



Board of Commissioners:

William McCurdy II, Chairperson
Tick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON MONDAY, JUNE 24, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or jwalker2@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Monday, June 24, 2024. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, will be limited to three (3) minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on April 25, 2024.

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

SECTION 3. CONSENT AGENDA: ITEM NO. 06

- The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.
- Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.
- Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.
- Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Periods Ending March 31, 2024 and April 30, 2024

Background: After review of all vacated tenant accounts for March & April 2024, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$68,802 or 3.10% of March & April 2024 rental income, be written off as uncollectible. This includes \$31,110 or 2.63% of March & April 2024 Public Housing Program rental income and \$37,692 or 3.64% of March & April 2024 Affordable Housing Program rental income. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: The Executive Director requests the Board to review and approve to write off the proposed vacated tenant accounts for March & April 2024 totaling \$68,802 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS’/EXECUTIVE DIRECTOR’S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

Items under this Section are open for discussion and possible action.

Finance

8. Approval of the Annual Independent Audit Report for Period Ending September 30, 2023

Background: Rector, Reeder & Lofton, PC completed the Annual Audit of Southern Nevada Regional Housing Authority’s financial statements for the year ended September 30, 2023. An audit exist conference meeting was held on April 18, 2024. Mr. Dale Rector and staff, addressed items in the management letter, and identified one finding, during the meeting. A final draft report will be emailed, along with the Management Letter. Dale Rector, of Rector, Lofton, & Reeder, will be to present the Final Draft FY 2023 Audit, and will be available to answer any questions by video conference. There was one finding in the Housing Choice Voucher program during the fiscal year ending September 30, 2023.

Action Requested: The Executive Director requests the Board to review and approve the FY2023 Annual Audit for SNRHA for Fiscal Year ending September 30, 2023.

9. **Approval of Southern Nevada Regional Housing Authority’s Operating Budget Revision for Fiscal Year Ending September 30, 2024**

Background: Approval of the FY2024 Revised Budgets for the SNRHA’s Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program, the Affordable Housing Program, the Neighborhood Stabilization Program, as well as agency grants. This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. Upon Board approval, the SNRHA will adopt the Fiscal Year 2024 Revised Operating Budgets.

Action Requested: The Executive Director requests the Board to review and approve the Operating Budget Revision for SNRHA for Fiscal Year Ending September 30, 2024.

Executive

10. **Approval of Resolution No. SNRHA-127; FY2025 Annual Agency Plan**

Background: The FY2025 Annual Plan was submitted for 45 Day Public Comment Period on Thursday, April 25, 2024. The Public Comment Period closed on Tuesday, June 17, 2024, after the Public Hearing, which was held at 5:00 pm in the Commission Chambers located at 340 North 11th Street. The Plan was reviewed with the RAB Board on Wednesday, May 22, 2024.

Action Requested: The Executive Director requests the Board to review and approve Resolution No. SNRHA-127 FY2025 Annual Agency Plan, as presented.

Development & Modernization

11. **Approval to Award Contract No. C24010 in the Amount of \$152,000 for the Rehabilitation of 4621 Hutchinson Dr. to Validity Construction Services LLC**

Background: The SNRHA Procurement Department conducted competitive selection process Invitation for Bid (IFB) number B24010 for a period of 30 days to procure a contractor to rehabilitate the public housing single-family home located at 4621 Hutchinson Dr.

The SNRHA Procurement Department used the online bidding service NGEM to advertise this project where 5,187 firms were notified of the project and 24 downloaded the solicitation package. By the solicitation closing date of May 6, 2024, two (2) firms had submitted proposals, Validity Construction Services LLC and T4 Construction, LLC. After review of both bids, Validity Construction Services LLC was found to be the lowest, responsive bidder with a bid amount of \$152,000.00. Validity Construction is an African-American owned company with Zain Burke owning 80% of the company and Jeff Villa owning 20%.

This project is subject to Section 3 regulations as pursuant to 24 CFR Part 135. Validity

Construction stated they will comply with Section 3 requirements. Mr. Burke or a representative is present to answer any questions the Board may have.

Action Requested: The Executive Director requests the Board to review and approve awarding Contract No. C24010 to Validity Construction Services LLC in the amount of \$152,000.00 for the rehabilitation of the public housing, single-family home located at 4621 Hutchinson Dr.

12. Approval of Resolution No. SNRHA-126 Authorizing the Executive Director to Submit Disposition Applications for the Vacant Lots Located at the Corners of Duncan & Edwards, 28th & Sunrise, and the Former Rose Gardens to HUD

Background: The Executive Director is requesting the board approve Southern Nevada Regional Housing Authority resolution number SNRHA-126 which authorizes the Executive Director, or his designee, to submit disposition applications to HUD as required for the development of the vacant lots located at the corners of 28th St. & Sunrise Ave., and Duncan Dr. & Edward Ave., and the site of the old Rose Gardens Apartments.

The SNRHA has partnered with the Michaels Organization to develop low-income housing on the vacant lots at Duncan and Edwards and 28th and Sunrise. The SNRHA has partnered with McCormack Baron Salazar, Inc. to develop low-income housing on the site of the previously demolished Rose Gardens Apartments. Both partnerships were approved by the board at the September 7, 2023 commissioners meeting

Action Requested: The Executive Director requests the Board to review and approve Resolution Number SNRHA-126 authorizing the Executive Director and/or his designee to submit disposition applications for the vacant lots at Duncan & Edwards, 28th & Sunrise, and Old Rose Gardens to HUD for the development of new, low-income housing.

13. Approval to Amend Protocol for Naming Southern Nevada Regional Housing Authority Buildings

Background: The Southern Nevada Regional Housing Authority (SNRHA) received approval, at its July 21, 2011 Regular Board of Commissioner Meeting, of a protocol to establish a formal process to name buildings and structures that it owns.

The Executive Director requested a review of the current naming protocol by legal counsel to determine how it related to the naming of federal buildings and other public entities procedures. As a result of researching the policies of several public entities, including other housing authorities, a more streamlined and effective protocol has been developed to name buildings and structures owned by the SNRHA. The process will allow input from the Board, Staff, Residents, and the Public.

Action Requested: The Executive Director requests the Board to review and approve the suggested amendment to the agency's building naming protocol.

Procurement

14. Approval to Increase Contract, c23033 in the Amount of \$310,000.00 for Agency-Wide Temporary Employment Services

Background: As pursuant to Contract Number c23033, the SNRHA’s Executive Office requests approval to increase this contract for the above-noted services. Due to FY24 Budget Revision projections across the agency for temporary staffing coverage. As well as short-staffed FTE positions that have not been filled across the agency. This increase will cover FY24 projections for the remainder of the fiscal year, pending unpaid invoices, and existing Purchase Order requests, that have not been received or invoiced yet.

This contract was initially for one year with four one-year renewal options. The original contract amount was \$150,000.00 for FY23, approved by the Board; FY24 Renewal amount was \$150,000.00; additional increases for FY24 (April, 2024) was \$100,000.00 and in May, 2024 for \$50,000.00, which brings us to the current request of \$310,000.00 for a total of \$760,000.00 on the Manpower contract. Manpower is a public-held company.

**Note: \$100,000.00 of the \$310,000.00 increase amount will be ear-marked for the New Apprenticeship Program, that is being initiated during end of this month.*

Action Requested: The Executive Director requests the Board to review and approve to increase contract number c23033 for SNRHA’s Temporary Employment Services (due to being short-staffed across the agency) to Manpower of Southern Nevada, to be utilized agency-wide in the amount of \$310,000.00 for the remainder of this fiscal year, FY24, September 30, 2024, bringing the total not to exceed amount of \$760,000.00.

SECTION 6. NEW BUSINESS ITEMS - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Commissioners for the Southern Nevada Regional Housing Authority until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters not listed on the posted Agenda, please step to the podium and clearly state your name and address, and please spell your last name for the record. The amount of time any single speaker is allowed will be limited to three (3) minutes. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting. All comments by speakers should be relevant to the Board of Commissioners of the Southern Nevada Regional Housing Authority.

ADJOURNMENT

3



Board of Commissioners:

William McCurdy II, Chairperson
Tick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, APRIL 25, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson William McCurdy II
Vice-Chairperson Tick Segerblom
Commissioner Marissa Brown
Commissioner Nancy Brune
Commissioner Carrie Cox
Commissioner Michael Dismond
Commissioner LuChana Turner

Members Absent

Commissioner Richard Cherchio (excused absence)

2. PUBLIC COMMENT – *No public comment.*

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on March 28, 2024.

Chairperson McCurdy entertained a motion to approve the March 28, 2024, Regular Meeting Minutes.

Motion made by Commissioner Michael Dismond
Seconded by Vice-Chairperson Tick Segerblom
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

Chairperson McCurdy entertained a motion to approve the April 25, 2024, Regular Meeting Agenda.

Motion made by Vice-Chairperson Tick Segerblom
Seconded by Commissioner Marissa Brown
All in Favor
Opposed: None

Abstentions: None
Motion Carries Unanimously

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

Executive Director Lewis Jordan: Good afternoon. I'd like to start off my presentation with a bittersweet moment. Commissioner Valarie Craig contacted me last month and said for health reasons, she would no longer be able to serve out her duties on the board. Commissioner Craig has moved back to the Midwest to be with her family, and I think we have them on. We wanted to have you join me in recognizing and thanking Commissioner Craig for all of her contributions. Not only as a board member, but as a resident. Joining the board back in March of 2021 and coming in and being a staunch advocate for affordable housing, and particularly the rights of those who live in affordable housing. We've got a few items that we'd like to virtually present to her and her family. We'd like to start with proclamation from the County Board. This is the proclamation coming from the County Board, where Commissioner Segerblom is the Chair and Commissioner McCurdy is the Vice Chair. This is a proclamation thanking Valarie Craig for her hard work and contributions to the Southern Nevada Regional Housing Authority.

Vice Chairperson Tick Segerblom: It also makes today Valarie Craig Day in Clark County.

Chairperson William McCurdy: To the family, we thank you for sharing Commissioner Craig with us over the last few years. As Director Jordan stated, she's been a staunch advocate for residents, for Affordable Housing, as well as for everyone within our community and she is someone that also kept us on track, when we got off track. So, we thank you for sharing her with us and we are honored to recognize her in Clark County with the proclamation, proclaiming today as Valarie Craig Day in Clark County on behalf of the 2.4 million residents that we represent. We thank you, and we wish her luck in her next journey.

Executive Director Lewis Jordan: We also have a proclamation from the City of Las Vegas, which is also proclaiming today as Valarie Craig day. The city of North Las Vegas would also like to acknowledge Miss Craig for her contributions and, finally, from Henderson. the City of Henderson also acknowledges Miss Craig for her contributions. I'd like to now open up to see if each one of the commissioners would like to add a comment or attribute.

Commissioner Carrie Cox: Thank you. I just want to say how grateful I am to Commissioner Craig for her spirit and how strong of a voice and an advocate that she was, and I'm sure continues to be for those that needed her. I just always love hearing her input, and what she had to say really helped me think about some of the things that she was concerned about. She's a wonderful Commissioner and I just wanted to thank the family and thank her for all of her service. And, I do miss her.

Commissioner LuChana Turner: It was indeed a pleasure and an honor. Commissioner Craig was on it and she didn't give no air. I really appreciate the way she approached things. She was skeptical, critical, analytical, and very verbal and so I just thank God for having that moment in my life to know her. She has been melted in my heart. I call her Auntie, Auntie Commissioner Craig, so I appreciate you. Thank you for sharing her beautiful life with us.

Commissioner Marissa Brown: I just want to thank Commissioner Craig for being one of the board members to accept me on to the board and believing that I would be an asset to the board here, and to also thank her for the inspiring words and all that she has contributed to our community. It's been a pleasure to work with her. Thank you.

Commissioner Michael Dismond: I'd just like to make a couple remarks. As the family knows, I was a very, very close personal friend, as well as a colleague of Valarie's and I loved to antagonize her, because I would remind her all the time that everybody in the meeting was tired. They're ready to go home and here she come with ten other questions and I'd say, now, if you get in a fight with these folks, I'm not going to fight with you. Now, you can forget that and she would always go, she didn't care. She was fighting for the people and she had a tremendous amount of experience, and a lot of persons overlooked the amount of experience and involvement that Valarie has had in her lifetime. She was a real trooper and real fighter, and I was just so honored and pleased to have both a professional and a colleague relationship with her. She's just a great person, and I deeply, and I know all of us are going to miss her tremendously.

Vice Chairperson Tick Segerblom: I would just add that if you look at where we are today compared to where we were when she came on, I think that's really a tribute to her role in this process, because this agency is 100% different

than what it was when I came here, and it's just so rewarding to see us going forward and making progress and being something we can really be proud of. And Valarie, you really made that possible. Thank you.

Executive Director Lewis Jordan: Finally, from the staff and residents here at the Southern Nevada Regional Housing Authority. This award recognizes your compassion to all residents and dedication to the Southern Nevada Regional Housing Authority. We are truly a better agency because of you.

I wanted to also acknowledge, Tina Ford, who's the property manager over at James Down Towers who helped to arrange getting the family together again

Okay, the next thing I want to do, Rhonda Miller has given a lot of time to us here at the Southern Nevada Regional Housing Authority. She works in Eligibility. Duwanda Campbell, would you like to come up and say a few words? I also want to acknowledge the entire eligibility team. You all wave your hands.

Eligibility Manager Duwanda Campbell: So, Rhonda has been with SNRHA for a little over 20 years. I've only had the pleasure of being in her company a little less than two years but I can honestly say Rhonda exemplifies what I want in an employee. Her passion and how she treats our applicants, especially the way she fights and sometimes fights me for her Vets. It just shows what this organization has taught her and how she just rolls that over to our applicants. I'm trying not to get teared up. She welcomed with me into this department and I just hope that upon her leaving that she has left with her cohorts the passion and how she treats our applicants because we know coming into this organization, we are the face. We are the first ones people see when they come from the waitlist. We are what they believe the Housing Authority represents and if they encountered Rhonda on their first entry, then she makes the rest of us look good. So, I thank you for your service, Rhonda. I don't have any too many stories that I want to share, but I just want to say I truly, truly thank you and I thank you for your service and we, all of us in the eligibility department, truly appreciate you.

Rhonda Miller: Thanks, Duwanda. Golly, you know, thank God for Toastmasters in Montana because I did learn to public speak. But this is a tough one. It's difficult. It's exciting. I started here as a temp from Apple One agency and made packets for section eight landlords. I went on to be an eligibility specialist and occupancy specialist, and couldn't wait to get back to eligibility. The gatekeepers, as we call ourselves. My passion absolutely is the HUD-VASH program with the veterans. I'm sad to see that going completely virtual, because it does take away from the one-on-one contact, helping these folks understand the program, getting all their documents in. But you will muddle through that, or you guys will muddle through it and make it happen for them. The only thing I can say is not only have I enjoyed the experience of learning and helping people, but the lifetime friends that I have met, and you all know who you are. Real quickly, I woke up this morning and I thought, golly, I hope I don't have to say anything because I'm not great about that, especially if I'm teary eyed but there's a Donna Fargo song called I'm the Happiest Girl in the USA. I'm not singing it, but thank you again for the memories and the friendships and the opportunity to help so many people in our community. It's just been a real blessing. Appreciate it.

Executive Director Lewis Jordan: While we're in the in the spirit of recognition, Commissioners, I wanted to acknowledge about 7 or 8 of our team members that took a long drive up to Mesquite this week. I commend the county board members for your long reach in Clark County. Some of the staff, including eligibility, resident services, voucher program, inspections, we went up to a grand opening of a 60-unit senior property in Mesquite, where Southern Nevada Regional Housing Authority donated 25 project-based vouchers. It was quite the event. Staff got an opportunity to really see on the back end the hard work and to have a tour of this property. They've just completed the first phase of it, but very, very nice property. We were acknowledged for our partnership and collaboration and making it happen. I wanted to thank Commissioner Brown, Commissioner Turner and staff who went to the annual United Way Women's luncheon this last Saturday. The Obodo Collective christened their new garden and the housing authority was able to, through an effort called Book Rich Environment, there are thousands of books that we donated to the Obodo Collective and so just a very, very good time of contributing and being good partners.

LaToya Lewis, Landlord Liaison, provided an update on the landlord partnership and program incentives.

As of April 15, 2024:

- **SNRHA has paid a total of \$8,611 in Loss Mitigation**
- **SNRHA has paid a total of \$4,301 in Vacancy Loss**
- **SNRHA has paid a total of \$17,000.00**
- **34 New Units**

- **22 New Landlords**

Vice Chairperson Tick Segerblom: I have a question. I'm not sure if you can answer it or Mr. Jordan can answer, but I get a lot of inquiries about whether we need a law that prohibits discrimination against people that have vouchers. Do you see that? There's a lot of people that have vouchers that can't find a place to live?

Response - Landlord Liaison LaToya Lewis: We did, but now it's getting better. I think we got a lot more landlords that's keen, that wants to come onto our program. I'm in talks right now with a guy who's bought land, who wants to build container homes, he wants voucher holders on them to rent out those container homes too. So, I think we're making a lot of progress in getting new landlords and landlords to, um, become partners with us.

Executive Director Lewis Jordan: And, I just want to add to that Commissioner. I just have a theory that says that if we can incent people to understand how they can become a part of the solution that oftentimes may be a better approach. I like to see it from, you know, the various jurisdictions, but I like to see more incentives that can be given to landlords who will rent to folks who have vouchers and it could be incentives through our programs. It can be through tax breaks, but just things that says that we have a lot of units here. I mean, we're a big rental community and, um, you know, to the points that LaToya was making in her first couple slides about loss mitigation and vacancy loss, you know, those numbers prove or disprove this notion of who section eight voucher holders are. When you look at the 12,500 vouchers that we have and as we cycle through, those are not big numbers when particularly when we look and say the threshold is anything above wear and tear. So, to the extent that we can continue to collaborate and find opportunities to incent and help landlords, particularly monetarily, I think that might be an option we consider.

Vice Chairperson Tick Segerblom: Yeah, great. Thank you.

Chairperson William McCurdy: I know that in North Las Vegas there have been more homes bought by corporate entities than anywhere else in the entire country. Through our vetting process, are we able to identify if it is like, as an example, a Black Rock who's buying thousands of units, and then they would be able to utilize our subsidy to pay off their investments?

Response - Executive Director Lewis Jordan: So, we have not been able to dig into that aspect. I would like to sit down because if they're buying them, they're buying them and to the extent that we can use those, those purchases, if you will, for low income people. It's my understanding that as these corporate entities come in, they're not looking at people that that really, really need housing from an affordability standpoint. They're looking and saying, I own this house and I'm going to charge as much as I can. But, that is something that we need to look into and we can report back to you.

SECTION 3. CONSENT AGENDA: ITEM NO. 06

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending February 29, 2024

Chairperson McCurdy entertained a motion to approve Item. No. 6

Motion made by Vice-Chairperson Tick Segerblom

Seconded by Commissioner Michael Dismond

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

James Chapman
David Boyd
Jimmy Littlefield
Edith Rakowski
Gertrude Gaspie
Francis Hamilton
Lloyd Batts
Nancy Avarelli

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

Items under this Section are open for discussion and possible action.

Development & Modernization

8. Approval to Award Contract No. C24006 in the Amount of \$499,862.51 to T4 Construction, LLC for the Rehabilitation of 3 Single-Family Public Housing Homes

Frank Stafford, Director, Development & Modernization, provided background information for this agenda item.

Chairperson McCurdy entertained a motion to approve Item No. 8.

Motion made by Vice-Chairperson Tick Segerblom
Seconded by Commissioner Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS – *No new business items*

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Madilyn Rhodes. Hello, my name is Madilyn Rhodes. Commissioners and Board, as well as residents online as well as those inside of the seating area. Excuse me Commissioners, I stand before you exhausted and have exhausted all internal remedies to address blatant violations of my rights as a public housing resident for over a year has, um, has illegally calculated my rent based on income. I actually do not receive also like child support and other income payments that I have proven that I do not and have not received. This violates federal laws like 24 CFR 5.609, C 14 and state regulations in S 315 .03 uh one. I have provided proof of income per the CFR and it has been ignored. The evidence, their grievance process has been, um, unlawfully, uh, and unbiased, as well as the hearing from an impartial, uh, third party has been disregarded in violation to 24 CFR 90 66. 56C and denying my rightful appeal in violation of 24 CFR 966.57. Commissioners, I am asking you, and I've also sent an email to all commissioners on the 3rd of April, the 5th of April, the March 25th. I've also sent out emails. I've constantly reached out to you guys on numerous occasions. I have now filed an official complaint with NAACP. I filed an official complaint with the HUD OIG investigation team. I have filed an official complaint with the regional office. And as the end of this conversation and meeting, I will be sending this certified letter to Washington citing all the violations and as well as the evidence and proof that I've attempted to reach out to not only executive staff, but Commissioners board, I earnestly look forward to hearing from you sooner than later.

Thank you.

Bonnie Hughes. My name is Bonnie Hughes. I've just been on, um, housing for almost 12 years. Almost 13. Um, there was some communication. I had gone to the Flamingo office constantly bringing this information, trying to communicate. Um, the people at the desk were just disrespectful. Like, we don't have time for you. When you hear from us, that's when we'll let you know what's going on. Then I received the letter that I reached the top of the list for Patriot Place or Allegiant Stadium, it's, um, close to my eight physicians that I see. My car is 24 years old, so it won't go to the north side of town for all my appointments. Um, and then so I reached that top of the list that said Allegiant or Patriot Place again. I got the approval letters for the, um, emotional support dog and the ground floor unit because I can't climb steps. I've just complied by everything. And then I believe maybe it's a little less than a year or more than a year. I got something that said something about Bennett Plaza. But we need you to come back to the office. We need all this documentation all over again because we can't find it in your file. I'm like, it's been 12 years, I don't know what you've done with my file. Um, and I reached back out to find out about this Bennett Plaza and they're like, well, now you just have to sit and wait. And I never heard back from anybody, period. I don't even know where Bennett Plaza is, probably in North Town, which for me, I'm not able to live there but you told me it would be Patriots place or Allegiant Stadium or Allegiant. Allegiant apartments? You didn't never mention anything about Bennett Plaza. I'm 64 years old. I am disabled beyond belief and nobody wants to help. When I was younger, I paid my debt to society. I did what was right and nobody wants to help.

