</b>	<b>\$3,157,888.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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<b>Part III: Implementation Schedule</b>					
PHA Name: <b>Southern Nevada Regional Housing Authority</b>					Federal FFY of Grant: <b>2017</b>
Capital Fund Program No: <b>NV01P018501-17</b>					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	Estimated		Estimated		
Mgmt Improvement	08/16/19		08/16/21		
Administration	08/16/19		08/16/21		
Fees & Cost	08/16/19		08/16/21		
Site Improvement	08/16/19		08/16/21		
Dwelling Structure	08/16/19		08/16/21		
Dwelling Equipment	08/16/19		08/16/21		
Relocation	08/16/19		08/16/21		

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