Lisa Paparlardo. Um, I have been waiting for one place for seven years. Last year in July, I got selected. They said I would be getting a letter in the mail. Then two days later, I checked the portal, says back on the list. I called them and they said, you're not selected. It was a glitch in the computer. So, I'm just here to see if you could see, find out. I just want a date or how much longer it's going to take, that's all. Thank you, thank you.

Meeting Adjourned.

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIODS ENDING 3/2024 & 4/2024

Developments

PHA

AMP	Dev	Proposed Write-Off		Proposed Write-Off		Proposed Write-Off	
		Amounts	# of Accounts	Amounts	# of Accounts	Amounts	# of Accounts
		03/2024		04/2024		Total	
Hampton Court	404 005						
Hullum Homes	407 007						
Schaffer Heights	404 009						
Jones Gardens	407 010			3,089	1	3,089	1
Scattered Sites (HN)	409 016						
Scattered Sites (LV)	409 016	3,284	1			3,284	1
Scattered Sites (D)	016 016						
Simmons Manor	406 020			1,109	1	1,109	1
Marble Manor	407 201	450	2	17,928	2	18,378	4
Ernie Cragin Terr	406 206						
Levy Gardens	403 208			910	3	910	3
James Downs	402 212						
Sherman Grdns	408 214						
Villa Capri	408 215	748	1			748	1
Sartini Plaza	402 221			1,418	2	1,418	2
Sartini Annex	402 223						
Aida Brents	403 224	1,867	1			1,867	1
Scattered Site A	310 226						
Marble Annex IV	408 228						
Scattered Site B	310 231						
Scattered Site C	310 232						
Scattered Site D	409 246						
Scattered Site E	409 247						
Sherman Annex	408 261			307	2	307	2
Total PHA		6,349	5	24,761	11	31,110	16

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIODS ENDING 3/2024 & 4/2024

Developments

AHP

	AMP	Dev	Proposed		Proposed		Proposed	
			Write-Off Amounts	# of Accounts	Write-Off Amounts	# of Accounts	Write-Off Amounts	# of Accounts
			03/2024		04/2024		Total	
Garcia Mendoza Plaza	AHP				1,483	3	1,483	3
Janice Brooks Bay	AHP				25,598	2	25,598	2
Brown Homes	AHP							
Rulon Earl	AHP				1,823	1	1,823	1
Nans Rulon Earl	AHP				726	1	726	1
Nahm Rulon Earl	AHP	NSP						
Robert Gordon Plaza	AHP				184	1	184	1
Dorothy Kidd MHP	AHP							
LIHTF - Dorothy Kidd MHP	AHP							
LIHTF - Clark County 3141 Reata	AHP							
LIHTF - Clark County 3147 Reata	AHP							
North LV Scattered Sites	AHP							
NSP County	AHP	NSP						
NSP 3 County	AHP	NSP	499	1			499	1
NSP 3 LV	AHP	NSP						
NSP 3 HEND	AHP	NSP						
Basler-McCarran	AHP	NSP						
NSP CC	AHP	NSP						
NSP LV	AHP	NSP			7,379	2	7,379	2
NSP HEND	AHP	NSP						
Total AHP			499	1	37,193	10	37,692	11
Grand Total			6,848	6	61,954	21	68,802	27

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 5/2023 TO 4/2024

Month	% of Rental Income		Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
	Public Housing	Rental Income				
May-23	44,436	7.13%	41,694	8.16%	86,130	7.59%
Jun-23	35,014	5.81%	23,416	4.73%	58,430	5.32%
Jul-23	42,283	7.38%	25,314	4.92%	67,597	6.22%
Aug-23	12,773	2.23%	8,782	1.76%	21,555	2.01%
Sep-23	21,086	3.68%	0	0.00%	21,086	1.97%
Oct-23	53,368	9.13%	18,941	3.76%	72,309	3.76%
Nov-23	67,072	11.50%	18,779	3.71%	85,851	3.71%
Dec-23	10,834	1.84%	15,086	3.04%	25,920	3.04%
Jan-24	6,699	1.15%	12,951	2.55%	19,650	1.80%
Feb-24	14,411	2.47%	15,453	3.02%	29,864	2.72%
Mar-24	6,349	1.07%	499	0.10%	6,848	0.63%
Apr-24	24,761	4.18%	37,193	3.64%	61,954	5.50%
Total Doubtful Accounts	339,086	4.80%	218,108	3.59%	557,194	4.24%
Total Rental Income	7,059,440		6,069,499		13,128,939	
Average Monthly Allowance	28,257		18,176		46,433	

Southern Nevada Regional Housing Authority
AH - Outstanding Charges By Charge Type

April 2024

Property	Chg Code	Balance
afmendoz	damage	1,261.75
afmendoz	late	28.75
afmendoz	legal	17.00
afmendoz	rent	175.00
afmendoz	Total	1,482.50

Property	Chg Code	Balance
nabrooks	damage	25,000.00
nabrooks	late	56.50
nabrooks	rent	485.00
nabrooks	secdep	56.50
nabrooks	Total	25,598.00

Property	Chg Code	Balance
naearl	nsf	360.00
naearl	rent	1,463.00
nabrown	Total	1,823.00

Property	Chg Code	Balance
nagordon	late	8.75
nagordon	rent	175.00
nagordon	Total	183.75

Property	Chg Code	Balance
nansearl	late	86.25
nansearl	legal	17.00
nansearl	rent	623.00
nansearl	Total	726.25

Property	Chg Code	Balance
nansplv	damage	7,046.00
nansplv	late	70.50
nansplv	legal	155.00
nansplv	miscテナ	17.00
nansplv	rent	90.00
nansplv	Total	7,378.50

Grand Total		37,192.00
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Southern Nevada Regional Housing Authority

AH - Outstanding Charges By Charge Type

March 2024

Property	Chg Code	Balance
nansp3cc	damage	498.75
nansp3cc	Total	498.75

Grand Total	498.75
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Southern Nevada Regional Housing Authority
PH - Outstanding Charges By Charge Type
March 2024

Property	Charge	Description	Total
	Code		Unpaid
			Charges
ph016sst	damage	Tenant Damages Charge	139.50
ph016sst	late	Tenant Late Charge	40.00
ph016sst	misctena	Misc Tenant Charges	17.00
ph016sst	rent	Tenant Rent	2,199.00
ph016sst	tparent	TPA - Rent	888.65
ph016sst			3,284.15
ph201mar	damage	Tenant Damages Charge	200.00
ph201mar	late	Tenant Late Charge	60.70
ph201mar	rent	Tenant Rent	189.25
ph201mar			449.95
ph215vil	damage	Tenant Damages Charge	450.00
ph215vil	late	Tenant Late Charge	17.20
ph215vil	misctena	Misc Tenant Charges	17.00
ph215vil	rent	Tenant Rent	263.60
ph215vil			747.80
ph224bre	late	Tenant Late Charge	20.00
ph224bre	rent	Tenant Rent	1,847.00
ph224bre			1,867.00
Total			6,348.90

Southern Nevada Regional Housing Authority
PH - Outstanding Charges By Charge Type

April 2024

Property	Charge	Description	Total
	Code		Unpaid
			Charges
ph010jon	clean	Cleaning Fee	200.00
ph010jon	late	Tenant Late Charge	142.20
ph010jon	legal	Legal Fee-Tenant	88.00
ph010jon	rent	Tenant Rent	2,659.20
ph010jon			3,089.40
ph020sim	damage	Tenant Damages Charge	1,109.00
ph020sim			1,109.00
ph201mar	late	Tenant Late Charge	320.00
ph201mar	rent	Tenant Rent	15,963.00
ph201mar	rpyretro	Repay Retro Rent	1,645.00
ph201mar			17,928.00
ph208lev	damage	Tenant Damages Charge	910.00
ph208lev			910.00
ph221sar	damage	Tenant Damages Charge	1,417.70
ph221sar			1,417.70
ph261sgx	damage	Tenant Damages Charge	286.00
ph261sgx	misctena	Misc Tenant Charges	17.00
ph261sgx	secdep	Tenant Security Deposit	2.00
ph261sgx	urp	URP	2.00
ph261sgx			307.00
Total			24,761.10

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June 5, 2024

To the Board of Commissioners
Southern Nevada Regional Housing Authority

We have audited the financial statements of the ***Southern Nevada Regional Housing Authority*** for the year ended **September 30, 2023**, and have issued our report thereon dated **June 5, 2024**. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have included this information in this letter dated **June 5, 2024**. Professional standards also require that we provide you with the following information related to our audit.

Our Responsibility under Generally Accepted Auditing Standards

As stated in our engagement letter, our responsibility, as described by professional standards, is to plan and perform our audit to obtain reasonable, but not absolute, assurance about whether the financial statements are free of material misstatement. Because of the concept of reasonable assurance and because we did not perform a detailed examination of all transactions, there is a risk that material errors, irregularities, or illegal acts, including fraud and defalcations, may exist and not be detected by us.

As a part of our audit, we considered the internal control structure of the ***Southern Nevada Regional Housing Authority***. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning the internal control structure of the agency.

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the ***Southern Nevada Regional Housing Authority*** are described in Note A to the financial statements. We noted no transactions entered into by the Organization during the year that were both significant and unusual, and of which, under professional standards, we are required to inform you, or transactions for which there is a lack of authoritative guidance or consensus. No new accounting policies were adopted and the application of existing policies was not changed during the year.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent and clear.

Difficulties Encountered in Performing the Audit

There were no difficulties encountered in conducting the audit of the ***Southern Nevada Regional Housing Authority*** for the year ended **September 30, 2023**.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

Disagreements with Management

For the purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated **June 5, 2024**.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We discussed the following matter(s) with management during the exit meeting for the audit:

- We reviewed one hundred (100) tenant files in the Public Housing Program for compliance. We noted six (6) errors. Of these, two (2) did not contain proper income verification, two (2) files contained miscalculations of annual income, and two (2) files did not have a timely annual reexamination conducted. We recommend that the Housing Authority increase its efforts in quality control reviews so as to reduce the number of errors in the tenant files.
- We reviewed seven (7) contract files for compliance with Federal, State, and local procurement regulations. We discovered two (2) instances of noncompliance in these files. One contract exceeded the not-to-exceed amount per the executed contract and board-approved revisions. The second contract failed to document the process in which the vendor was approved for services that exceeded the original contract scope. We recommend that the Authority be more diligent in its documentation of procurement procedures, especially in cases where contracts extend over several years and go through multiple revisions.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Significant Audit Adjustments

For purposes of this letter, professional standards define a significant audit adjustment as a proposed correction of the financial statements that, in our judgment, may not have been detected except through our auditing procedures. These adjustments may include those proposed by us but not recorded by the Organization that could potentially cause future financial statements to be materially misstated. For purposes of reporting, we noted no adjustments that would be considered material to the financial statements.

Current Year Findings, Significant Deficiencies and Material Weaknesses

The current audit period for **September 30, 2023** contained one finding for a significant deficiency for noncompliance that we believe should be disclosed as an audit finding. This finding is labeled as Finding 2023-001 and is included in the audit report in the Schedule of Findings and Questioned Costs.

This information is intended solely for the use of the Audit Committee, Board of Commissioners, applicable government agencies and the management of the ***Southern Nevada Regional Housing Authority*** and should not be used for any other purpose.

Very truly yours,

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

**MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS**

FISCAL YEAR ENDED SEPTEMBER 30, 2023

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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, 2023



INDEPENDENT AUDITORS' 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 the Audit of Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregately discretely presented component units of the Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2023, and the related notes to the financial statements which collectively comprise the Southern Nevada Regional Housing Authority's basic financial statements as listed in the table of contents.

The Authority's basic financial statements include the operations of the Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, Espinoza Terrace, LLC, Archie Grant Park, LLC and Wardelle Street Townhouses, LLC which represent 41 percent of total consolidated assets and 13 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 Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, Espinoza Terrace, LLC, Archie Grant Park, LLC and Wardelle Street Townhouses, LLC is based solely on the report of the other auditors.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Southern Nevada Regional Housing Authority, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (*Government Auditing Standards*), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Southern Nevada Regional Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Southern Nevada Regional Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Southern Nevada Regional Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Southern Nevada Regional Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis as listed in the table of contents, should be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 inquiries 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 procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Southern Nevada Regional Housing Authority's basic financial statements. 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 and Special Reports 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 basic 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 basic financial statements. The 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 basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards, the Financial Data Schedules and Special Reports are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Introductory Section but does not include the basic financial statements and our auditor's report hereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 5, 2024, on our consideration of the Southern Nevada Regional Housing Authority's internal control over financial reporting and on 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 our 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 the Southern Nevada Regional Housing Authority's 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 Southern Nevada Regional Housing Authority's internal control over financial reporting and compliance.

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

Loganville, Georgia
June 5, 2024

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2023

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023**

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, 2023.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2023, total assets were \$216,268,575, deferred outflow of resources were \$8,339,560, total liabilities were \$46,008,622, and deferred inflow of resources were \$40,099,701; thus, total net position was \$138,499,812. Total revenues and expenses were \$200,228,857 and \$203,686,740, 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.

James Down Towers & Hullum Homes:

James Down Towers entails the acquisition, rehabilitation, and RAD conversion of an existing 200-unit senior public housing development located at 5000 Alta Drive, west of downtown Las Vegas. The property structure is unique in that the conversion utilized the newly created Section 18/RAD Blend at a 60/40 ratio. 120 of the units will receive Project Based Voucher Rents and 80 of the units will received RAD Rents. The project was awarded \$48,000,000.00 in 4% Low Income Housing Tax-Exempt Bonds to complete a substantial rehabilitation of the property which was constructed in 1972. Construction will also include a larger laundry facility doubling the size of the current facility on-site. Construction began in June 2023 utilizing a phased construction schedule completing one wing at a time from the first through the fourth floor. Each wing consists of approximately 50 units. The first group of tenants were relocated to the newly developed Decatur Commons Affordable Housing Complex which was built next door to the James Down Towers development. The remaining residents will remain in place in the current building and relocate to refurbished units in wings when they become available. Construction is scheduled for completion in March 2025 with full conversion occurring by September 2025. The site is located in a

governmentally determined Opportunity Zone, a new investment program to spur economic development in economically-distressed communities under the Tax Cuts and Jobs Act of 2017. The committed construction cost at closing for James Down Towers was \$43,643,075.22. The property contains a ground lease effective June 2023.

Hullum Homes entails the acquisition and rehabilitation of an existing 59-unit family public housing development located in Las Vegas. The property was constructed in 1982 and is owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). The project was converted under the RAD Program in October 2023. Funding for the development was provided by utilizing 9% Low Income Housing Tax Credits, National Housing Trust Funds, Affordable Housing Funds and Capital Funds. The proposed extensive renovation of Hullum Homes will result in 59 fully modernized and energy efficient family units and will preserve this important affordable housing resource in the long term for the residents of Nevada. The development will also have an enlarged community center, to house a Property Manager and Supportive Service Coordinator along with numerous features to enhance resident's lives. Construction began on the project in October 2023 utilizing a phased construction schedule, with approximately four construction phases. Sixteen families were relocated for the construction to begin with the remaining families remaining on-site and moving into newly refurbished units as each phase is completed. Construction is scheduled for completion in April 2025 with full conversion by October 2025. The committed construction cost at closing for Hullum Homes was \$14,253,332.00. The property contains a ground lease effective October 2023.

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

	2023	2022	Total Change	% Change
Current Assets	\$ 43,170,446	\$ 43,607,893	\$ (437,447)	-1.00%
Capital Assets	82,664,782	88,975,879	(6,311,097)	-7.09%
Noncurrent Assets	90,433,347	58,748,718	31,684,629	53.93%
Deferred Outflows	8,339,560	10,520,137	(2,180,577)	-20.73%
Total Assets & Deferred Outflows	\$ 224,608,135	\$ 201,852,627	\$ 22,755,508	11.27%
Current Liabilities	\$ 5,044,303	\$ 6,321,959	\$ (1,277,656)	-20.21%
Noncurrent Liabilities	40,964,319	42,160,658	(1,196,339)	-2.84%
Total Liabilities	46,008,622	48,482,617	(2,473,995)	-5.10%
Deferred Inflows	40,099,701	11,412,315	28,687,386	251.37%
Net investment in capital assets	82,533,359	87,724,366	(5,191,007)	-5.92%
Restricted	979,158	2,575,980	(1,596,822)	-61.99%
Unrestricted	54,987,295	51,657,349	3,329,946	6.45%
Total Net Position	138,499,812	141,957,695	(3,457,883)	-2.44%
Total Liabilities, Deferred Inflows & Net Position	\$ 224,608,135	\$ 201,852,627	\$ 22,755,508	11.27%

Total Assets and Deferred Outflows increased by \$22,755,508 or 11.27%. Current assets decreased by \$437,447 or 1.0% due to decreases in cash and investments of \$745,054 or 1.92% and decreases in inventory of \$234,282 or 39.31%. Capital assets decreased by \$6,311,097 or 7.09%, due to depreciation expense of \$6,527,252 exceeding capital additions of \$1,271,037 for the year. Other noncurrent assets increased by \$31,684,629 or 53.93% due to additional notes receivable issued during the year. More detailed information can be found in the accompanying Notes to the Financial Statements. Deferred Outflows decreased during the year from \$10,520,137 to \$8,339,560, a decrease of \$2,180,577 or 20.73% due to a change in the deferred pension data.

Total Liabilities decreased by \$2,473,995 or 5.10%. Current Liabilities decreased by \$1,277,656 or 20.21% due primarily to the decrease in the current portion of non-current debt of \$1,120,090 or 100%. Noncurrent liabilities also decreased by \$1,196,339 or 2.84% due to a decrease in net pension liability of \$1,966,244 or 5.73%.

Deferred Inflows increased during the year from \$11,412,315 to \$40,099,701, an increase of \$28,687,386 or 251.37%.

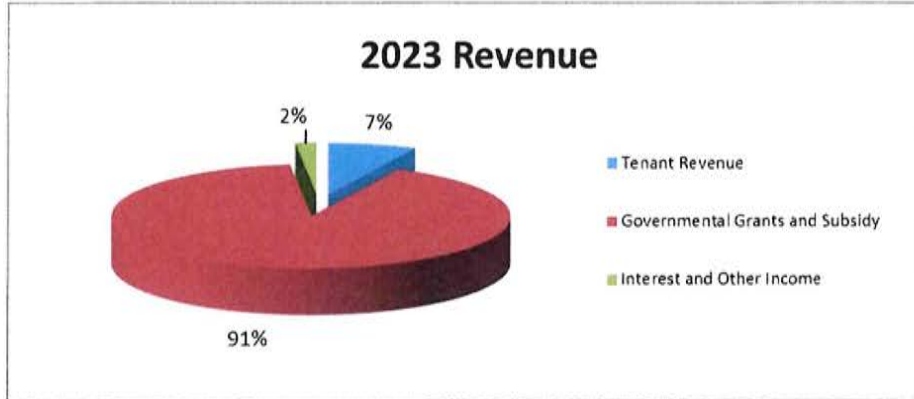
Total Net Position decreased by \$3,457,883 or 2.44%. Table II provides a statement of these results.

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

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	\$ 14,432,874	\$ 14,227,614	\$ 205,260	1.44%
Governmental Grants and Subsidy	182,401,162	156,890,948	25,510,214	16.26%
Interest / Mortgage Income	981,188	794,708	186,480	23.47%
Other Income	2,413,633	5,589,292	(3,175,659)	-56.82%
Total Revenue	<u>200,228,857</u>	<u>177,502,562</u>	<u>22,726,295</u>	<u>12.80%</u>
Administration	20,253,654	18,475,449	1,778,205	9.62%
Tenant Services	2,313,442	2,005,333	308,109	15.36%
Utilities	3,240,330	2,833,452	406,878	14.36%
Maintenance	14,746,831	12,287,401	2,459,430	20.02%
Protective Services	1,112,643	859,439	253,204	29.46%
Interest Expense	16,072	141,975	(125,903)	-88.68%
General Expense	4,759,644	4,736,610	23,034	0.49%
Housing Assistance Payments	150,716,872	130,468,598	20,248,274	15.52%
Depreciation	6,527,252	6,808,042	(280,790)	-4.12%
Total Expenses	<u>203,686,740</u>	<u>178,616,299</u>	<u>25,070,441</u>	<u>14.04%</u>
Change in Net Position	(3,457,883)	(1,113,737)	(2,344,146)	210.48%
Prior Period Adj/Equity Transfer	-	(5,605,346)	5,605,346	-100.00%
Beginning Net Position	141,957,695	148,676,778	(6,719,083)	-4.52%
Ending Net Position	<u>\$ 138,499,812</u>	<u>\$ 141,957,695</u>	<u>\$ (3,457,883)</u>	<u>-2.44%</u>

REVENUES

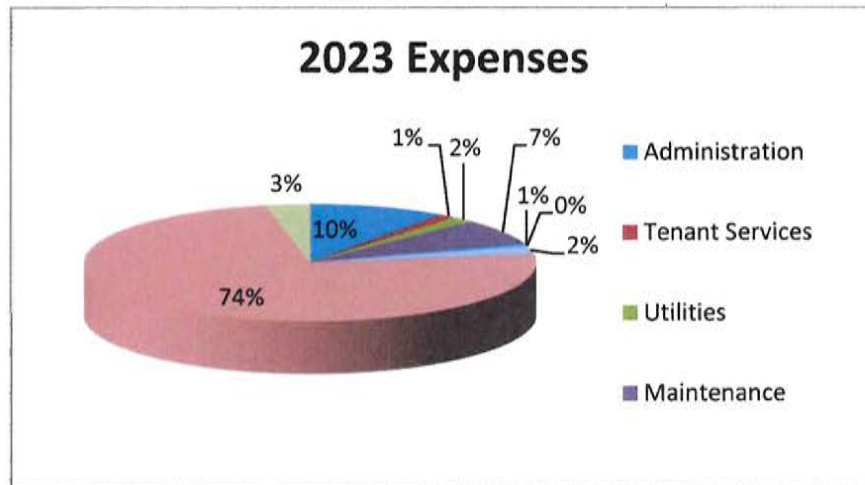
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 91% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 7% of total revenue. Other Revenue including interest from investments comprises the remaining 2%.



Total Revenue increased by \$22,726,295 or 12.80%. Tenant revenue increased by \$205,260 or 1.44%. Grant funding increased by \$25,510,214 or 16.26% due primarily to increased Housing Choice Voucher and Emergency Housing Voucher funding. Investment income increased by \$186,480 or 23.47% due to increased rates and market performance. Other income decreased by \$3,175,659 due to the loss on the sale of fixed assets of \$1,050,037 as well as decreases in developer fees and other income.

EXPENSES

Total Expenses increased by \$25,070,441 or 14.04%.



Administrative expenses increased by \$1,778,205 or 9.62%. This increase was caused primarily in increases in salaries and employee benefits of \$1,415,199 or 10.27%. Tenant services increased by \$308,109 or 15.36% due primarily to increased relocation costs. Utilities expense increased by \$406,878 or 14.36% due to increased rates and consumption. Maintenance expense increased by \$2,459,430 or 20.02% due to increased turnaround and pricing increases in labor, materials and contract costs. Protective services increased by \$253,204 or 29.46% due to increased security services. General expenses increased by \$23,034 or 0.49%. Interest expense decreased by \$125,903 or 88.68% due to the repayment of debt during the year. HAP expense increased by \$20,248,274 or 15.52% due to an increase in utilization. Depreciation expense decreased by \$280,790 or 4.12%.

CAPITAL ASSETS

At September 30, 2023, the Authority had invested \$82,664,782 in various capital assets as listed in the following schedule.

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

	2023	2022	Total Change	% Change
Land	\$ 20,985,785	\$ 20,985,785	-	0.00%
Buildings & improvements	222,468,729	228,500,915	(6,032,186)	-2.64%
Infrastructure	664,005	4,095,181	(3,431,176)	-83.79%
Equipment	4,580,401	4,668,290	(87,889)	-1.88%
Construction in Progress	3,431,176	-	3,431,176	100.00%
Accumulated Depreciation	(169,465,314)	(169,274,292)	(191,022)	0.11%
Total Capital Assets	\$ 82,664,782	\$ 88,975,879	\$ (6,311,097)	-7.09%

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**

	Balance 9/30/2022	Adjustments	Payments/ Decreases	Balance 9/30/2023	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 571,888	\$ -	\$ (571,888)	\$ -	\$ -
Operating Note - Wells Fargo	530,606	-	(530,606)	-	-
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	149,019	-	(17,596)	131,423	-
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
	<u>\$ 5,951,513</u>	<u>\$ -</u>	<u>\$ (1,120,090)</u>	<u>\$ 4,831,423</u>	<u>\$ -</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 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.

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, 2023

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF NET POSITION
September 30, 2023

ASSETS & DEFERRED OUTFLOWS

	Primary Government <u>September 30, 2023</u>	Discrete Component Units <u>December 31, 2022</u>	Total (Memorandum Memorandum Only)
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 26,134,598	\$ 3,822,375	\$ 29,956,973
Cash & cash equivalents - restricted	4,326,923	6,684,559	11,011,482
Investments - unrestricted	6,755,211	-	6,755,211
Investments - restricted	816,839	-	816,839
Accounts receivable	4,497,984	545,406	5,043,390
Prepaid expenses	277,177	276,509	553,686
Inventories	361,714	-	361,714
	<hr/>	<hr/>	<hr/>
Total Current Assets	43,170,446	11,328,849	54,499,295
<u>Noncurrent Assets</u>			
Notes receivable	84,428,330	-	84,428,330
Other noncurrent assets	2,336,003	9,296,047	11,632,050
Investment in joint ventures	3,669,014	-	3,669,014
	<hr/>	<hr/>	<hr/>
Total Other Noncurrent Assets	90,433,347	9,296,047	99,729,394
Capital Assets			
Land	20,985,785	7,066,864	28,052,649
Buildings	204,690,372	135,350,127	340,040,499
Improvements	17,778,357	-	17,778,357
Furniture & equipment	4,580,401	9,773,759	14,354,160
Construction in process	3,431,176	-	3,431,176
Infrastructure	664,005	18,978,907	19,642,912
	<hr/>	<hr/>	<hr/>
	252,130,096	171,169,657	423,299,753
Less: Accumulated depreciation	<u>(169,465,314)</u>	<u>(34,803,224)</u>	<u>(204,268,538)</u>
Total Capital Assets	<hr/>	<hr/>	<hr/>
	82,664,782	136,366,433	219,031,215
	<hr/>	<hr/>	<hr/>
Total Noncurrent Assets	173,098,129	145,662,480	318,760,609
	<hr/>	<hr/>	<hr/>
Deferred Outflow of Resources	8,339,560	-	8,339,560
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 224,608,135</u>	<u>\$ 156,991,329</u>	<u>\$ 381,599,464</u>

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

LIABILITIES, DEFERRED INFLOWS & NET POSITION

	Primary Government September 30, 2023	Discrete Component Units December 31, 2022	Total (Memorandum (Memorandum Only)
<u>Current Liabilities</u>			
Accounts payable	\$ 2,175,447	\$ 614,656	\$ 2,790,103
Accrued liabilities	901,599	3,892,011	4,793,610
Unearned revenue	1,000,306	101,600	1,101,906
Long term debt - current portion	-	395,009	395,009
Tenant security deposits/escrow deposits	966,951	293,453	1,260,404
	<hr/>	<hr/>	<hr/>
Total Current Liabilities	5,044,303	5,296,729	10,341,032
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,863,320	-	1,863,320
Long term debt	131,423	98,840,766	98,972,189
Accrued pension liability	32,343,248	-	32,343,248
Other noncurrent liabilities	1,926,328	773,369	2,699,697
Loan liability - non current	4,700,000	-	4,700,000
	<hr/>	<hr/>	<hr/>
Total Noncurrent Liabilities	40,964,319	99,614,135	140,578,454
TOTAL LIABILITIES	<hr/> 46,008,622	<hr/> 104,910,864	<hr/> 150,919,486
DEFERRED INFLOW OF RESOURCES	<hr/> 40,099,701	<hr/> -	<hr/> 40,099,701
<u>NET POSITION</u>			
Net Investment in Capital Assets	82,533,359	37,130,658	119,664,017
Restricted	979,158	6,412,130	7,391,288
Unrestricted	54,987,295	8,537,677	63,524,972
	<hr/>	<hr/>	<hr/>
TOTAL NET POSITION	138,499,812	52,080,465	190,580,277
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	<hr/> \$ 224,608,135	<hr/> \$ 156,991,329	<hr/> \$ 381,599,464

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

September 30, 2023

	<u>Primary Government September 30, 2023</u>	<u>Discrete Component Units December 31, 2022</u>	<u>Total (Memorandum Memorandum Only)</u>
<u>Operating Revenues</u>			
Dwelling rent	\$ 14,432,874	\$ 9,161,807	\$ 23,594,681
Governmental grants & subsidy	181,479,743	-	181,479,743
Other income	3,463,670	460,742	3,924,412
Total Operating Revenues	<u>199,376,287</u>	<u>9,622,549</u>	<u>208,998,836</u>
<u>Operating Expenses</u>			
Administration	20,253,654	2,221,590	22,475,244
Tenant services	2,313,442	57,945	2,371,387
Utilities	3,240,330	1,272,575	4,512,905
Maintenance & operations	14,746,831	2,834,155	17,580,986
Protective services	1,112,643	20,866	1,133,509
General expense	4,759,644	1,211,535	5,971,179
Housing assistance payments	150,716,872	-	150,716,872
Depreciation expense	6,527,252	5,362,199	11,889,451
Total Operating Expense	<u>203,670,668</u>	<u>12,980,865</u>	<u>216,651,533</u>
Net Operating Income/(Loss)	<u>(4,294,381)</u>	<u>(3,358,316)</u>	<u>(7,652,697)</u>
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	981,188	7,612	988,800
Interest expense	(16,072)	(3,612,598)	(3,628,670)
Amortization of loan fees	-	(33,171)	(33,171)
Gain/(Loss) on disposition of assets	(1,050,037)	-	(1,050,037)
Net Nonoperating Revenues/(Expenses)	<u>(84,921)</u>	<u>(3,638,157)</u>	<u>(3,723,078)</u>
Net Income/(Loss) before capital contributions	(4,379,302)	(6,996,473)	(11,375,775)
Capital grants/capital contributions	921,419	19,199,985	20,121,404
Increase/(Decrease) in Net Position	(3,457,883)	12,203,512	8,745,629
Total Net Position - beginning	<u>141,957,695</u>	<u>39,876,953</u>	<u>181,834,648</u>
Total Net Position - ending	<u>\$ 138,499,812</u>	<u>\$ 52,080,465</u>	<u>\$ 190,580,277</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
September 30, 2023

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 17,896,544	\$ 9,622,549	\$ 27,519,093
Governmental grants & subsidy - operations	181,479,743	-	181,479,743
Payments to suppliers	(14,170,110)	(3,701,866)	(17,871,976)
Payments for housing assistance	(150,716,872)	-	(150,716,872)
Payments to employees	(31,243,765)	(1,952,127)	(33,195,892)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	3,245,540	3,968,556	7,214,096
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Proceeds from investments	556,606	-	556,606
Payments for investments in joint ventures	(3,000,000)	-	(3,000,000)
Proceeds/(Payments) on ground lease	28,215,000	-	28,215,000
Issuance of notes receivable	(28,215,000)	-	(28,215,000)
Payments received on notes receivable	160,914	-	160,914
Accrued interest - allowance loss	(1,186,673)	-	(1,186,673)
Interest received	699,261	7,612	706,873
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	(2,769,892)	7,612	(2,762,280)
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	921,419	-	921,419
Acquisition of capital assets - capital grant program	(921,419)	-	(921,419)
Acquisition of capital assets	(349,618)	(42,478)	(392,096)
Capital contributions received	-	19,199,985	19,199,985
Proceeds on mortgage & notes	-	85,570	85,570
Payments on mortgage & notes	(1,120,090)	(18,200,025)	(19,320,115)
Proceeds from disposition of capital assets	4,845	-	4,845
Interest paid	(16,072)	(3,612,598)	(3,628,670)
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(1,480,935)	(2,569,546)	(4,050,481)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(1,005,287)	1,406,622	401,335
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	31,466,808	9,100,312	40,567,120
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 30,461,521	\$ 10,506,934	\$ 40,968,455

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
September 30, 2023

	<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	\$ (4,294,381)	\$ (3,358,316)	\$ (7,652,697)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	6,527,252	5,395,370	11,922,622
Decrease (Increase) in accounts receivable	(580,001)	(104,540)	(684,541)
Decrease (Increase) in prepaid expenses	38,112	(221)	37,891
Decrease (Increase) in inventory	234,282	-	234,282
Decrease (Increase) in Noncurrent assets	21,218	-	21,218
Increase (Decrease) in accounts payable	(213,558)	133,723	(79,835)
Increase (Decrease) in accrued liabilities	327,664	1,913,461	2,241,125
Increase (Decrease) in unearned revenue	(38,334)	(15,265)	(53,599)
Increase (Decrease) in other noncurrent liabilities	-	-	-
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	686,719	-	686,719
Increase (Decrease) in security/trust deposits	536,567	4,344	540,911
	536,567	4,344	540,911
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	\$ 3,245,540	\$ 3,968,556	\$ 7,214,096

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

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, 2023. 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
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(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
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(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.

Espinoza Terrace, LLC operates a 100-unit project located in Henderson, Nevada known as Espinoza Terrace 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, Espinoza Terrace 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.

Archie Grant Park, LLC was formed on September 1, 2019 and operates a 125-unit project located in Las Vegas, Nevada known as Archie Grant Park. 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, Archie Grant Park 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, 2023
(Continued)

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

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

Wardelle Street Townhouses, LLC was formed on December 30, 2019 and operates a 57-unit project located in Las Vegas, Nevada known as Wardelle Street Townhouses. 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, Wardelle Street Townhouses 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.

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.

Affordable Housing Program, Inc. is included as a blended component unit of the Authority.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

6. Basis of Presentation: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

7. Basis of Accounting and Measurement Focus: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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.

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 Recently Adopted:

During the current fiscal year, the Authority did not implement any new pronouncements that would have a material effect on the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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, 2023 was \$38,033,571, and the bank balance was \$40,088,636.

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, \$1,000,000 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, 2023, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2023, as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and Cash Equivalents	Cash and Cash Equivalents
Unrestricted	\$ 26,134,598	\$ 3,822,375
Restricted	<u>4,326,923</u>	<u>6,684,559</u>
Total	<u>\$ 30,461,521</u>	<u>\$ 10,506,934</u>

Investments

The investments as of September 30, 2023, was \$7,572,050, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

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, 2023, 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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.

Restricted cash and cash equivalents at September 30, 2023, were as follows:

Security deposit funds	\$	848,358
Emergency Housing Vouchers		877,395
FSS escrow funds		1,926,328
Payment for Current Liabilities		118,593
Business Activities		447,678
Escrow Forfeiture		103,306
Blended CU		200
COCC		<u>5,065</u>
	\$	<u>4,326,923</u>

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2023, consisted of the following:

	Primary Government	Component Units
Tenants (net of allowance of \$236,001 and \$109,000)	\$ 166,522	\$ 398,244
A/R - PHA Projects	121,682	-
A/R - HUD	2,120,498	-
A/R - James Down Towers	189,041	-
A/R - Hullum Homes	797,610	-
A/R - Landsman	398,516	-
A/R - miscellaneous (net of allowance of \$329,392)	666,794	147,162
Accrued interest receivable	37,321	-
Fraud (net of allowance of \$78,142)	<u>-</u>	<u>-</u>
	<u>\$ 4,497,984</u>	<u>\$ 545,406</u>

Note: The above receivable balance excludes \$6,143,297 of interfund receivables that have been eliminated as a result of financial statement consolidation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE D - PREPAID EXPENSES, INVENTORY AND OTHER ASSETS:

Prepaid expenses, inventory and other assets at September 30, 2023, consisted of the following:

	Primary Government	Component Units
Prepaid insurance and other assets	\$ 277,177	\$ 276,509
Inventory	361,714	-
	\$ 638,891	\$ 276,509

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, 2023 was \$6,455,329.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

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, 2023 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, 2023 is \$1,880,160 and \$0.

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, 2023 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, 2020 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, 2023 is \$2,649,083 and \$600,000.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

Espinoza Terrace, LLC was formed on October 21, 2020 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, 2023 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loan accrues interest at a rate of 4.10% with no payments of principal will be due on or before July 1, 2068. As of September 30, 2023, the balance is \$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, 2020, 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, 2023 is \$4,902,406 and \$695,000.

Archie Grant Park is an ongoing RAD development project. On September 1, 2023, the Housing Authority issued mortgage note receivables 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, 2023 is \$6,021,000 and \$225,000, respectively.

Wardelle Street Townhouses is an ongoing RAD development project. On December 30, 2020, the Housing Authority issued mortgage note receivables to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 2.65% and 1.90%, respectively. 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, 2023 is \$1,720,000 and \$4,499,000, respectively.

James Down Towers is an ongoing RAD development project which closed in June of 2023. On closing a the Public Housing Development was sold to a tax credit partnership. There was a mortgage note receivable issued to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.72% per annum. Payments to interest and principal are paid through cash flow as defined in the operating agreement. The balance of these note receivables as of September 30, 2023 is \$28,215,000. There was also a corresponding deferred inflow land lease by the same amount as disclosed in Note P to these financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

As of September 30, 2023, the cumulative note receivable principal balances totaled \$82,065,874 with total accrued interest of \$11,604,701 and an allowance of \$9,242,245. Notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2023	Additions	Receipts	9/30/2023
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	390,883	-	-	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	-	-	-	-
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	5,063,320	-	(160,914)	4,902,406
Archie Grant Park							
Seller's Note 5	3.05%	9/1/2019	9/1/2069	6,021,000	-	-	6,021,000
Archie Grant Park - GAP	3.05%	9/1/2019	9/1/2069	225,000	-	-	225,000
Wardelle Street							
Seller's Note	2.65%	12/30/2019	12/30/2059	1,720,000	-	-	1,720,000
GAP Note	1.90%	12/30/2019	12/30/2059	4,499,000	-	-	4,499,000
James Down Towers							
Seller's Note	3.72%	6/1/2023	6/1/2063	-	28,215,000	-	28,215,000
Accrued interest on notes receivable				9,814,179	1,790,522	-	11,604,701
Less: allowance for accrued interest				(8,103,484)	-	(1,138,761)	(9,242,245)
Total notes receivable				\$ 55,722,483	\$ 30,005,522	\$ (1,299,675)	\$ 84,428,330

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(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, 2023, was \$5,417.

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, 2023, was \$773,369.

On December 30, 2019, Wardelle Street Townhouses, 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 \$1,360,000 for services relating to the development of the Project. The amount due as of September 30, 2023, was \$417,350.

On September 1, 2019, Archie Grant Park, 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 \$330,000 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, 2023, was \$25,979.

On July 1, 2018, Espinoza Terrace, 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 \$1,300,000 for services relating to the development of the Project. The amount due as of September 30, 2023, was \$948,676.

During the current fiscal year, the Authority implemented GASB 87, Leases, which included a 16 year leased space to the Latin Chamber of Commerce Community Foundation at 330 North 13th Street. This lease began in June 2014, and is based on \$0.65 per square foot per with a 3% increase on base rent minus abatement annually. The value of this leased asset as of September 30, 2023, was \$165,212.

As of September 30, 2023, other noncurrent assets consisted of the following:

Construction advances - Landsman Family, LLC	\$	5,417
Developer Fee - Landsman Family, LLC		773,369
Developer Fee - Wardelle Street Townhouses, LLC		417,350
Developer Fee - Archie Grant Park, LLC		25,979
Developer Fee - Espinoza Terrace, LLC		948,676
Lease Receivable (GASB 87) - Business Activities		<u>165,212</u>
	\$	<u>2,336,003</u>

During FY2020, the Authority transferred \$669,200 to Archie Grant Park, LLC as an equity contribution which will be applied to acquisition costs and is being held as Investment in Joint Ventures. The current balance as of September 30, 2023 is \$669,014.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE F - OTHER NONCURRENT ASSETS: (Cont'd)

During the current fiscal year, the Authority transferred \$3,000,000 to James Down Towers, LLC as an equity contribution which will be applied to acquisition costs and is being held as an Investment in Joint Ventures. The current balance as of September 30, 2023, is \$3,000,000.

Component Units – Discretely Presented

As of December 31, 2022, the Authority's Discrete Component Units had Prepaid Ground Leases and Other Intangible Assets, net of amortization of \$9,296,047, which are detailed in their respective audit reports.

NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2023:

	Balance at 9/30/2022	Additions/ Increases	Dispositions/ Decreases	Balance at 9/30/2023
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 20,985,785	\$ -	\$ -	\$ 20,985,785
Construction in progress	-	-	3,431,176	3,431,176
Total capital assets not being depreciated	20,985,785	-	3,431,176	24,416,961
Buildings & improvements	228,500,915	1,009,311	(7,041,497)	222,468,729
Infrastructure	4,095,181	-	(3,431,176)	664,005
Furniture & equipment	4,668,290	261,726	(349,615)	4,580,401
Total capital assets being depreciated	237,264,386	1,271,037	(10,822,288)	227,713,135
Buildings & improvements	(165,935,026)	(6,156,731)	6,197,684	(165,894,073)
Furniture & equipment	(3,339,266)	(370,521)	138,546	(3,571,241)
Total accumulated depreciation	(169,274,292)	(6,527,252)	6,336,230	(169,465,314)
Net Book Value	\$ 88,975,879			\$ 82,664,782

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2022:

	Balance at 12/31/2021	Additions/ Increases	Dispositions/ Transfers	Balance at 12/31/2022
Capital assets not being depreciated:				
Land	\$ 4,417,781	\$ -	\$ 2,649,083	\$ 7,066,864
Construction in progress	-	-	-	-
Total capital assets not being depreciated	4,417,781	-	2,649,083	7,066,864
Buildings & improvements	137,999,210	-	(2,649,083)	135,350,127
Infrastructure	18,951,669	27,238	-	18,978,907
Furniture & equipment	9,758,519	15,240	-	9,773,759
Total capital assets being depreciated	166,709,398	42,478	(2,649,083)	164,102,793
Total accumulated depreciation	(29,471,840)	\$ (5,362,199)	\$ 30,815	(34,803,224)
Total capital assets being depreciated	137,237,558			129,299,569
Capital assets, net	\$ 141,655,339			\$ 136,366,433

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2023, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 1,866,896	\$ 614,656
PILOT	308,551	-
Tenant security deposits	<u>966,951</u>	<u>293,453</u>
	<u>\$ 3,142,398</u>	<u>\$ 908,109</u>

Note: The above payables balance excludes \$6,143,297 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, 2023:

	Primary Government	Component Units
Accrued wages & fringes	\$ 856,902	\$ -
Accrued compensated absences - current portion	22,944	-
Accrued interest	-	567,665
Other accrued liabilities	-	2,298,952
Noncurrent debt - current portion	-	395,009
Unearned revenue - EHV	823,447	-
Unearned revenue - other	176,859	101,600
Other current liabilities	<u>21,753</u>	<u>1,025,394</u>
	<u>\$ 1,901,905</u>	<u>\$ 4,388,620</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2023:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,926,328	\$ -
Noncurrent debt	4,831,423	98,840,766
Developer fee payable	-	773,369
Accrued compensated absences - noncurrent	1,863,320	-
Accrued pension & OPEB liability	<u>32,343,248</u>	<u>-</u>
	<u>\$ 40,964,319</u>	<u>\$ 99,614,135</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(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, 2022	Increases	Decreases	Balance at September 30, 2023	Current Portion
FSS Escrow Liability	\$ 1,402,358	\$ 984,188	\$ (460,218)	\$ 1,926,328	\$ -
Compensated absences	1,677,314	684,469	(475,519)	1,886,264	22,944
Net pension liability	34,309,492	-	(1,966,244)	32,343,248	-
	<u>\$ 37,389,164</u>	<u>\$ 1,668,657</u>	<u>\$ (2,901,981)</u>	<u>\$ 36,155,840</u>	<u>\$ 22,944</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, 2023, is presented below.

	Balance 9/30/2022	Adjustments	Payments/ Decreases	Balance 9/30/2023	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 571,888	\$ -	\$ (571,888)	\$ -	\$ -
Operating Note - Wells Fargo	530,606	-	(530,606)	-	-
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	149,019	-	(17,596)	131,423	-
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
	<u>\$ 5,951,513</u>	<u>\$ -</u>	<u>\$ (1,120,090)</u>	<u>\$ 4,831,423</u>	<u>\$ -</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, 2023). 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. This debt was repaid in full during FY2023 and carries no balance.

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, 2023). The note is secured by a deed of trust. This debt was repaid in full during FY2023 and carries no balance.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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.

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, 2023 is \$131,423.

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.

All loan amounts are considered non-current and therefore, no amortization schedule is presented.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

Notes and mortgages payable for the discrete component units are presented in detail in their respected audit reports. A summary of their balances as of December 31, 2022, is presented below:

	Balance 1/1/2022	Net Changes	Balance 12/31/2022	Current Portion
Landsman Family, LLC	\$ 14,175,407	\$ 2,194,298	\$ 16,369,705	\$ 48,054
Vera Johnson B, LP	5,417,822	37,501	5,455,323	42,733
Biegger Estates, LLC	8,736,758	204,699	8,941,457	40,009
Vera Johnson A Family, LLC	3,979,775	178,960	4,158,735	-
Honolulu Street Family Housing, LLC	8,568,095	139,517	8,707,612	34,189
SRB Limited Partnership	8,443,580	(43,259)	8,400,321	136,658
Rose Gardens Senior, LP	11,692,704	(344,207)	11,348,497	47,933
Espinoza Terrace, LLC	11,828,974	327,581	12,156,555	20,295
Archie Grant Park, LLC	20,328,840	(7,961,378)	12,367,462	11,245
Wardelle Street Townhouses, LLC	18,723,007	(7,392,899)	11,330,108	13,893
	<u>\$ 111,894,962</u>	<u>\$ (12,659,187)</u>	<u>\$ 99,235,775</u>	<u>\$ 395,009</u>

NOTE M - 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 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, 2023:

	Primary Government	Component Units	Total
Modernization	\$ 816,839	\$ -	\$ 816,839
COCC	5,065	-	5,065
Escrow Forfeiture Account	103,306	-	103,306
Emergency Housing Voucher Equity	53,948	-	53,948
Reserves/Escrows	-	6,412,130	6,412,130
	<u>\$ 979,158</u>	<u>\$ 6,412,130</u>	<u>\$ 7,391,288</u>

NOTE N - 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 more than commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. On September 30, 2023, there were no liabilities to be reported.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE O - 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 P - DEFERRED INFLOW:

The Deferred Inflow as of September 30, 2023, consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$ 1,236,366
Biegger Estates, LLC - Ground Lease - Note F	1,958,800
Archie Grant Park, LLC - Ground Lease - Note F	2,937,670
Wardelle Street Townhouses, LLC - Ground Lease - Note F	1,667,674
Espinoza Terrace, LLC - Ground Lease - Note F	930,774
James Down Towers, LLC - Ground Lease - Note F	28,120,000
Wells Fargo - Interest Swap Agreement - Note K	138,782
Accrued pension obligation - Note Q	<u>3,109,635</u>
	<u>\$ 40,099,701</u>

NOTE Q - 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.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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.

For the fiscal year ended June 30, 2023 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 \$32,343,248 was measured as of June 30, 2023, 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	2.50%	Investment rate of return	7.25%
Payroll Growth	4.25%	Productivity pay increase	0.50%
Projected salary increases	Regular: 4.20% to 9.10%, depending on services, rates include inflation and productivity increases		
Other assumptions	Same as those used in the June 30, 2023, 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.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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, 2023 are as follows:

Investment Rate of Return – 7.25% per annum, compounded annually including 2.50% for inflation.

Salary Increases, Merit and Inflation – 4.20% to 9.10% per year.

Mortality Rates – For active members and non-disabled retirees, the RP2000 Tables projected forward to 2023 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 weighing 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, 2023, are summarized in the following table.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long Term Expected Rate of Return</u>
US Stocks	42%	6.65%
International Stocks	18%	7.18%
US Bonds	28%	0.91%
Real Estate	6%	5.25%
Private Markets	6%	12.40%

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

Discount Rate

The discount rate used to measure the collective total pension liability was 7.25% for 2023 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 7.25%, 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 (6.25 percent) or 1-percentage-point higher (8.25 percent) than the current rate:

	1.0% Decrease (6.25%)	Current Discount Rate (7.25%)	1.0% Increase (8.25%)
PERS' Net Pension Liability	\$ 50,330,843	\$ 32,343,248	\$ 17,498,201

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

For the year ended September 30, 2023, the Authority recognized pension expense/(income) of \$4,088,605. At September 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	4,215,745	-
Changes in assumptions	3,031,178	-
Difference between projected and actual earnings on pension plan investments	-	302,734
Changes in proportion differences between employer contributions and proportionate share of contributions	74,871	2,806,901
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date	1,017,766	-
Total	8,339,560	3,109,635

The \$1,017,766 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, 2023.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

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

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
2024	\$ 993,353
2025	\$ 874,958
2026	\$ 370,517
2027	\$ 405,305
2028	\$ 1,106,115
thereafter	\$ -

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2023 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

NOTE R - 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 S - ECONOMIC DEPENDENCY:

The Housing Board received approximately 91% 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE T - RELATED PARTY TRANSACTIONS:

The notes to the financial statements contain various related transactions with different Discretely Presented Component Units. A summary of these entities are in Note A. Additionally, Note E, Notes Receivable contains various amounts advanced to these entities for project development. These notes may be paid back from annual surplus cash, but ultimately will be cured when each property becomes available for acquisition by the Housing Authority. Additionally, there contains land leases with each property which are both disclosed in Note P, Deferred Inflow, and the individual audit reports issued. The income is recognized over the period of each land lease. The component units are used to house qualifying individuals in which the Housing Authority has issued Housing Assistance Payments to subsidize each qualifying individual's rent.

NOTE U - 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, 2023, 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 V - 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 June 5, 2024 (the date the financial statements were available to be issued) and concluded that there are no additional disclosures needed at this time. Additional items for consideration follow:

On June 9, 2023 the James Down Towers was sold to the syndicated tax credit partnership, James Down Towers, LLC. This development is comprised of 80 RAD units and 120 non-RAD units and will be going through renovations over the next couple of years. The RAD use Agreement was signed on January 9, 2023 and as of September 30, 2023 the development has been disposed of out of the Public Housing AMP portfolio.

Hullum Homes is a tax credit property that is currently in the process of converting into RAD properties and being renovated. Construction is scheduled for completion in April 2025 with full conversion by October 2025. The committed construction cost at closing for Hullum Homes was \$14,253,332.00. The property contains a ground lease effective October 2023.

NOTE W - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Discretely Presented Component Unit had a partnership capital contribution of \$19,199,985 during this fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE X - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS:

The Authority has several discretely presented component units, as described in Note A, 4, whose condensed financials follow:

Discrete Component Units - Combining Schedule
NET POSITION ACCOUNTS
December 31, 2022

Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	Archie Grant Park, LLC	Wardelle Street Townhouses, LLC	TOTAL
ASSETS:											
CURRENT ASSETS:											
Cash:											
Cash - unrestricted	\$ 2,834	\$ 175,388	\$ 865,554	\$ 573,110	\$ 42,029	\$ 598,851	\$ 5,408	\$ 740,705	\$ 550,287	\$ 268,209	\$ 3,822,375
Cash - other restricted	995,198	556,142	651,141	387,561	1,289,806	606,926	490,927	840,356	452,293	139,780	6,412,130
Cash - tenant security deposits	29,579	47,063	54,454	17,800	45,227	27,934	14,889	15,849	6,816	12,818	272,429
Cash - restricted for payment of current liabilities	0	0	0	0	0	0	0	0	0	0	0
Total Cash	<u>1,027,611</u>	<u>778,593</u>	<u>1,571,149</u>	<u>978,471</u>	<u>1,377,062</u>	<u>1,235,711</u>	<u>511,224</u>	<u>1,596,910</u>	<u>1,009,396</u>	<u>420,807</u>	<u>10,506,934</u>
Accounts and notes receivables:											
Accounts receivable - miscellaneous	0	0	0	147,162	0	0	0	0	0	0	147,162
Accounts receivable - tenants rents	119,416	61,445	32,727	18,371	1,078	2,731	115,948	37,211	59,668	58,649	507,244
Allowance for doubtful accounts - tenants	(85,000)	0	(24,000)	0	0	0	0	0	0	0	(109,000)
Total receivables - net	<u>34,416</u>	<u>61,445</u>	<u>8,727</u>	<u>165,533</u>	<u>1,078</u>	<u>2,731</u>	<u>115,948</u>	<u>37,211</u>	<u>59,668</u>	<u>58,649</u>	<u>545,406</u>
Current investments:											
Prepaid expenses and other assets	70,677	36,880	0	24,200	26,897	16,339	55,589	9,977	51,999	3,951	276,509
TOTAL CURRENT ASSETS	<u>1,132,704</u>	<u>856,918</u>	<u>1,579,876</u>	<u>1,168,204</u>	<u>1,405,037</u>	<u>1,254,781</u>	<u>682,761</u>	<u>1,644,098</u>	<u>1,121,063</u>	<u>483,407</u>	<u>11,328,849</u>
NONCURRENT ASSETS:											
Capital Assets:											
Land	2,122	764,367	85,380	2,649,083	17,984	695,000	0	594,593	2,010,600	247,735	7,066,864
Buildings	15,195,495	12,135,673	12,584,825	6,040,801	21,673,129	17,146,164	4,152,134	14,951,246	15,653,986	15,816,674	135,350,127
Furniture & equipment - dwellings	320,045	0	85,650	0	0	0	0	0	0	0	405,695
Furniture & equipment - admin	0	748,670	730,081	1,559,640	0	1,055,154	639,775	1,874,309	1,841,506	918,929	9,368,064
Leasehold improvements	0	0	0	0	0	0	0	0	0	0	0
Accumulated depreciation	(5,445,487)	(3,224,745)	(2,873,429)	(2,122,244)	(9,966,564)	(2,416,440)	(3,570,989)	(2,407,233)	(1,564,354)	(1,211,739)	(34,803,224)
Construction in process	0	0	0	0	0	0	0	0	0	0	0
Infrastructure	5,032,157	1,983,267	1,684,445	1,123,258	2,663,586	1,529,216	0	2,488,309	0	2,474,669	18,978,907
Total capital assets - net	<u>15,104,332</u>	<u>12,407,232</u>	<u>12,296,952</u>	<u>9,250,538</u>	<u>14,388,135</u>	<u>18,009,094</u>	<u>1,220,920</u>	<u>17,501,224</u>	<u>17,941,738</u>	<u>18,246,268</u>	<u>136,366,433</u>
Other assets	1,272,398	54,366	2,015,521	50,633	4,794	68,717	0	1,020,143	3,041,691	1,767,784	9,296,047
TOTAL NONCURRENT ASSETS	<u>16,376,730</u>	<u>12,461,598</u>	<u>14,312,473</u>	<u>9,301,171</u>	<u>14,392,929</u>	<u>18,077,811</u>	<u>1,220,920</u>	<u>18,521,367</u>	<u>20,983,429</u>	<u>20,014,052</u>	<u>145,662,480</u>
DEFERRED OUTFLOW OF RESOURCES	0	0	0	0	0	0	0	0	0	0	0
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	<u>\$ 17,509,434</u>	<u>\$ 13,318,516</u>	<u>\$ 15,892,349</u>	<u>\$ 10,469,375</u>	<u>\$ 15,797,966</u>	<u>\$ 19,332,592</u>	<u>\$ 1,903,681</u>	<u>\$ 20,165,465</u>	<u>\$ 22,104,492</u>	<u>\$ 20,497,459</u>	<u>\$ 156,991,329</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE X - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS: (Cont'd)

Discrete Component Units - Combining Schedule
NET POSITION ACCOUNTS
December 31, 2022

Account Description	Landman Family, LLC	Vera Johnson B, LP	Bigger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	Archie Grant Park, LLC	Wardelle Street Townhouses, LLC	TOTAL
LIABILITIES AND NET POSITION:											
LIABILITIES:											
CURRENT LIABILITIES:											
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable <= 90 days	161,390	32,456	60,400	108,727	72,007	38,836	87,604	17,631	24,969	10,594	614,656
Accounts payable > 90 days	0	0	0	0	0	0	0	0	0	0	0
Accrued salaries/payroll withholding	0	0	0	0	0	0	0	0	0	0	0
Accrued compensated absences - current	0	0	0	0	0	0	0	0	0	0	0
Accrued contingency liability	0	0	0	0	0	0	0	0	0	0	0
Accrued interest payable	0	8,789	9,755	0	16,973	19,327	0	151,639	285,222	75,960	567,665
Accounts payable - HUD PHA programs	0	0	0	0	0	0	0	0	0	0	0
Accounts payable - PHA projects	0	0	0	0	0	0	0	0	0	0	0
Accounts payable - other gov.	0	0	0	0	0	0	0	0	0	0	0
Tenant security deposits	29,579	47,063	54,454	17,800	42,322	27,934	14,889	23,350	22,362	13,700	293,453
Unearned revenue	22,327	8,076	15,367	10,304	28,219	2,996	0	1,362	9,555	3,394	101,600
Current portion of L-T debt - capital projects	48,054	42,733	40,009	0	136,658	47,933	34,189	20,295	11,245	13,893	395,009
Current portion of L-T debt - operating borrowings	0	0	0	0	0	0	0	0	0	0	0
Other current liabilities	124,141	0	0	12,000	0	16,320	0	9,000	387,179	476,754	1,025,394
Accrued liabilities - other	304,781	53,732	76,628	0	113,928	0	71,309	1,235,245	25,979	417,350	2,298,952
Interprogram (due to)	0	0	0	0	0	0	0	0	0	0	0
Loan liability - current	0	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	690,272	192,869	256,613	148,831	410,107	153,146	207,991	1,458,524	766,511	1,011,645	5,296,729
NONCURRENT LIABILITIES:											
Long-term debt, net of current - capital projects	16,321,651	5,412,590	8,901,448	4,158,735	8,263,663	11,300,564	8,673,423	12,136,260	12,356,217	11,316,215	98,840,766
Long-term debt, net of current - operating borrowing	0	0	0	0	0	0	0	0	0	0	0
Noncurrent liabilities - other	773,369	0	0	0	0	0	0	0	0	0	773,369
Accrued comp. absences - long term	0	0	0	0	0	0	0	0	0	0	0
Loan liability - noncurrent	0	0	0	0	0	0	0	0	0	0	0
FASB 5 liabilities	0	0	0	0	0	0	0	0	0	0	0
Accrued pensions & OPEB liabilities	0	0	0	0	0	0	0	0	0	0	0
TOTAL NONCURRENT LIABILITIES	17,095,020	5,412,590	8,901,448	4,158,735	8,263,663	11,300,564	8,673,423	12,136,260	12,356,217	11,316,215	99,614,135
TOTAL LIABILITIES	17,785,292	5,605,479	9,158,061	4,307,566	8,673,770	11,453,910	8,881,414	13,594,784	13,122,728	12,327,860	104,910,864
DEFERRED INFLOW OF RESOURCES	0	0	0	0	0	0	0	0	0	0	0
NET POSITION:											
Net Investment in Capital Assets	(1,265,373)	6,951,909	3,355,495	5,091,603	5,987,814	6,660,597	(7,486,692)	5,344,669	5,574,276	6,916,160	37,130,658
Restricted	995,198	556,142	651,141	387,561	1,289,806	608,926	490,927	840,356	452,293	139,780	6,412,130
Unrestricted	(5,683)	204,986	2,727,652	682,445	(153,424)	609,159	18,032	385,656	2,955,195	1,113,659	8,537,677
TOTAL NET POSITION	(275,858)	7,713,037	6,734,288	6,161,609	7,124,196	7,878,682	(6,977,733)	6,570,681	8,981,764	8,169,599	52,080,465
TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	\$ 17,509,434	\$ 13,318,516	\$ 15,892,349	\$ 10,469,375	\$ 15,797,966	\$ 19,332,592	\$ 1,903,681	\$ 20,165,465	\$ 22,104,492	\$ 20,497,459	\$ 156,991,329

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023
(Continued)

NOTE X - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS: (Cont'd)

Discrete Component Units - Combining Schedule
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2022

Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	Archie Grant Park, LLC	Wardelle Street Townhouses, LLC	TOTAL
REVENUES:											
Net tenant rental revenue	\$ 907,020	\$ 965,580	\$ 946,451	\$ 634,356	\$ 1,605,338	\$ 1,356,773	\$ 221,769	\$ 903,560	\$ 1,010,284	\$ 592,653	\$ 9,143,784
Tenant revenue - other	10,172	0	5,950	0	0	0	0	0	0	1,901	18,023
Total tenant revenue	917,192	965,580	952,401	634,356	1,605,338	1,356,773	221,769	903,560	1,010,284	594,554	9,161,807
Investment income - unrestricted	0	0	0	0	0	0	0	0	740	0	740
Other revenue	0	7,899	0	4,677	31,845	8,988	399,409	3,479	10,133,832	9,070,598	19,660,727
Gain/(loss) on disposition	0	0	0	0	0	0	0	0	0	0	0
Investment income - restricted	4,014	857	11	0	1,153	704	35	98	0	0	6,872
TOTAL REVENUES	\$ 921,206	\$ 974,336	\$ 952,412	\$ 639,033	\$ 1,618,336	\$ 1,366,465	\$ 621,213	\$ 907,137	\$ 11,144,856	\$ 9,665,152	\$ 28,830,146
EXPENSES:											
Administrative Expense	184,300	226,554	211,250	198,005	154,588	264,456	244,592	114,485	403,950	219,410	2,221,590
Tenant Services	0	56,446	0	0	0	1,499	0	0	0	0	57,945
Utilities Expense	160,099	82,921	87,721	74,043	369,189	131,586	97,388	79,973	132,212	57,443	1,272,575
Ordinary Maintenance & Operation	334,151	228,208	310,885	144,939	549,845	192,809	276,819	378,640	268,747	149,112	2,834,155
Protective Services	0	3,157	7,216	0	0	10,493	0	0	0	0	20,866
Insurance Premiums	65,734	53,638	100,512	33,034	126,108	57,468	72,540	56,836	85,049	66,293	717,212
General Expenses	146,734	53,732	76,827	3,000	7,500	27,412	24,490	27,927	66,566	60,135	494,323
Financial Expenses	556,615	311,556	361,726	184,566	365,263	317,340	139,517	499,730	380,366	528,090	3,645,769
TOTAL OPERATING EXPENSE	1,447,633	1,017,212	1,156,137	637,587	1,572,493	1,003,063	855,346	1,157,591	1,336,890	1,080,483	11,264,435
EXCESS OPERATING REVENUE	(526,427)	(42,876)	(203,725)	1,446	65,843	363,402	(234,133)	(250,454)	9,807,966	8,584,669	17,565,711
Other Expenses											
Depreciation expense	663,500	471,137	480,417	429,374	675,000	598,982	57,356	693,760	684,698	607,975	5,362,199
Total Other Expenses	663,500	471,137	480,417	429,374	675,000	598,982	57,356	693,760	684,698	607,975	5,362,199
TOTAL EXPENSES	\$ 2,111,133	\$ 1,488,349	\$ 1,636,554	\$ 1,066,961	\$ 2,247,493	\$ 1,602,045	\$ 912,702	\$ 1,851,351	\$ 2,021,588	\$ 1,688,458	\$ 16,626,634
EXCESS OF REVENUE OVER EXPENSES	\$ (1,189,927)	\$ (514,013)	\$ (684,142)	\$ (427,928)	\$ (609,157)	\$ (235,580)	\$ (291,489)	\$ (944,214)	\$ 9,123,268	\$ 7,976,694	\$ 12,203,512
Beginning Net Position	914,069	8,227,050	7,418,430	6,589,737	7,733,353	8,114,262	(6,686,244)	7,514,895	(141,504)	192,905	39,876,953
Prior year adjustment	0	0	0	0	0	0	0	0	0	0	0
Ending Net Position	\$ (275,858)	\$ 7,713,037	\$ 6,734,288	\$ 6,161,809	\$ 7,124,196	\$ 7,878,682	\$ (6,977,733)	\$ 6,570,681	\$ 8,981,764	\$ 8,169,599	\$ 52,080,465

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2023



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 Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2023, 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 June 5, 2024.

The Authority's basic financial statements include the operations of the Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, Espinoza Terrace, LLC, Archie Grant Park, LLC and Wardelle Street Townhouses, LLC which represent 41 percent of total consolidated assets and 13 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 Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, Espinoza Terrace, LLC, Archie Grant Park, LLC and Wardelle Street Townhouses, LLC is based solely on the report of the other auditors.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Southern Nevada Regional Housing Authority's internal control over financial reporting (internal control) as a basis for designing 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 Southern Nevada Regional Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Southern Nevada Regional 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 a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Southern Nevada Regional Housing Authority'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 or significant deficiencies may exist that were not identified.

Report on 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 financial statements. 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
June 5, 2024



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

Qualified and Unmodified Opinions

We have audited the Southern Nevada Regional Housing Authority's compliance with the types of compliance requirements identified as subject to audit 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, 2023. 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.

Qualified Opinion on ALN 14.871, Housing Choice Voucher Program

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on ALN 14.871, Housing Choice Voucher Program, for the year ended September 30, 2023.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, 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 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, 2023.

Basis for Qualified and Unmodified Opinions

We conducted our audit of compliance in accordance with the auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Matters Giving Rise to Qualified Opinion on ALN 14.871, Housing Choice Voucher Program

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding ALN 14.871, Housing Choice Voucher Program as described in finding number 2023-001 for Eligibility.

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error; as fraud may involve override of internal control. Non-compliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal

control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2023-001, to be significant deficiencies.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other 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 the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
June 5, 2024

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

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2022, 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?	No
Significant deficiency (ies) identified not considered to be material weaknesses?	Yes

Type of report issued on the compliance for major programs:

Unmodified for all major federal programs except for ALN 14.871 Section 8 Housing Choice Voucher Program, which was qualified.

Any audit findings disclosed that are required to be reported in Accordance with Uniform Guidance?	Yes
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Identification of major programs:

-ALN 14.871	Section 8 Housing Choice Voucher Program (Cluster)
-ALN 14.879	Mainstream Vouchers (Cluster)
-ALN 14.EHV	Emergency Housing Vouchers (Cluster)
-ALN 14.850	Public and Indian Housing
-ALN 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 and questioned costs for Federal Awards as defined in Section .510:

Finding 2023-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files - Noncompliance & Significant Deficiency

Housing Choice Voucher Program – ALN 14.871

Condition & Cause:

We reviewed two hundred fifty (250) tenant files for full compliance, as well as fifty (50) tenant files for existence, for a total of three hundred (300) tenant files reviewed. Of the two hundred fifty (250) tenant files fully reviewed, we noted twenty-eight (26) tenant files were not in compliance. Of these, twenty-one (21) files, or 8.4% of our sample, contained errors related to adjusted annual income. The income-related discrepancies mainly consist of failure to gather or provide third-party verification of income or deductions and miscalculations of income due to nonconsecutive pay data, improper pay frequencies, or other procedures that are incongruent with the Administrative Plan and Federal Regulations. We were able to extrapolate identified misstatements of HAP and found the potential misstatement to represent 0.07% of program HAP expense, which is immaterial to the financial statements. The remaining discrepancies reflect files for which a biennial inspection was not conducted.

We noted two factors that we believe contributed to the tenant file discrepancies. First, the Housing Choice Voucher department has experienced frequent turnover in leadership over the past several audits. Second, the Agency has encountered challenges in their conversion from paper to electronically maintained tenant files.

Criteria:

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

Effect:

Failure to properly verify and calculate annual income can result in a misstatement of HAP expense leading to improper funding for the HCV program. Misstatements of HAP may also cause an undue financial burden to the participant, which goes against the mission of the Agency. Additionally, noncompliance can result in a decrease of vouchers or loss of program funding.

Recommendation:

We recommend that the Agency increase their monitoring and quality control review of the HCV program files to determine whether occupancy specialists 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.



Corrective Action Plan

Finding:

Finding 2023 – 001: Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Corrective Action Plan:

Training:

Currently, we are having all HCV staff trained and refreshed on rent calculations through Nan McKay. Staff will also be trained in best practices for properly obtaining verification and following the verification hierarchy process. Also, we are hiring a Training and Development Specialist. Once filled, we will conduct monthly and quarterly training. We anticipate filling the position by July 2024.

Quality Control:

We conduct 100% quality control on all new hires', completed action files and 100% quality control on all contract files. Quality Control of 25% of all annuals and 25% of all interims completed monthly by all non-provisional employees.

Department Structure:

The supervisors will quality-control any caseworkers with an error rate of 80% of their files. Once we fill all staff vacancies and complete the provisional period for all our new staff, we will audit up to 40% of all completed files.

Anticipated Completion Date:

The current staff is attending Nan McKay's rent calculations training on June 4-6, 2024. We anticipate completion of the plan by 12/31/2024.

Person Responsible:

Ms. Rhonda Jackson, Housing Program Manager II, and Ms. Malandria Watson, Housing Program Manager I, will review the Quality Control Report and error ratios monthly.

Respectfully Submitted,

Rosa Elaine Garcia
Housing Programs Director

Rhonda Jackson
Housing Programs Manager II

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION

FISCAL YEAR ENDED SEPTEMBER 30, 2023

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

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2023**

FDS Line #	Account Description	Public and Indian Housing 14,850	Component Unit Discretely Presented	Blended Component Unit	PIH Family Self-Sufficiency Program 14,896	Business Activities
ASSETS:						
CURRENT ASSETS:						
Cash:						
111	Cash - unrestricted	\$ 8,080,805	\$ 3,822,375	\$ 4,171,494	\$ 0	\$ 1,897,376
112	Cash - restricted modernization & development	0	0	0	0	0
113	Cash - other restricted	376,293	6,412,130	200	0	447,678
114	Cash - tenant security deposits	385,245	272,429	34,755	0	428,358
115	Cash - restricted for payment of current liabilities	118,593	0	0	0	0
100	Total Cash	<u>8,960,936</u>	<u>10,506,934</u>	<u>4,206,449</u>	<u>0</u>	<u>2,773,412</u>
Accounts and notes receivables:						
121	Accounts receivable - PHA projects	0	0	0	0	0
122	Accounts receivable - HUD	567,007	0	0	71,024	0
124	Accounts receivable - other government	0	0	0	0	0
125	Accounts receivable - miscellaneous	136,773	147,162	1,110	0	1,495,490
126	Accounts receivable - tenants rents	285,192	507,244	33,157	0	84,174
126.1	Allowance for doubtful accounts - tenants	(163,824)	(109,000)	(26,780)	0	(45,397)
126.2	Allowance for doubtful accounts - other	(51,028)	0	(1,110)	0	(245,794)
127	Notes receivable - current	0	0	0	0	0
128	Fraud recovery	0	0	0	0	0
128.1	Allowance for doubtful accounts - fraud	0	0	0	0	0
129	Accrued interest receivable	25,471	0	0	0	390
120	Total receivables - net	<u>799,591</u>	<u>545,406</u>	<u>6,377</u>	<u>71,024</u>	<u>1,288,863</u>
Current Investments:						
131	Investments - unrestricted	4,368,110	0	0	0	153,654
132	Investments - restricted	816,839	0	0	0	0
142	Prepaid expenses and other assets	76,108	276,509	4,216	0	53,005
143	Inventories	235,238	0	8,099	0	116,977
143.1	Allowance for obsolete inventories	0	0	0	0	0
144	Interprogram due from	119,487	0	1,563,866	0	0
145	Assets held for sale	0	0	0	0	0
150	TOTAL CURRENT ASSETS	<u>15,376,309</u>	<u>11,328,849</u>	<u>5,789,007</u>	<u>71,024</u>	<u>4,385,911</u>
NONCURRENT ASSETS:						
Capital Assets:						
161	Land	17,761,207	7,066,864	0	0	3,008,759
162	Buildings	137,363,881	135,350,127	13,600,905	0	49,418,856
163	Furniture & equipment - dwellings	195,127	405,695	31,961	0	37,928
164	Furniture & equipment - admin	1,354,234	9,368,064	0	0	647,544
165	Leasehold improvements	16,264,662	0	0	0	210,569
166	Accumulated depreciation	(130,760,911)	(34,803,224)	(2,720,181)	0	(29,230,451)
167	Construction in process	3,431,176	0	0	0	0
168	Infrastructure	0	18,978,907	0	0	664,005
160	Total capital assets - net	<u>45,609,376</u>	<u>136,366,433</u>	<u>10,912,685</u>	<u>0</u>	<u>24,757,210</u>
171	Notes receivable - noncurrent	74,921,771	0	7,450,000	0	1,723,800
172	Notes receivable - noncurrent - past due	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0
174	Other assets	5,417	9,296,047	2,165,374	0	165,212
176	Investment in joint ventures	0	0	3,669,014	0	0
180	TOTAL NONCURRENT ASSETS	<u>120,536,564</u>	<u>145,662,480</u>	<u>24,197,073</u>	<u>0</u>	<u>26,546,222</u>
200	DEFERRED OUFLOW OF RESOURCES	<u>2,768,743</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>975,728</u>
290	TOTAL ASSETS & DEFERRED OUFLOW OF RESOURCES	<u>\$ 138,681,616</u>	<u>\$ 156,991,329</u>	<u>\$ 29,986,080</u>	<u>\$ 71,024</u>	<u>\$ 32,007,861</u>

Mainstream Vouchers 14.879	Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Emergency Housing Voucher 14.EHV	Escrow Forfeiture Account 14.EFA	Choice Neighborhood Planning Grants 14.892	Central Office Cost Center	Elimination	TOTAL
\$ 222,296	\$ 9,624,877	\$ 0	\$ 555,678	\$ 0	\$ 0	\$ 1,582,072	\$ 0	\$ 29,956,973
0	0	0	0	0	0	0	0	0
3,524	1,546,511	0	877,395	103,306	0	5,065	0	9,772,102
0	0	0	0	0	0	0	0	1,120,787
0	0	0	0	0	0	0	0	118,593
<u>225,820</u>	<u>11,171,388</u>	<u>0</u>	<u>1,433,073</u>	<u>103,306</u>	<u>0</u>	<u>1,587,137</u>	<u>0</u>	<u>40,968,455</u>
0	121,682	0	0	0	0	0	0	121,682
45,885	1,396,137	25,095	0	0	15,350	0	0	2,120,498
0	0	0	0	0	0	0	0	0
12,390	0	0	21,112	0	0	714,478	0	2,528,515
0	0	0	0	0	0	0	0	909,767
0	0	0	0	0	0	0	0	(345,001)
(12,348)	0	0	(19,112)	0	0	0	0	(329,392)
0	0	0	0	0	0	0	0	0
0	78,142	0	0	0	0	0	0	78,142
0	(78,142)	0	0	0	0	0	0	(78,142)
0	11,460	0	0	0	0	0	0	37,321
<u>45,927</u>	<u>1,529,279</u>	<u>25,095</u>	<u>2,000</u>	<u>0</u>	<u>15,350</u>	<u>714,478</u>	<u>0</u>	<u>5,043,390</u>
0	2,233,447	0	0	0	0	0	0	6,755,211
0	0	0	0	0	0	0	0	816,839
0	58,307	0	0	0	0	85,541	0	553,686
0	0	0	0	0	0	1,400	0	361,714
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	4,459,944	(6,143,297)	0
0	0	0	0	0	0	0	0	0
<u>271,747</u>	<u>14,992,421</u>	<u>25,095</u>	<u>1,435,073</u>	<u>103,306</u>	<u>15,350</u>	<u>6,848,500</u>	<u>(6,143,297)</u>	<u>54,499,295</u>
0	0	0	0	0	0	215,819	0	28,052,649
0	0	0	0	0	0	4,306,730	0	340,040,499
0	0	0	0	0	0	0	0	670,711
0	501,103	0	0	0	0	1,812,504	0	13,683,449
0	1,238,468	0	0	0	0	64,658	0	17,778,357
0	(917,259)	0	0	0	0	(5,836,512)	0	(204,268,538)
0	0	0	0	0	0	0	0	3,431,176
0	0	0	0	0	0	0	0	19,642,912
0	<u>822,312</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>563,199</u>	<u>0</u>	<u>219,031,215</u>
0	332,759	0	0	0	0	0	0	84,428,330
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	11,632,050
0	0	0	0	0	0	0	0	3,669,014
0	<u>1,155,071</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>563,199</u>	<u>0</u>	<u>318,760,609</u>
0	2,576,917	0	0	0	0	2,018,172	0	8,339,560
<u>\$ 271,747</u>	<u>\$ 18,724,409</u>	<u>\$ 25,095</u>	<u>\$ 1,435,073</u>	<u>\$ 103,306</u>	<u>\$ 15,350</u>	<u>\$ 9,429,871</u>	<u>\$ (6,143,297)</u>	<u>\$ 381,599,464</u>

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2023

FDS Line#	Account Description	Public and Indian Housing 14,850	Component Unit Discretely Presented	Blended Component Unit	PIH Family Self-Sufficiency Program 14,896	Business Activities
LIABILITIES AND NET POSITION:						
LIABILITIES:						
CURRENT LIABILITIES:						
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	532,301	614,656	65,183	0	249,806
313	Accounts payable > 90 days	0	0	0	0	0
321	Accrued salaries/payroll withholding	91,973	0	5,968	10,466	28,614
322	Accrued compensated absences - current	748	0	0	0	0
324	Accrued contingency liability	0	0	0	0	0
325	Accrued interest payable	0	567,665	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0	0
333	Accounts payable - other gov.	308,551	0	0	0	0
341	Tenant security deposits	503,838	293,453	34,755	0	428,358
342	Unearned revenue	25,134	101,600	13,345	0	138,268
343	Current portion of L-T debt - capital projects	0	395,009	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0
345	Other current liabilities	4,033	1,025,394	0	0	585
346	Accrued liabilities - other	0	2,298,952	0	0	0
347	Interprogram (due to)	763,659	0	0	60,558	5,280,149
348	Loan Liability - current	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>2,230,237</u>	<u>5,296,729</u>	<u>119,251</u>	<u>71,024</u>	<u>6,125,780</u>
NONCURRENT LIABILITIES:						
351	Long-term debt, net of current - capital projects	0	98,840,766	0	0	131,423
352	Long-term debt, net of current - operating borrowings	0	0	0	0	0
353	Noncurrent liabilities - other	376,293	773,369	0	0	0
354	Accrued comp. absences - long term	499,490	0	29,859	0	189,912
355	Loan liability - noncurrent	1,000,000	0	3,700,000	0	0
356	FASB S liabilities	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	10,737,962	0	0	0	3,784,161
350	TOTAL NONCURRENT LIABILITIES	<u>12,613,745</u>	<u>99,614,135</u>	<u>3,729,859</u>	<u>0</u>	<u>4,105,496</u>
300	TOTAL LIABILITIES	<u>14,843,982</u>	<u>104,910,864</u>	<u>3,849,110</u>	<u>71,024</u>	<u>10,231,276</u>
400	DEFERRED INFLOW OF RESOURCES	<u>37,883,686</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>502,610</u>
NET POSITION:						
508.4	Net Investment in Capital Assets	45,609,376	37,130,658	10,912,685	0	24,625,787
511.4	Restricted	816,839	6,412,130	0	0	0
512.4	Unrestricted	39,527,733	8,537,677	15,224,285	0	(3,351,812)
513	TOTAL NET POSITION	<u>85,953,948</u>	<u>52,080,465</u>	<u>26,136,970</u>	<u>0</u>	<u>21,273,975</u>
600	TOTAL LIABILITIES AND NET POSITION	<u>\$ 138,681,616</u>	<u>\$ 156,991,329</u>	<u>\$ 29,986,080</u>	<u>\$ 71,024</u>	<u>\$ 32,007,861</u>

Mainstream Vouchers 14.879	Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Emergency Housing Voucher 14.EHV	Escrow Forfeiture Account 14.EFA	Choice Neighborhood Planning Grants 14.892	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5,689	781,007	0	29,680	0	0	203,230	0	2,481,552
0	0	0	0	0	0	0	0	0
0	90,114	1,514	0	0	0	628,253	0	856,902
0	4,316	0	0	0	0	17,880	0	22,944
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	567,665
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	308,551
0	0	0	0	0	0	0	0	1,260,404
0	112	0	823,447	0	0	0	0	1,101,906
0	0	0	0	0	0	0	0	395,009
0	0	0	0	0	0	0	0	0
0	12,848	0	0	0	0	4,287	0	1,047,147
0	0	0	0	0	0	0	0	2,298,952
0	0	23,581	0	0	15,350	0	(6,143,297)	0
0	0	0	0	0	0	0	0	0
<u>5,689</u>	<u>888,397</u>	<u>25,095</u>	<u>853,127</u>	<u>0</u>	<u>15,350</u>	<u>853,650</u>	<u>(6,143,297)</u>	<u>10,341,032</u>
0	0	0	0	0	0	0	0	98,972,189
0	0	0	0	0	0	0	0	0
3,524	1,546,511	0	0	0	0	0	0	2,699,697
0	549,766	0	0	0	0	594,293	0	1,863,320
0	0	0	0	0	0	0	0	4,700,000
0	0	0	0	0	0	0	0	0
0	9,994,065	0	0	0	0	7,827,060	0	32,343,248
<u>3,524</u>	<u>12,090,342</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,421,353</u>	<u>0</u>	<u>140,578,454</u>
<u>9,213</u>	<u>12,978,739</u>	<u>25,095</u>	<u>853,127</u>	<u>0</u>	<u>15,350</u>	<u>9,275,003</u>	<u>(6,143,297)</u>	<u>150,919,486</u>
<u>0</u>	<u>960,876</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>752,529</u>	<u>0</u>	<u>40,099,701</u>
0	822,312	0	0	0	0	563,199	0	119,664,017
0	0	0	53,948	103,306	0	5,065	0	7,391,288
262,534	3,962,482	0	527,998	0	0	(1,165,925)	0	63,524,972
<u>262,534</u>	<u>4,784,794</u>	<u>0</u>	<u>581,946</u>	<u>103,306</u>	<u>0</u>	<u>(597,661)</u>	<u>0</u>	<u>190,580,277</u>
<u>\$ 271,747</u>	<u>\$ 18,724,409</u>	<u>\$ 25,095</u>	<u>\$ 1,435,073</u>	<u>\$ 103,306</u>	<u>\$ 15,350</u>	<u>\$ 9,429,871</u>	<u>\$ (6,143,297)</u>	<u>\$ 381,599,464</u>

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, 2023

FDS Line#	Account Description	Public and Indian Housing 14.850	Component Unit Discretely Presented	Blended Component Unit	PIH Family Self-Sufficiency Program 14.896	Business Activities
REVENUES:						
70300	Net tenant rental revenue	\$ 6,635,905	\$ 9,143,784	\$ 1,425,317	\$ 0	\$ 5,987,778
70400	Tenant revenue - other	<u>206,020</u>	<u>18,023</u>	<u>5,077</u>	<u>0</u>	<u>172,777</u>
70500	Total tenant revenue	6,841,925	9,161,807	1,430,394	0	6,160,555
70600	HUD PHA grants - operating	17,135,922	0	0	989,960	0
70610	HUD PHA grants - capital	921,419	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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>199,587</u>
70700	Total fee revenue	0	0	0	0	199,587
70800	Other government grants	0	0	0	0	16,000
71100	Investment income - unrestricted	189,507	740	0	0	11,682
71200	Mortgage interest income	699,261	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	502,039	19,660,727	1,675,134	0	699,867
71600	Gain/(loss) on disposition	(1,041,928)	0	0	0	0
72000	Investment income - restricted	<u>22,648</u>	<u>6,872</u>	<u>0</u>	<u>0</u>	<u>0</u>
70000	TOTAL REVENUES	\$ 25,270,793	\$ 28,830,146	\$ 3,105,528	\$ 989,960	\$ 7,087,691
EXPENSES:						
Administrative						
91100	Administrative salaries	\$ 1,310,163	\$ 1,023,751	\$ 183,576	\$ 0	\$ 844,679
91200	Auditing fees	87,875	98,621	0	0	1,480
91300	Management fees	2,006,661	467,968	144,400	0	718,281
91310	Bookkeeping fees	163,055	0	0	0	89,621
91400	Advertising & marketing	3,950	14,992	0	0	2,579
91500	Employee benefits - administrative	656,647	78,954	73,312	0	410,069
91600	Office expense	482,435	122,882	45,687	0	209,675
91700	Legal expense	48,698	107,998	578	0	37,915
91800	Travel expense	19,879	1,506	1,350	0	40,907
91810	Allocated overhead	0	0	0	0	0
91900	Other operating - administrative	<u>1,075,168</u>	<u>304,918</u>	<u>217,785</u>	<u>0</u>	<u>487,636</u>
91000	Total Administrative Expense	<u>5,854,531</u>	<u>2,221,590</u>	<u>666,688</u>	<u>0</u>	<u>2,842,842</u>
92000	Asset management fee	<u>206,040</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tenant Services						
92100	Tenant services - salaries	185,288	0	26,135	687,958	28,198
92200	Relocation costs	134,203	0	1,059	0	21,248
92300	Employee benefits - tenant services	91,401	0	10,267	277,385	13,870
92400	Other tenant services	<u>49,367</u>	<u>57,945</u>	<u>2,863</u>	<u>0</u>	<u>98,700</u>
92500	Total Tenant Services	<u>460,259</u>	<u>57,945</u>	<u>40,324</u>	<u>965,343</u>	<u>162,016</u>
Utilities						
93100	Water	877,101	314,952	88,142	0	353,840
93200	Electricity	647,492	107,449	100,906	0	190,583
93300	Gas	134,923	23,555	21,434	0	7,087
93400	Fuel	0	0	0	0	0
93500	Labor	0	0	0	0	0
93600	Sewer	436,380	147,857	33,810	0	213,530
93700	Employee benefits - utilities	0	0	0	0	0
93800	Other utilities expense	<u>0</u>	<u>678,762</u>	<u>0</u>	<u>0</u>	<u>0</u>
93000	Total Utilities Expense	<u>2,095,896</u>	<u>1,272,575</u>	<u>244,292</u>	<u>0</u>	<u>765,040</u>

Mainstream Vouchers 14.879	Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Emergency Housing Voucher 14.EHV	Escrow Forfeiture Account 14.EFA	Choice Neighborhood Planning Grants 14.892	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,192,784
0	0	0	0	0	0	0	0	401,897
0	0	0	0	0	0	0	0	23,594,681
2,598,300	153,603,759	99,240	7,021,212	0	15,350	0	0	181,463,743
0	0	0	0	0	0	0	0	921,419
0	0	0	0	0	0	5,707,631	(5,707,631)	0
0	0	0	0	0	0	206,040	(206,040)	0
0	0	0	0	0	0	1,349,237	(1,349,237)	0
0	0	0	0	0	0	3,028,226	(3,028,226)	0
0	0	0	0	0	0	0	(199,587)	0
0	0	0	0	0	0	10,291,134	(10,490,721)	0
0	0	0	0	0	0	0	0	16,000
0	58,090	0	0	0	0	0	0	260,019
0	0	0	0	0	0	0	0	699,261
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	42,469	0	0	0	0	0	0	42,469
0	132,182	0	0	63,625	0	348,354	0	23,081,928
0	0	0	0	0	0	(8,109)	0	(1,050,037)
0	0	0	0	0	0	0	0	29,520
\$ 2,598,300	\$ 153,836,500	\$ 99,240	\$ 7,021,212	\$ 63,625	\$ 15,350	\$ 10,631,379	\$ (10,490,721)	\$ 229,059,003
\$ 80,922	\$ 3,536,695	\$ 0	\$ 154,488	\$ 0	\$ 0	\$ 4,199,864	\$ 0	\$ 11,334,138
0	0	0	0	0	0	0	0	187,976
69,705	2,634,948	0	133,636	0	0	0	(5,707,631)	467,968
24,443	1,025,940	0	46,178	0	0	0	(1,349,237)	0
0	5,186	0	0	0	0	36,678	0	63,385
33,787	1,748,823	0	64,502	0	0	1,903,596	0	4,969,690
13,388	594,329	3,272	25,557	0	0	1,098,156	0	2,595,381
714	32,616	0	1,364	0	0	323,482	0	553,365
0	15,047	600	0	0	0	83,704	0	162,993
0	0	0	0	0	0	0	0	0
12,086	2,066,350	0	24,654	0	0	1,179,564	(3,227,813)	2,140,348
235,045	11,659,934	3,872	450,379	0	0	8,825,044	(10,284,681)	22,475,244
0	0	0	0	0	0	0	(206,040)	0
0	0	67,428	0	0	0	338,397	0	1,333,404
0	882	0	0	0	0	8,407	0	165,799
0	0	27,120	0	0	0	153,305	0	573,348
0	0	820	65,492	6,694	0	16,955	0	298,836
0	882	95,368	65,492	6,694	0	517,064	0	2,371,387
0	0	0	0	0	0	44,274	0	1,678,309
0	21,517	0	0	0	0	62,703	0	1,130,650
0	0	0	0	0	0	2,326	0	189,325
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	1,920	0	0	0	0	2,362	0	835,859
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	678,762
0	23,437	0	0	0	0	111,665	0	4,512,905

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, 2023**

FDS Line#	Account Description	Public and Indian Housing 14,850	Component Unit Discretely Presented	Blended Component Unit	PIH Family Self-Sufficiency Program 14,896	Business Activities
Ordinary Maintenance & Operation						
94100	Labor	2,357,515	818,271	108,181	0	536,090
94200	Materials	1,360,055	420,728	36,586	0	428,305
94300	Contracts	4,681,927	1,564,005	240,901	0	2,229,122
94300-010	Garbage & trash removal contracts	462,513	125,702	27,800	0	222,761
94300-020	Heating & cooling contracts	676,569	27,203	9,516	0	346,666
94300-030	Snow removal contracts	0	0	0	0	0
94300-040	Elevator maintenance contracts	26,166	10,940	45,523	0	0
94300-050	Landscape & grounds contracts	502,993	24,873	38,823	0	283,394
94300-060	Unit turnaround contracts	0	58,389	6,935	0	3,430
94300-070	Electrical contracts	91,840	5,203	570	0	53,970
94300-080	Plumbing contracts	546,581	9,792	3,846	0	316,224
94300-090	Extermination contracts	231,402	13,331	6,332	0	25,549
94300-100	Janitorial contracts	296,935	0	16,520	0	89,377
94300-110	Routine maintenance contracts	1,133,474	0	48,989	0	723,437
94300-120	Contract costs - other	713,454	1,288,572	36,047	0	164,314
94500	Employee benefit contributions	1,133,890	31,151	43,633	0	267,551
94000	Total Ordinary Maintenance & Operation	9,533,387	2,834,155	429,301	0	3,461,068
Protective Services						
95100	Protective services - labor	0	0	0	0	0
95200	Protective services - other contract costs	0	0	0	0	0
95300	Other protective services	752,203	20,866	87,807	0	133,736
95500	Employee benefits - protective services	0	0	0	0	0
95000	Total Protective Services	752,203	20,866	87,807	0	133,736
Insurance Premiums						
96110	Property insurance	434,188	704,295	36,810	0	223,192
96120	Liability insurance	78,303	0	6,929	0	34,841
96130	Workmen's compensation	0	9,009	0	0	0
96140	Insurance - other	250,810	3,908	10,745	0	99,471
96100	Total Insurance Premiums	763,301	717,212	54,484	0	357,504
General Expenses						
96200	Other general expense	857,220	341,856	840	0	114,297
96210	Compensated absences	116,662	0	14,898	24,617	13,612
96300	Payments in lieu of taxes	309,483	42,001	0	0	0
96400	Bad debt - tenant rents	359,362	110,466	0	0	220,528
96500	Bad debt - mortgages	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	200,000
96800	Severance expense	0	0	0	0	0
96000	Total General Expenses	1,642,727	494,323	15,738	24,617	548,437
Financial Expenses						
96710	Interest expense - mortgage payable	0	3,612,598	0	0	0
96720	Interest expense - notes payable	0	0	0	0	16,072
96730	Amortization - issuance costs	0	33,171	0	0	0
96700	Total Financial Expenses	0	3,645,769	0	0	16,072
96900	TOTAL OPERATING EXPENSE	21,308,344	11,264,435	1,538,634	989,960	8,286,715
97000	EXCESS OPERATING REVENUE	3,962,449	17,565,711	1,566,894	0	(1,199,024)

Mainstream Vouchers 14.879	Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Emergency Housing Voucher 14.EHV	Escrow Forfeiture Account 14.EFA	Choice Neighborhood Planning Grants 14.892	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	14,185	0	3,834,242
0	12,580	0	0	0	0	4,821	0	2,263,075
1,278	160,487	0	2,440	0	15,350	303,433	0	9,198,943
0	0	0	0	0	0	41,237	0	880,013
0	0	0	0	0	0	42,421	0	1,102,375
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	82,629
0	0	0	0	0	15,350	8,602	0	874,035
0	0	0	0	0	0	0	0	68,754
0	0	0	0	0	0	12,875	0	164,458
0	0	0	0	0	0	13,195	0	889,638
0	0	0	0	0	0	740	0	277,354
0	0	0	0	0	0	38,757	0	441,589
0	0	0	0	0	0	66,127	0	1,972,027
1,278	160,487	0	2,440	0	0	79,479	0	2,446,071
0	0	0	0	0	0	7,538	0	1,483,763
1,278	173,067	0	2,440	0	15,350	329,977	0	16,780,023
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	75,189	0	0	0	0	63,708	0	1,133,509
0	0	0	0	0	0	0	0	0
0	75,189	0	0	0	0	63,708	0	1,133,509
0	0	0	0	0	0	8,138	0	1,406,623
2,874	48,621	0	5,487	0	0	1,239	0	178,294
0	0	0	0	0	0	793	0	9,802
725	114,517	0	1,385	0	0	78,391	0	559,952
3,599	163,138	0	6,872	0	0	88,561	0	2,154,671
70	286,492	0	2,209	0	0	41,477	0	1,644,461
1,375	308,452	0	2,625	0	0	202,228	0	684,469
0	0	0	0	0	0	0	0	351,484
45,323	179,433	0	20,778	0	0	0	0	935,890
0	0	0	0	0	0	0	0	0
0	204	0	0	0	0	0	0	200,204
0	0	0	0	0	0	0	0	0
46,768	774,581	0	25,612	0	0	243,705	0	3,816,508
0	0	0	0	0	0	0	0	3,612,598
0	0	0	0	0	0	0	0	16,072
0	0	0	0	0	0	0	0	33,171
0	0	0	0	0	0	0	0	3,661,841
286,690	12,870,228	99,240	550,795	6,694	15,350	10,179,724	(10,490,721)	56,906,088
2,311,610	140,966,272	0	6,470,417	56,931	0	451,655	0	172,152,915

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, 2023**

FDS Line#	Account Description	Public and Indian Housing 14,850	Component Unit Discretely Presented	Blended Component Unit	PIH Family Self-Sufficiency Program 14,896	Business Activities
Other Expenses						
97100	Extraordinary maintenance	654,698	0	444	0	145,821
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	4,153,633	5,362,199	906,727	0	1,252,432
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>4,808,331</u>	<u>5,362,199</u>	<u>907,171</u>	<u>0</u>	<u>1,398,253</u>
90000	TOTAL EXPENSES	<u>\$ 26,116,675</u>	<u>\$ 16,626,634</u>	<u>\$ 2,445,805</u>	<u>\$ 989,960</u>	<u>\$ 9,684,968</u>
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	(3,000,000)	0	3,000,000	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>(3,000,000)</u>	<u>0</u>	<u>3,000,000</u>	<u>0</u>	<u>0</u>
10000	EXCESS OF REVENUE OVER EXPENSES	<u>\$ (3,845,882)</u>	<u>\$ 12,203,512</u>	<u>\$ 3,659,723</u>	<u>\$ 0</u>	<u>\$ (2,597,277)</u>
11020	Required annual debt principal payment	0	8,971,468	0	0	0
11030	Beginning Net Position	89,799,830	39,876,953	22,477,247	0	23,871,252
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	<u>\$ 85,953,948</u>	<u>\$ 52,080,465</u>	<u>\$ 26,136,970</u>	<u>\$ 0</u>	<u>\$ 21,273,975</u>
11170	Administrative fee equity	0	0	0	0	0
11180	Housing assistance payments equity	0	0	0	0	0
11190	Units Available	25,068	12,492	2,124	0	12,084
11210	Units Leased	23,458	12,241	2,113	0	11,469

Mainstream Vouchers 14.879	Section 8 Housing Choice Vouchers 14.871	Resident Opportunity and Supportive Services 14.870	Emergency Housing Voucher 14.EHV	Escrow Forfeiture Account 14.EFA	Choice Neighborhood Planning Grants 14.892	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	0	0	800,963
0	0	0	0	0	0	0	0	0
2,767,767	141,404,526	0	6,460,426	0	0	0	0	150,632,719
0	84,153	0	0	0	0	0	0	84,153
0	64,845	0	0	0	0	149,615	0	11,889,451
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
<u>2,767,767</u>	<u>141,553,524</u>	<u>0</u>	<u>6,460,426</u>	<u>0</u>	<u>0</u>	<u>149,615</u>	<u>0</u>	<u>163,407,286</u>
\$ 3,054,457	\$ 154,423,752	\$ 99,240	\$ 7,011,221	\$ 6,694	\$ 15,350	\$ 10,329,339	\$ (10,490,721)	\$ 220,313,374
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	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	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
\$ (456,157)	\$ (587,252)	\$ 0	\$ 9,991	\$ 56,931	\$ 0	\$ 302,040	\$ 0	\$ 8,745,629
0	0	0	0	0	0	0	0	8,971,468
718,691	5,372,046	0	571,955	46,375	0	(899,701)	0	181,834,648
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	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
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
\$ 262,534	\$ 4,784,794	\$ 0	\$ 581,946	\$ 103,306	\$ 0	\$ (597,661)	\$ 0	\$ 190,580,277
0	4,784,794	0	0	0	0	0	0	4,784,794
0	0	0	0	0	0	0	0	0
3,576	140,532	0	7,032	0	0	0	0	202,908
3,259	136,792	0	6,157	0	0	0	0	195,489

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>Type</u>	<u>Assistance Listing Number</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	\$ 13,380,257
Public Housing Capital Fund Program	A - Major	14.872	4,677,084
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	99,240
Choice Neighborhood Planning Grant	B - Nonmajor	14.892	15,350
Section 8 Housing Assistance Program:			
Section 8 Housing Choice Voucher (cluster)	A - Major	14.871	153,603,759
Mainstream Vouchers (cluster)	A - Major	14.879	2,598,300
Emergency Housing Vouchers (cluster)	A - Major	14.EHV	7,021,212
			<u>163,223,271</u>
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	<u>989,960</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u>182,385,162</u>
Threshold for Type A & Type B			\$ <u>3,000,000</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, 2023

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Authority under programs of the federal government for the year ended September 30, 2023. The information in this Schedule is presented in accordance with 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). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

NOTE C - INDIRECT COST RATE:

The Authority did not elect to use the 10% de minimis cost rate.

NOTE D - SUBRECIPIENTS:

The Authority provided no federal awards to subrecipients during the fiscal year ending September 30, 2023.

NOTE E - 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, 2023.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2023.
- There were no federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2023.
- The Authority maintains the following limits of insurance as of September 30, 2023:

Property	\$ 427,377,112
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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION
SPECIAL REPORTS

FISCAL YEAR ENDED SEPTEMBER 30, 2023

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

**STATEMENT AND CERTIFICATION OF ACTUAL GRANT COSTS
September 30, 2023**

PHASE FSS22NV4412

- 1 The Actual Grant Costs of FSS22NV4412 are as follows:

Funds Approved	\$ 1,079,064
Funds Expended	<u>871,044</u>
Excess of Funds Approved	<u>\$ 208,020</u>
Funds Advanced	\$ 871,044
Funds Expended	<u>871,044</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 All work in connection with the project is complete.
- 3 All liabilities have been incurred and discharged through payment.
- 4 The total program costs as stated on the Annual Statement/Performance and Evaluation Report is in agreement with the Standard Form 425 dated January 31, 2023 as submitted to HUD for approval, is in agreement with the PHA's records.

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

STATEMENT AND CERTIFICATION OF ACTUAL GRANT COSTS
September 30, 2023

PHASE FSS23NV5158

- 1 The Actual Grant Costs of FSS23NV5158 are as follows:

Funds Approved	\$ 960,048
Funds Expended	<u>960,048</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 960,048
Funds Expended	<u>960,048</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 All work in connection with the project is complete.
- 3 All liabilities have been incurred and discharged through payment.
- 4 The total program costs as stated on the Annual Statement/Performance and Evaluation Report is in agreement with the Standard Form 425 dated April 15, 2024, as submitted to HUD for approval, is in agreement with the PHA's records.

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

**STATEMENT AND CERTIFICATION OF ACTUAL GRANT COSTS
September 30, 2023**

PHASE ROSS201449

1 The Actual Grant Costs of ROSS201449 are as follows:

Funds Approved	\$ 239,250
Funds Expended	<u>231,587</u>
Excess of Funds Approved	<u>\$ 7,663</u>
Funds Advanced	\$ 231,587
Funds Expended	<u>231,587</u>
Excess of Funds Advanced	<u>\$ -</u>

2 All work in connection with the project is complete.

3 All liabilities have been incurred and discharged through payment.

4 The total program costs as stated on the Annual Statement/Performance and Evaluation Report is in agreement with the Standard Form 425 dated March 29, 2024, as submitted to HUD for approval, is in agreement with the PHA's records.

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
September 30, 2023

PHASE NV01P018501-18

- 1 The Actual Capital Fund Program Costs of NV01P018501-18 are as follows:

Funds Approved	\$ 4,889,270
Funds Expended	<u>4,889,270</u>
Excess of Funds Approved	<u><u>\$ -</u></u>
Funds Advanced	\$ 4,889,270
Funds Expended	<u>4,889,270</u>
Excess of Funds Advanced	<u><u>\$ -</u></u>

- 2 Audit period additions were \$60,746 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated June 6, 2024, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

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Southern Nevada Regional Housing Authority
 Budget Assumption FY 2024 Revise Budgets

	<u>Approved 2024 Revised Budgets</u>	<u>FY 2024R Draft Budgets</u>
• PHA (AMP's)	\$ 129,859	\$ 122,342
• COCC	\$ 27,391	\$ 26,829
• HCV	\$ 256,517	\$ 148,534
• AHP	\$ 48,755	\$ 20,238
• NSP	\$ 162,379	\$ 59,191
• OTHER	(\$ 60,486)	\$ 40,233
• Total	\$ 564,416	\$ 417,367

Listed below are the major budgetary assumptions used in developing FY 2024 SNRHA Annual Revised Operating Budgets:

Conventional Low Rent Program (AMPs)

1. **The Conventional Low Rent Program** (AMPs) is projecting **\$122,342 in residual receipts**, in the FY 2024 revised budget, a decrease from the approved FY 2024 budget projection of \$129,859. Total revenue increased by \$1,414,562. Rental income and operating subsidy contributed to the increase.
2. **Dwelling Rental** – is projected to increase by \$479,600 based on the current year projection.
3. **Operating Subsidy** – SNRHA is estimating operating subsidy proration at 98%. The fourth quarter funding from James Down Towers and Hullum Homes operating subsidy are included in this total. The housing authority continued to received subsidy funding thru 12/31/2023, after the two AMPs converted to RAD in FY 2024.
4. **Admin Salaries and Benefits** – budgeted amount of \$2,199,944, increased slightly by \$30,568 from FY 2024 approved budget.
5. **Frontline Fees** – Frontline fees are derived from expenditures created by the Admission, Supportive Services and the Hearing department for work performed to support the other programs. The admission frontline allocation methodology was adjusted, resulting in less cost being charged to the Conventional Low Rent program (AMPs), based on staff time dedicated to the program. You will see an increase in the Housing Choice Voucher program frontline fees, due to the change.
6. **Utility cost** – budget increased by \$113,700, from \$1,491,650 to \$1,605,350. Sewer cost was adjusted based on FY 2024 projection.

Southern Nevada Regional Housing Authority
Budget Assumption FY 2024 Revise Budgets

7. **Maintenance Material & Contract Expenditures** increased by \$71,431, and \$1,324,784, respectively. FY 2024 budgeted maintenance contract amount was \$2,852,450, compared to the FY 2024 revised budget of \$4,177,234. Cost such, as plumbing \$134,000, HVAC \$166,300, building repairs \$153,500, and temporary labor \$238,000, are projected to increase in the revised budget.
8. **Protective Services Expense** – budgeted amount \$677,416 compared to the FY 2024 budget amount of \$362,492, leaving an under variance of \$314,924. Arthur Sartini Plaza, and Marble Manor is project to spend \$130,000 and \$140,000, of the \$677,416 budgeted.
9. **Collection Loss** – is projected to increase by \$113,000, from \$100,100 to \$213,100 this year.
10. **Extraordinary Expenditures and Casualty Loss** – These budgeted line items increased by \$65,000, and \$160,000, respectively. Casualty loss at Marble Manor’s 825 Down Way amounted to \$115,868, of the \$160,000.
11. **Total Expenditures** are projected at \$19,236,567, an increase in the expenditures in the amount of \$1,455,891, compared to FY 2024 approved budget of \$17,780,677.

Central Office Cost Center (COCC)

1. The **Central Office Cost Center** is projecting **\$26,829 in residual receipts**, in the FY 2024 revised budget. Total expenditures increased by \$430,303 from \$10,561,512 to \$10,991,814.
2. **Other Income** – is budgeted at \$150,000. SNRHA received \$119,020 in insurance dividends and rebates thru April 2024.
3. **Frontline Fee Income** - have a net increase of \$232,077, due to an increase in Admission department budget. This department had to be relocated, due to the closing of the Flamingo building.
4. **Administrative Salaries and Benefits** - are projected at \$7,227,495, an increase in the amount of \$374,149. FY 2024 budget salary amount was \$6,853,346.
5. **Training and Travel Expenditures** – are projected to increase from \$80,690 to \$120,690, based on travel and training to conferences, during the year.
6. **Other Administrative Expenditures** - decreased from \$1,772,087 to \$1,663,742, or (\$108,345). Network maintenance cost decreased by \$183,030, based on projected saving.

Southern Nevada Regional Housing Authority
Budget Assumption FY 2024 Revise Budgets

7. **Maintenance Contracts** - increased by \$30,400. Most of the increases in contracted services were attributed to the use of the answering service to assist with customer service, trash pick-up, and electrical repairs at the Flamingo building.
8. **Betterment and Addition** – this line item budget increase is related to the purchasing new cubicles for the Admission department.

Housing Choice Voucher Program (HVC)

1. **The Housing Choice Voucher Program** is projecting a **net gain of \$148,534** in FY 2024 revised budget, a decrease of (\$107,983) from FY 2024 approved budget projection.
2. **Other Income** – decreased by (\$225,500) based on FY 2024 projections.
3. **Housing Assistant Payment (HAP) Income** – variance is projected to increase by \$19,644,328, from \$155,109,077 to \$174,753,405 in FY 2024. HCV vouchers lease up is projected at 100%, in Housing Choice Voucher program, and the increase in the projected Per Unit Cost (PUC) of \$1,200, contributed to the increase in HAP payments, as well.
4. **Admin Salaries and Benefits** - decreased by (\$1,012,162) in the HCV program. The HCV salary budget was decreased in FY 2024 based on the number of vacant FTEs, during the year. Salary expense is projected to be \$5,831,634, compared to \$6,843,796 in FY 2024.
5. **Legal Expenses** – is projected to decrease by \$40,000, based on current year projections.
6. **Frontline Fees** – will increase based on the admission frontline allocation methodology proposed change, this year. Admission expenditures will be charged to the HCV program, based on actual staff working on the program. This expense is projected to increase by \$1,262,640, from \$200,201.
7. **Maintenance Contracted Expenditures** - are projected to increase by \$20,500, due to temporary employment during the year.
8. **Housing Assistance Payment** – increase by \$19,647,328, from \$155,109,077 to \$174,756,405. This expense is offset by the HAP income.
9. **Betterment and Addition** – decreased from \$250,000 to \$150,000 in FY 2024. Most of the cost projected for archiving HCV files will not expended in FY 2024.

Southern Nevada Regional Housing Authority
Budget Assumption FY 2024 Revise Budgets

10. **Total Expenses budget** is \$188,153,595 in FY 2024 budget, an increase of \$19,556,298, from FY 2024 approved budget. HAP expense is the main cause of this increase.

Affordable Housing Program (AHP)

1. **The Affordable Housing Program** is projecting a net gain in residual receipts of \$20,238, in the FY 2024 revised budget. This budget is projecting a slight decrease from FY 2024 budget amount of \$48,755.
2. **Dwelling Rental Income** – increased by \$293,608, due to the project-based voucher overlay at Robert Gordon Plaza. It is projected to in place by July 2024.
3. **Other Income** – this budget amount of \$717,256, represent a grant that was awarded from North Las Vegas for to the rehabilitation of two scattered site houses. These funds should be reimbursed, this fiscal year.
4. **Other Tenant Services** – increased from \$2,000 to \$16,000, an increase of \$14,000. During the year, several tenants were relocated from Brown Homes, Robert Gordon Plaza, and Janice Brook Bay, due to unit repairs.
5. **Maintenance Salary & Benefits** - decreased from \$819,504 to \$654,045, or a (\$165,459) variance, projected in FY 2024 revised budget. The AHP had a number of maintenance positions vacant, during FY 2024.
6. **Maintenance Material & Contracts Cost** – decreased and increased by (\$46,050) and \$327,280, respectively. Line items such as maintenance structural materials (\$9,400), paint supplies (\$13,100), and electrical supplies (\$9,800), and maintenance material (\$12,450), contributed to the decreases in material costs.

Contract costs that contributed to the increases were building repairs \$101,000, plumbing \$97,000, temporary labor \$58,000, and landscaping \$55,000.
7. **General Expense** - include insurance, longevity, and collection loss. Insurance and collection loss are projected to increase by \$59,200 and \$13,000, respectively, during FY 2024.

Southern Nevada Regional Housing Authority
Budget Assumption FY 2024 Revise Budgets

NSP Program Budgets

1. **The NSP program budgets** are projecting a consolidated **net gain of \$59,191**, down from the previously approved FY 2024 budget of \$162,379.

The NSP Budgets consist of the following program;

- a. **NSP-County** which is projecting a net income of \$35,289.
- b. **NSP-County3** is projecting a net income of \$31,903
- c. **NSP-Henderson** which has a budgeted net gain of \$9,573.
- d. **NSP Henderson3** is projecting a loss gain of (\$53,277).
- e. **NSP-North Las Vegas** has a budgeted loss of (\$12,449).
- f. **NAHMN1SS** – is projected a net loss of (\$21,639).
- g. **NANSNRHA** – is projecting a net income of \$7,499.
- h. **NAMSEARL** – projected net gain of \$61,170.
- i. **NAHMEAL** – is projecting a net gain of \$1,122.

As of April 2024, the NSP program has a \$9,428 net income.

2. Properties owned by SNRHA;

- a. **NALFC47R** – this property consists of new 2 building with 4 units each, located inside the Reata complex. This project is projecting a net income of \$479.
- b. **NALFC41R** – this property consists of new 2 building with 4 units each, located inside the Reata complex. This project is projecting a net gain of \$5,242
- c. **NALFCDKP** is projecting a net income of \$8,103 for FY 2024 budget.

Southern Nevada Regional Housing Authority

Budget Assumption FY 2024 Revise Budgets

Conclusion:

1. **The SNRHA is projecting a net gain of \$417,367**, in the FY 2024 revised budget, a decrease of (\$147,049), compared to the approved FY 2024 budget.

Some of the major changes in FY 2024 revised budget consist of following;

- The Conventional Low Rent program is projecting an increase in Dwelling income and Operating subsidy, totaling \$1,398,342, which will be used to cover the increase in maintenance contracted costs of \$1,324,784.
- The Housing Choice Voucher program is projecting an increase in HAP Income/Expense of \$19,644,328, due to the lease up percentage of 100%, and increase in the per unit cost per voucher \$1,200, in FY 2024 revised budget.
- Central Office Cost Center is projecting a net gain of \$26,829, a slight decrease of \$562, from the approved FY 2024 budget.
- SNRHA will be starting the pre-apprentice maintenance program in July 2024. SNRHA have budgeted \$100,000 toward salaries from Development Fees, for this program.
- The Affordable Housing Program will be overlaying project base vouchers (PBVs) at Robert Gordon Plaza, starting in July 2024. This will generate approximately \$1.5 million to the AHP budget, next year.

North Las Vegas Scattered Sites, Janice Brook Bay, and Brown Homes will be next, in the PBV overlay process.

- Agency wide Annual Budget is approximately \$231,682,031, in the FY 2024 revised budgets.

Southern Nevada Regional Housing Authority

FY 2024 Revised Operating Budgets

Operating Budgets - Summary

Operating Budgets - Summary

a. Type of Submission	FYE
<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:	9/30/2024

e. Name of Public Housing Agency / Indian Housing Authority
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2024 Budget

j. No. of Dwelling Units	k. No. of Unit Months Available
1,431	17,172

Line	Acct.		AMPS FY 2024R	COCC FY 2024R	Section 8 FY 2024R	AHP FY 2024R	NSP FY 2024R
Operating Receipts:							
070	3110	Dwelling Rental	7,009,500	0	0	4,396,900	1,586,350
090	3190	Nondwelling Rental	0	189,474	0	500,912	
100	Total	Rental Income (sum of lines 070, 080, and 090)	7,009,500	189,474	0	4,897,812	1,586,350
110	3610	Interest on General Fund Investments	71,800	50,000	70,000	10,500	
120	3690	Other Income	47,500	150,000	22,000	717,256	
125	3690	Management Fee/Cap Fund -	313,863	6,491,844	0	567,019	
125	3690	CFP Transfer	0	656,582	0	0	
125	3690	Section 8 Admin. Fees		0	13,456,724		
125	3690	Fees for Services		157,990			
125	3690	Frontline Fees		3,322,753	0	0	
	8020	Subsidy / HAP income	12,596,058	0	174,753,405		
130	Total	Operating Income (sum of lines 100, 110, and 120)	20,038,721	11,018,643	188,302,129	6,192,587	1,586,350
Operating Expenditures - Administration:							
140	4110	Administrative Salaries & Benefits	2,199,944	7,227,495	5,831,634	1,048,092	150,275
150	4130	Legal Expense	17,500	250,000	10,000	11,200	0
160	4140	Staff Training	27,200	120,690	51,000	12,500	3,700
180	4170	Accounting /Auditing Fees	37,400	105,000	20,000	7,250	2,500
195	4190	Management Fee - (Internal)	1,586,575	0	3,894,015	622,800	180,374
	4190	Frontline Fees	1,410,182	221,938	1,462,842	19,030	5,675
	4190	Fees for Services	8,300	100,990	37,700	6,800	4,200
200	4190	Other Administrative Expenses	753,784	1,663,742	1,368,000	225,804	73,067
210	Total	Administrative Expense (sum of line 140 thru line 200)	6,040,885	9,689,855	12,675,190	1,953,476	419,791
Tenant Services:							
220	4210	Salaries	173,465	581,027	0	41,811	0
230	4220	Recreation, Publications and Other Services	54,080	26,800	68,500	16,000	4,200
240	4230	Contract Costs, Training and Other	0	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	227,545	607,827	68,500	57,811	4,200
Utilities:							
260	4310	Water	631,500	38,000	0	237,600	56,300
270	4320	Electricity	400,900	42,000	16,000	134,600	6,500
280	4330	Gas	95,450	4,000	0	5,800	1,800
310	4390	Sewer	477,500	3,000	2,000	192,000	59,450
320	Total	Utilities Expense (sum of line 260 thru line 310)	1,605,350	87,000	18,000	570,000	124,050

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2024 BUDGET

Line No.	Acct. No.	Description	AMPS FY 2024R	COCC FY 2024R	HCV FY 2024R	AHP FY 2024R	NSP FY 2024R
Ordinary Maintenance and Operation:							
330	4410	Labor	3,097,616	21,153	0	654,045	108,746
340	4420	Materials	987,431	19,850	16,000	165,450	54,600
350	4430	Contract Costs	4,177,234	180,530	106,000	1,286,080	586,272
360	Total	Ordinary Maintenance & Operation Exp	8,262,281	221,533	122,000	2,105,575	749,618
Protective Services:							
380	4470	Alarms	65,200	20,000	5,500	58,050	6,000
390	4480	Contract Costs (Security/Alarms)	677,416	0	156,000	73,600	10,000
400	Total	Protective Services Expense	742,616	20,000	161,500	131,650	16,000
General Expense:							
410	4510	Insurance	758,000	83,900	135,000	286,900	98,700
420	4520	Payments in Lieu of Taxes	344,810	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	86,700	158,700	67,000	51,636	0
450	4570	Collection Losses	213,100	0	0	73,000	55,000
460	4590	Other General Expenses	0	20,500	0	6,300	0
470	Total	General Expense (sum of lines 410 to 460)	1,402,610	263,100	202,000	417,836	153,700
480	Total	Routine Expense	18,281,287	10,889,314	13,247,190	5,236,348	1,467,359
Rent for Leased Dwellings:							
490	4710	Housing Assistance Payments Claims	231,700	0	174,756,405		
500	Total	Operating Expense (sum of lines 480 and 490)	18,512,987	10,889,314	188,003,595	5,236,348	1,467,359
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	337,500	0	0	222,401	40,000
530	4620	Betterment and Addition/Casulty Loss	178,000	102,500	150,000	713,600	19,800
540	Total	Nonroutine Expenditures	515,500	102,500	150,000	936,001	59,800
550	Total	Operating Expenditures	19,028,487	10,991,814	188,153,595	6,172,349	1,527,159
Asset Management Fees							
560	6010	Asset Management Fees	208,080	0	0	0	
580	Total	Operating Expenditures, including prior year adj. other expenditures	19,236,567	10,991,814	188,153,595	6,172,349	1,527,159
HUD Contributions:							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	679,812	0	0	0	
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	122,342	26,829	148,534	20,238	59,191

Operating Budgets - Summary

a. Type of Submission
 Original Revision No.: **9/30/2024**

e. Name of Public Housing Agency / Indian Housing Authority
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2024 Budget

j. No. of Dwelling Units k. No. of Unit Months Available
1,431 17,172

Line	Acct.		NALFC41R	NALFC47R	NALFCDKP	ROSS	FSS
			FY 2024R	FY 2024R	FY 2024R	FY 2024R	FY 2024R
Operating Receipts:							
070	3110	Dwelling Rental	23,500	20,250	32,750		
090	3190	Nondwelling Rental				0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	23,500	20,250	32,750	0	0
110	3610	Interest on General Fund Investments				0	0
120	3690	Other Income				91,583	0
125	3690	Management Fee/Cap Fund -				0	0
125	3690	CFP Transfer					
125	3690	Section 8 Admin. Fees					936,779
125	3690	Fees for Services					
125	3690	Frontline Fees				0	0
	8020	Subsidy / HAP income				0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	23,500	20,250	32,750	91,583	936,779
Operating Expenditures - Administration:							
140	4110	Administrative Salaries & Benefits	4,982	4,982	10,468	0	0
150	4130	Legal Expense	0	0	0	0	0
160	4140	Staff Training	0	0	0	0	0
180	4170	Accounting /Auditing Fees	0	0	0	0	0
195	4190	Management Fee - (Internal)	3,587	3,587	4,484	0	0
	4190	Frontline Fees	17	17	85	0	0
	4190	Fees for Services	0	0	0	0	0
200	4190	Other Administrative Expenses	795	808	650	0	0
210	Total	Administrative Expense (sum of line 140 thru line 200)	9,381	9,394	15,687	0	0
Tenant Services:							
220	4210	Salaries	0	0	0	91,583	895,779
230	4220	Recreation, Publications and Other Services	0	0	0	0	0
240	4230	Contract Costs, Training and Other	0	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	0	0	91,583	895,779
Utilities:							
260	4310	Water	1,100	1,000	0	0	0
270	4320	Electricity	500	500	0	0	0
280	4330	Gas	0	0	0	0	0
310	4390	Sewer	700	700	0	0	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	2,300	2,200	0	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2024 BU

Line No.	Acct. No.	Description	NALFC41R	NALFC47R	NALFCDKP	ROSS	FSS
			FY 2024R	FY 2024R	FY 2024R	FY 2024R	FY 2024R
Ordinary Maintenance and Operation:							
330	4410	Labor	5,317	5,317	0	0	0
340	4420	Materials	0	50	1,650	0	0
350	4430	Contract Costs	1,260	310	7,310	0	0
360	Total	Ordinary Maintenance & Operation Exp	6,577	5,677	8,960	0	0
Protective Services:							
380	4470	Alarms	0	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0	0	0
400	Total	Protective Services Expense	0	0	0	0	0
General Expense:							
410	4510	Insurance	0	2,500	0	0	0
420	4520	Payments in Lieu of Taxes	0	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0	0	41,000
450	4570	Collection Losses	0	0	0	0	0
460	4590	Other General Expenses	0	0	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	0	2,500	0	0	41,000
480	Total	Routine Expense	18,258	19,771	24,647	91,583	936,779
Rent for Leased Dwellings:							
490	4710	Housing Assistance Payments Claims					
500	Total	Operating Expense (sum of lines 480 and 490)	18,258	19,771	24,647	91,583	936,779
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	0	0	0	0	0
530	4620	Betterment and Addition/Casulty Loss	0	0	0	0	0
540	Total	Nonroutine Expenditures	0	0	0	0	0
550	Total	Operating Expenditures	18,258	19,771	24,647	91,583	936,779
Asset Management Fees							
560	6010	Asset Management Fees				0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	18,258	19,771	24,647	91,583	936,779
HUD Contributions:							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida				0	0
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	5,242	479	8,103	0	0

Operating Budgets - Summary

a. Type of Submission	FYE
[] Original [X] Revision No.:	9/30/2024

e. Name of Public Housing Agency / Indian Housing Authority
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2024 Budget

j. No. of Dwelling Units	k. No. of Unit Months Available
1,431	17,172

Line	Acct.		DEV FY 2024R	NSP-LV FY 2024R	NSP3-City LV FY 2024R	ESPINOZA TERRACE	WARDELLE 9%
Operating Receipts:							
070	3110	Dwelling Rental		332,000	115,000	0	0
090	3190	Nondwelling Rental	0	0	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	332,000	115,000	0	0
110	3610	Interest on General Fund Investments	0	0	0	0	0
120	3690	Other Income	2,814,637				
125	3690	Management Fee/Cap Fund -	5,760	0	0	0	0
125	3690	CFP Transfer	0				
125	3690	Section 8 Admin. Fees					
125	3690	Fees for Services					
125	3690	Frontline Fees	0	0	0	0	0
	8020	Subsidy / HAP income	0	0	0	0	99,076
130	Total	Operating Income (sum of lines 100, 110, and 120)	2,820,397	332,000	115,000	0	99,076
Operating Expenditures - Administration:							
140	4110	Administrative Salaries & Benefits	115,397	50,861	24,107	195,045	102,126
150	4130	Legal Expense	50,000	0	0	0	0
160	4140	Staff Training	0	0	0	0	0
180	4170	Accounting /Auditing Fees	0	2,500	1,000	0	0
195	4190	Management Fee - (Internal)	0	29,660	10,660	48,000	31,200
	4190	Frontline Fees	0	1,451	597	1,877	213
	4190	Fees for Services	0	0	0	0	0
200	4190	Other Administrative Expenses	433,000	8,000	5,100	0	0
210	Total	Administrative Expense (sum of line 140 thru line 200)	598,397	92,472	41,464	244,923	133,540
Tenant Services:							
220	4210	Salaries	0	0	0	130,193	50,545
230	4220	Recreation, Publications and Other Services	0	0	0	0	0
240	4230	Contract Costs, Training and Other	387,500	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	387,500	0	0	130,193	50,545
Utilities:							
260	4310	Water	0	2,600	0	0	0
270	4320	Electricity	0	2,200	0	0	0
280	4330	Gas	0	0	0	0	0
310	4390	Sewer	0	14,000	5,000	0	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	18,800	5,000	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2024 BU

Line No.	Acct. No.	Description	DEV FY 2024R	NSP-LV FY 2024R	NSP-3 FY 2024R	ESPINOZA TERRACE	WARDELLE 9%
Ordinary Maintenance and Operation:							
330	4410	Labor	0	33,669	23,635	91,583	84,610
340	4420	Materials	0	14,250	3,050	0	0
350	4430	Contract Costs	224,500	144,400	15,350	0	0
360	Total	Ordinary Maintenance & Operation Exp	224,500	192,319	42,035	91,583	84,610
Protective Services:							
380	4470	Alarms	0	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	60,000	0	0	0	0
400	Total	Protective Services Expense	60,000	0	0	0	0
General Expense:							
410	4510	Insurance	0	7,500	500	0	0
420	4520	Payments in Lieu of Taxes	0	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0	0	0
450	4570	Collection Losses	0	0	0	0	0
460	4590	Other General Expenses	50,000	0	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	50,000	7,500	500	0	0
480	Total	Routine Expense	1,320,397	311,091	88,999	466,698	268,694
Rent for Leased Dwellings:							
490	4710	Housing Assistance Payments Claims					
500	Total	Operating Expense (sum of lines 480 and 490)	1,320,397	311,091	88,999	466,698	268,694
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	1,500,000	18,000	2,500	0	0
530	4620	Betterment and Addition/Casulty Loss	0	0	0	0	0
540	Total	Nonroutine Expenditures	1,500,000	18,000	2,500	0	0
550	Total	Operating Expenditures	2,820,397	329,091	91,499	466,698	268,694
Asset Management Fees							
560	6010	Asset Management Fees	0	0	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	2,820,397	329,091	91,499	466,698	268,694
HUD Contributions:							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	0	0	0	(466,698)	(169,618)
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	0	2,909	23,501	(0)	0

Operating Budgets - Summary

a. Type of Submission			FYE			
[] Original [X] Revision No.:			9/30/2024			
e. Name of Public Housing Agency / Indian Housing Authority						
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2024 Budget						
j. No. of Dwelling Units		k. No. of Unit Months Available				
1,431		17,172				
Line	Acct.		BENNETT	LUBERTHA	ARCHIE	JDT
			PLAZA	PLAZA	GRANT	
Operating Receipts:						
070	3110	Dwelling Rental	0	0	0	0
090	3190	Nondwelling Rental	0	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	0	0
110	3610	Interest on General Fund Investments	0	0	0	0
120	3690	Other Income				
125	3690	Management Fee/Cap Fund -	0	0	0	0
125	3690	CFP Transfer				
125	3690	Section 8 Admin. Fees				
125	3690	Fees for Services				
125	3690	Frontline Fees	0	0	0	0
	8020	Subsidy / HAP income	0	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	0	0	0	0
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	88,757	172,614	186,805	280,670
150	4130	Legal Expense	0	0	0	0
160	4140	Staff Training	0	0	0	0
180	4170	Accounting /Auditing Fees	0	0	0	0
195	4190	Management Fee - (Internal)	58,368	125,400	49,980	90,761
	4190	Frontline Fees	1,792	2,560	2,816	5,504
	4190	Fees for Services	0	0	0	0
200	4190	Other Administrative Expenses	0	(0)	0	(0)
210	Total	Administrative Expense (sum of line 140 thru line 200)	148,917	300,574	239,602	376,935
Tenant Services:						
220	4210	Salaries	20,906	20,906	50,545	81,583
230	4220	Recreation, Publications and Other Services	0	0	0	0
240	4230	Contract Costs, Training and Other	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	20,906	20,906	50,545	81,583
Utilities:						
260	4310	Water	0	0	0	0
270	4320	Electricity	0	0	0	0
280	4330	Gas	0	0	0	0
310	4390	Sewer	0	0	0	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2024 BU

Line No.	Acct. No.	Description	BENNETT	LUBERTHA	ARCHIE	JDT
			PLAZA	PLAZA	GRANT	
Ordinary Maintenance and Operation:						
330	4410	Labor	89,349	101,089	180,932	222,199
340	4420	Materials	0	0	0	0
350	4430	Contract Costs	0	0	0	0
360	Total	Ordinary Maintenance & Operation Exp	89,349	101,089	180,932	222,199
Protective Services:						
380	4470	Alarms	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0	0
400	Total	Protective Services Expense	0	0	0	0
General Expense:						
410	4510	Insurance	0	0	0	0
420	4520	Payments in Lieu of Taxes	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0	0
450	4570	Collection Losses	0	0	0	0
460	4590	Other General Expenses	0	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	0	0	0	0
480	Total	Routine Expense	259,172	422,569	471,078	680,717
Rent for Leased Dwellings:						
490	4710	Housing Assistance Payments Claims				
500	Total	Operating Expense (sum of lines 480 and 490)	259,172	422,569	471,078	680,717
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	0	0	0	0
530	4620	Betterment and Addition/Casulty Loss	0	0	0	0
540	Total	Nonroutine Expenditures	0	0	0	0
550	Total	Operating Expenditures	259,172	422,569	471,078	680,717
Asset Management Fees						
560	6010	Asset Management Fees	0	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	259,172	422,569	471,078	680,717
HUD Contributions:						
660		Other (specify):				
680	8020	Transfer of Subsidy to Otto Merida	(259,172)	(422,569)	(471,078)	(680,717)
		Debt Service on Loan	0	0	0	0
700		Residual Receipts (or Deficit)				
		Enter here and on line 810	0	0	0	0

Operating Budgets - Summary

a. Type of Submission	FYE
<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:	9/30/2024

e. Name of Public Housing Agency / Indian Housing Authority
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2024 Budget

j. No. of Dwelling Units	k. No. of Unit Months Available
1,431	17,172

Line	Acct.		Landsman	HULL-7	Total
					Totals
Operating Receipts:					
070	3110	Dwelling Rental	0	0	13,516,250
090	3190	Nondwelling Rental	0	0	690,386
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	14,206,636
110	3610	Interest on General Fund Investments	0	0	202,300
120	3690	Other Income			3,842,976
125	3690	Management Fee/Cap Fund -	0	72,265	7,450,751
125	3690	CFP Transfer			656,582
125	3690	Section 8 Admin. Fees			14,393,504
125	3690	Fees for Services			157,990
125	3690	Frontline Fees	0	0	3,322,753
	8020	Subsidy / HAP income	0	0	187,448,539
130	Total	Operating Income (sum of lines 100, 110, and 120)	0	72,265	231,682,031
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	186,598	170,910	18,051,763
150	4130	Legal Expense	0	0	338,700
160	4140	Staff Training	0	0	215,090
180	4170	Accounting /Auditing Fees	0	0	175,650
195	4190	Management Fee - (Internal)	60,507	47,599	6,847,556
	4190	Frontline Fees	686	1,877	3,139,160
	4190	Fees for Services	0	0	157,990
200	4190	Other Administrative Expenses	(0)	(0)	4,532,750
210	Total	Administrative Expense (sum of line 140 thru line 200)	247,791	220,386	33,458,659
Tenant Services:					
220	4210	Salaries	38,826	38,826	2,215,994
230	4220	Recreation, Publications and Other Services	0	0	169,580
240	4230	Contract Costs, Training and Other	0	0	387,500
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	38,826	38,826	2,773,074
Utilities:					
260	4310	Water	0	0	968,100
270	4320	Electricity	0	0	603,200
280	4330	Gas	0	0	107,050
310	4390	Sewer	0	0	754,350
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	2,432,700

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2024 BU

Line No.	Acct. No.	Description	Agency-wide		Budget Totals
			Landsman	HULL-7	
Ordinary Maintenance and Operation:					
330	4410	Labor	173,959	181,931	5,075,151
340	4420	Materials	0	0	1,262,331
350	4430	Contract Costs	0	0	6,729,246
360	Total	Ordinary Maintenance & Operation Exp	173,959	181,931	13,066,728
Protective Services:					
380	4470	Alarms	0	0	154,750
390	4480	Contract Costs (Security/Alarms)	0	0	977,016
400	Total	Protective Services Expense	0	0	1,131,766
General Expense:					
410	4510	Insurance	0	0	1,373,000
420	4520	Payments in Lieu of Taxes	0	0	344,810
430	4530	Longevity / Terminal Leave Payments	0	0	405,036
450	4570	Collection Losses	0	0	341,100
460	4590	Other General Expenses	0	0	76,800
470	Total	General Expense (sum of lines 410 to 460)	0	0	2,540,746
480	Total	Routine Expense	460,576	441,143	55,403,674
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims			174,988,105
500	Total	Operating Expense (sum of lines 480 and 490)	460,576	441,143	230,391,779
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	0	2,120,401
530	4620	Betterment and Addition/Casulty Loss	0	0	1,163,900
540	Total	Nonroutine Expenditures	0	0	3,284,301
550	Total	Operating Expenditures	460,576	441,143	233,676,080
Asset Management Fees					
560	6010	Asset Management Fees	0	0	208,080
580	Total	Operating Expenditures, including prior year adj. other expenditures	460,576	441,143	233,884,160
HUD Contributions:					
660		Other (specify):			
680	8020	Transfer of Subsidy to Otto Merida	(460,576)	(368,878)	(2,619,495)
		Debt Service on Loan	0	0	0
700		Residual Receipts (or Deficit)			0
		Enter here and on line 810	0	0	417,367

Southern Nevada Regional Housing Authority

FY 2024 Revised Budget Comparison

Southern Nevada Regional Housing Authority 2024 Revised Operating Budgets - Comparison by all Programs

j. No. of Dwelling Units		k. No. of Unit Months Available				
1,431		17,172				
Line No.	Acct. No.	Description	AMPS FY 2024	AMPS FY 2024R	VARIANCE	
Operating Receipts:						
070	3110	Dwelling Rental	6,511,900	7,009,500	497,600	
090	3190	Nondwelling Rental	0	0	0	
100	Total	Rental Income (sum of lines 070, 080, and 090)	6,511,900	7,009,500	497,600	
110	3610	Interest on General Fund Investments	71,800	71,800	0	
120	3690	Other Income	47,500	47,500	0	
125	3690	Management Fee/Bookkeeping	0	0	0	
125	3690	Delevopers Fees/Cap Fund	297,643	313,863	16,220	
125	3690	Section 8 Admin. Fees	0	0	0	
125	3690	Fees for Services	0	0	0	
125	3690	Frontline Fees	0	0	0	
	8020	Subsidy / HAP income	11,695,316	12,596,058	900,742	
130	Total	Operating Income (sum of lines 100, 110, and 120)	18,624,159	20,038,721	1,414,562	
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	2,169,376	2,199,944	30,568	
150	4130	Legal Expense	17,500	17,500	0	
160	4140	Staff Training	26,700	27,200	500	
180	4170	Accounting Fees/Auditing	37,800	37,400	(400)	
195	4190	Management Fee - (Internal)	1,590,332	1,586,575	(3,757)	
	4190	Frontline Fees	2,285,802	1,410,182	(875,621)	
	4190	Fees for Services	8,300	8,300	0	
200	4190	Other Administrative Expenses	744,138	753,784	9,646	
210	Total	Administrative Expense (sum of line 140 thru line 200)	6,879,949	6,040,885	(839,063)	
Tenant Services:						
220	4210	Salaries	176,642	173,465	(3,177)	
230	4220	Recreation, Publications and Other Services	35,080	54,080	19,000	
240	4230	Contract Costs, Training and Other	0	0	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	211,722	227,545	15,823	
Utilities:						
260	4310	Water	627,500	631,500	4,000	
270	4320	Electricity	400,900	400,900	0	
280	4330	Gas	95,450	95,450	0	
310	4390	Sewer	367,800	477,500	109,700	
320	Total	Utilities Expense (sum of line 260 thru line 310)	1,491,650	1,605,350	113,700	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	AMPS	AMPS	VARIANCE
			FY 2024	FY 2024R	
Ordinary Maintenance and Operation:					
330	4410	Labor	3,114,523	3,097,616	(16,908)
340	4420	Materials	916,000	987,431	71,431
350	4430	Contract Costs	2,852,450	4,177,234	1,324,784
360	Total	Ordinary Maintenance & Operation Expense	6,882,973	8,262,281	1,379,307
Protective Services:					
380	4470	Alarms	61,900	65,200	3,300
390	4480	Contract Costs (Security/Alarms)	362,492	677,416	314,924
400	Total	Protective Services Expense	424,392	742,616	318,224
General Expense:					
410	4510	Insurance	680,700	758,000	77,300
420	4520	Payments in Lieu of Taxes	326,710	344,810	18,100
430	4530	Longevity / Terminal Leave Payments	86,700	86,700	0
450	4570	Collection Losses	100,100	213,100	113,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	1,194,210	1,402,610	208,400
480	Total	Routine Expense	17,084,897	18,281,287	1,196,391
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	197,200	231,700	34,500
500	Total	Operating Expense (sum of lines 480 and 490)	17,282,097	18,512,987	1,230,891
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	272,500	337,500	65,000
520	4620	Betterment and Addition	18,000	178,000	160,000
540	Total	Nonroutine Expenditures	290,500	515,500	225,000
550	Total	Operating Expenditures	17,572,597	19,028,487	1,455,891
Asset Management Fees			17,780,677	17,780,677	0
560	6010	Asset Management Fees	208,080	208,080	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			17,780,677	19,236,567	1,455,891
590					
HUD Contributions:					
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	713,623	679,812	(33,811)
		Debt Service on Loan	0	0	0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	129,859	122,342	(7,517)

Southern Nevada Regional Housing Authority
2024 Revised Operating Budgets - Comparison
by all Programs

j. No. of Dwelling Units		k. No. of Unit Months Available				
1,431		17,172				
Line No.	Acct. No.	Description	COCC	COCC	VARIANCE	
			FY 2024	FY 2024R		
Operating Receipts:						
070	3110	Dwelling Rental				
090	3190	Nondwelling Rental	205,559	189,474	(16,085)	
100	Total	Rental Income (sum of lines 070, 080, and 090)	205,559	189,474	(16,085)	
110	3610	Interest on General Fund Investments	50,000	50,000	0	
120	3690	Other Income	0	150,000	150,000	
125	3690	Management Fee/Bookkeeping	6,479,835	6,491,844	12,009	
125	3690	Delevopers Fees/Cap Fund	604,842	656,582	51,740	
125	3690	Section 8 Admin. Fees	0	0	0	
125	3690	Fees for Services	157,990	157,990	0	
125	3690	Frontline Fees	3,090,676	3,322,753	232,077	
	8020	Subsidy / HAP income	0	0	0	
130	Total	Operating Income (sum of lines 100, 110, and 120)	10,588,903	11,018,643	429,740	
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	6,853,346	7,227,495	374,149	
150	4130	Legal Expense	250,000	250,000	0	
160	4140	Staff Training	80,690	120,690	40,000	
180	4170	Accounting Fees/Auditing	105,000	105,000	0	
195	4190	Management Fee - (Internal)	0	0	0	
	4190	Frontline Fees	211,539	221,938	10,400	
	4190	Fees for Services	100,990	100,990	0	
200	4190	Other Administrative Expenses	1,772,087	1,663,742	(108,345)	
210	Total	Administrative Expense (sum of line 140 thru line 200)	9,373,651	9,689,855	316,203	
Tenant Services:						
220	4210	Salaries	575,097	581,027	5,930	
230	4220	Recreation, Publications and Other Services	10,800	26,800	16,000	
240	4230	Contract Costs, Training and Other	0	0	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	585,897	607,827	21,930	
Utilities:						
260	4310	Water	40,000	38,000	(2,000)	
270	4320	Electricity	51,500	42,000	(9,500)	
280	4330	Gas	3,000	4,000	1,000	
310	4390	Sewer	3,500	3,000	(500)	
320	Total	Utilities Expense (sum of line 260 thru line 310)	98,000	87,000	(11,000)	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	COCC	COCC	VARIANCE
			FY 2024	FY 2024R	
Ordinary Maintenance and Operation:					
330	4410	Labor	20,384	21,153	769
340	4420	Materials	23,350	19,850	(3,500)
350	4430	Contract Costs	150,130	180,530	30,400
360	Total	Ordinary Maintenance & Operation Expense	193,864	221,533	27,669
Protective Services:					
380	4470	Alarms	20,000	20,000	0
390	4480	Contract Costs (Security/Alarms)	0	0	0
400	Total	Protective Services Expense	20,000	20,000	0
General Expense:					
410	4510	Insurance	94,900	83,900	(11,000)
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	166,700	158,700	(8,000)
450	4570	Collection Losses	0	0	0
460	4590	Other General Expenses	8,500	20,500	12,000
470	Total	General Expense (sum of lines 410 to 460)	270,100	263,100	(7,000)
480	Total	Routine Expense	10,541,512	10,889,314	347,803
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	10,541,512	10,889,314	347,803
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	0	0
520	4620	Betterment and Addition	20,000	102,500	82,500
540	Total	Nonroutine Expenditures	20,000	102,500	82,500
550	Total	Operating Expenditures	10,561,512	10,991,814	430,303
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			10,561,512	10,991,814	430,303
590					
HUD Contributions:					
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan	0	0	0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	27,391	26,829	(562)

Southern Nevada Regional Housing Authority
2024 Revised Operating Budgets - Comparison
by all Programs

j. No. of Dwelling Units		k. No. of Unit Months Available				
1,431		17,172				
Line No.	Acct. No.	Description	Section 8 FY 2024	Section 8 FY 2024R	VARIANCE	
Operating Receipts:						
070	3110	Dwelling Rental				
090	3190	Nondwelling Rental				
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	0	
110	3610	Interest on General Fund Investments	70,000	70,000	0	
120	3690	Other Income	247,500	22,000	(225,500)	
125	3690	Management Fee/Bookkeeping	0	0	0	
125	3690	Delevopers Fees/Cap Fund	0	0	0	
125	3690	Section 8 Admin. Fees	13,427,238	13,456,724	29,487	
125	3690	Fees for Services	0	0	0	
125	3690	Frontline Fees	0	0	0	
	8020	Subsidy / HAP income	155,109,077	174,753,405	19,644,328	
130	Total	Operating Income (sum of lines 100, 110, and 120)	168,853,814	188,302,129	19,448,315	
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	6,843,796	5,831,634	(1,012,162)	
150	4130	Legal Expense	50,000	10,000	(40,000)	
160	4140	Staff Training	56,360	51,000	(5,360)	
180	4170	Accounting Fees/Auditing	20,000	20,000	0	
195	4190	Management Fee - (Internal)	3,862,108	3,894,015	31,907	
	4190	Frontline Fees	200,201	1,462,842	1,262,640	
	4190	Fees for Services	37,700	37,700	0	
200	4190	Other Administrative Expenses	1,696,501	1,368,000	(328,501)	
210	Total	Administrative Expense (sum of line 140 thru line 200)	12,766,665	12,675,190	(91,475)	
Tenant Services:						
220	4210	Salaries	0	0	0	
230	4220	Recreation, Publications and Other Services	52,500	68,500	16,000	
240	4230	Contract Costs, Training and Other	0	0	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	52,500	68,500	16,000	
Utilities:						
260	4310	Water	0	0	0	
270	4320	Electricity	18,000	16,000	(2,000)	
280	4330	Gas	0	0	0	
310	4390	Sewer	2,000	2,000	0	
320	Total	Utilities Expense (sum of line 260 thru line 310)	20,000	18,000	(2,000)	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	Section 8	Section 8	VARIANCE
			FY 2024	FY 2024R	
Ordinary Maintenance and Operation:					
330	4410	Labor	0	0	
340	4420	Materials	16,000	16,000	0
350	4430	Contract Costs	85,500	106,000	20,500
360	Total	Ordinary Maintenance & Operation Expense	101,500	122,000	20,500
Protective Services:					
380	4470	Alarms	3,500	5,500	2,000
390	4480	Contract Costs (Security/Alarms)	80,000	156,000	76,000
400	Total	Protective Services Expense	83,500	161,500	78,000
General Expense:					
410	4510	Insurance	135,000	135,000	0
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	79,055	67,000	(12,055)
450	4570	Collection Losses	0	0	0
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	214,055	202,000	(12,055)
480	Total	Routine Expense	13,238,220	13,247,190	8,970
Rent for Leased Dwellings:					
			0	0	
490	4710	Housing Assistance Payments Claims	155,109,077	174,756,405	19,647,328
500	Total	Operating Expense (sum of lines 480 and 490)	168,347,297	188,003,595	19,656,298
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	0	0
520	4620	Betterment and Addition	250,000	150,000	(100,000)
540	Total	Nonroutine Expenditures	250,000	150,000	(100,000)
550	Total	Operating Expenditures	168,597,297	188,153,595	19,556,298
Asset Management Fees					
560	6010	Asset Management Fees			0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			168,597,297	188,153,595	19,556,298
590					
HUD Contributions:					
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan			0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	256,517	148,534	(107,983)

Southern Nevada Regional Housing Authority
2024 Revised Operating Budgets - Comparison
by all Programs

j. No. of Dwelling Units		k. No. of Unit Months Available				
1,431		17,172				
Line No.	Acct. No.	Description	Affordable FY 2024	Affordable FY 2024R	VARIANCE	
Operating Receipts:						
070	3110	Dwelling Rental	4,015,100	4,396,900	381,800	
090	3190	Nondwelling Rental	589,104	500,912	(88,192)	
100	Total	Rental Income (sum of lines 070, 080, and 090)	4,604,204	4,897,812	293,608	
110	3610	Interest on General Fund Investments	10,500	10,500	0	
120	3690	Other Income	0	717,256	717,256	
125	3690	Management Fee/Bookkeeping	510,672	567,019	56,347	
125	3690	Delevopers Fees/Cap Fund	0	0	0	
125	3690	Section 8 Admin. Fees	0	0	0	
125	3690	Fees for Services	0	0	0	
125	3690	Frontline Fees	0	0	0	
	8020	Subsidy / HAP income	0	0	0	
130	Total	Operating Income (sum of lines 100, 110, and 120)	5,125,376	6,192,587	1,067,211	
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	1,060,865	1,048,092	(12,773)	
150	4130	Legal Expense	11,200	11,200	0	
160	4140	Staff Training	15,000	12,500	(2,500)	
180	4170	Accounting Fees/Auditing	7,250	7,250	0	
195	4190	Management Fee - (Internal)	638,942	622,800	(16,142)	
	4190	Frontline Fees	17,120	19,030	1,910	
	4190	Fees for Services	6,800	6,800	0	
200	4190	Other Administrative Expenses	247,368	225,804	(21,564)	
210	Total	Administrative Expense (sum of line 140 thru line 200)	2,004,544	1,953,476	(51,068)	
Tenant Services:						
220	4210	Salaries	41,786	41,811	25	
230	4220	Recreation, Publications and Other Services	2,000	16,000	14,000	
240	4230	Contract Costs, Training and Other	0	0	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	43,786	57,811	14,025	
Utilities:						
260	4310	Water	237,600	237,600	0	
270	4320	Electricity	144,600	134,600	(10,000)	
280	4330	Gas	5,800	5,800	0	
310	4390	Sewer	162,500	192,000	29,500	
320	Total	Utilities Expense (sum of line 260 thru line 310)	550,500	570,000	19,500	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	Affordable	Affordable	VARIANCE
			FY 2024	FY 2024R	
Ordinary Maintenance and Operation:					
330	4410	Labor	819,504	654,045	(165,459)
340	4420	Materials	211,500	165,450	(46,050)
350	4430	Contract Costs	958,800	1,286,080	327,280
360	Total	Ordinary Maintenance & Operation Expense	1,989,804	2,105,575	115,771
Protective Services:					
380	4470	Alarms	55,050	58,050	3,000
390	4480	Contract Costs (Security/Alarms)	72,500	73,600	1,100
400	Total	Protective Services Expense	127,550	131,650	4,100
General Expense:					
410	4510	Insurance	227,700	286,900	59,200
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	46,436	51,636	5,200
450	4570	Collection Losses	60,000	73,000	13,000
460	4590	Other General Expenses	6,300	6,300	0
470	Total	General Expense (sum of lines 410 to 460)	340,436	417,836	77,400
480	Total	Routine Expense	5,056,620	5,236,348	179,728
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	5,056,620	5,236,348	179,728
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	20,000	222,401	202,401
520	4620	Betterment and Addition	0	713,600	713,600
540	Total	Nonroutine Expenditures	20,000	936,001	916,001
550	Total	Operating Expenditures	5,076,620	6,172,349	1,095,729
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			5,076,620	6,172,349	1,095,729
590					
HUD Contributions:					
660		Other (specify):	0	0	0
					0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan	0	0	0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	48,755	20,238	(28,518)

**Southern Nevada Regional Housing Authority
2024 Revised Operating Budgets - Comparison
by all Programs**

j. No. of Dwelling Units		k. No. of Unit Months Available				
1,431		17,172				
Line No.	Acct. No.	Description	NSP FY 2024	NSP FY 2024R	VARIANCE	
Operating Receipts:						
070	3110	Dwelling Rental	1,648,400	1,586,350	(62,050)	
090	3190	Nondwelling Rental	0	0	0	
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,648,400	1,586,350	(62,050)	
110	3610	Interest on General Fund Investments	0	0	0	
120	3690	Other Income	0	0	0	
125	3690	Management Fee/Bookkeeping	0	0	0	
125	3690	Delevopers Fees/Cap Fund	0	0	0	
125	3690	Section 8 Admin. Fees	0	0	0	
125	3690	Fees for Services	0	0	0	
125	3690	Frontline Fees	0	0	0	
	8020	Subsidy / HAP income	0	0	0	
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,648,400	1,586,350	(62,050)	
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	158,316	150,275	(8,040)	
150	4130	Legal Expense	0	0	0	
160	4140	Staff Training	3,700	3,700	0	
180	4170	Accounting Fees/Auditing	2,500	2,500	0	
195	4190	Management Fee - (Internal)	180,374	180,374	0	
	4190	Frontline Fees	5,105	5,675	570	
	4190	Fees for Services	4,200	4,200	0	
200	4190	Other Administrative Expenses	66,462	73,067	6,605	
210	Total	Administrative Expense (sum of line 140 thru line 200)	420,657	419,791	(866)	
Tenant Services:						
220	4210	Salaries	0	0	0	
230	4220	Recreation, Publications and Other Services	3,000	4,200	1,200	
240	4230	Contract Costs, Training and Other	0	0	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	3,000	4,200	1,200	
Utilities:						
260	4310	Water	64,300	56,300	(8,000)	
270	4320	Electricity	6,500	6,500	0	
280	4330	Gas	1,800	1,800	0	
310	4390	Sewer	21,700	59,450	37,750	
320	Total	Utilities Expense (sum of line 260 thru line 310)	94,300	124,050	29,750	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	NSP	NSP	VARIANCE
			FY 2024	FY 2024R	
Ordinary Maintenance and Operation:					
330	4410	Labor	194,789	108,746	(86,043)
340	4420	Materials	101,850	54,600	(47,250)
350	4430	Contract Costs	537,425	586,272	48,847
360	Total	Ordinary Maintenance & Operation Expense	834,064	749,618	(84,446)
Protective Services:			0	0	
380	4470	Alarms	2,000	6,000	4,000
390	4480	Contract Costs (Security/Alarms)	6,000	10,000	4,000
400	Total	Protective Services Expense	8,000	16,000	8,000
General Expense:			0	0	
410	4510	Insurance	77,500	98,700	21,200
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0
450	4570	Collection Losses	18,500	55,000	36,500
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	96,000	153,700	57,700
480	Total	Routine Expense	1,456,021	1,467,359	11,338
Rent for Leased Dwellings:			0	0	
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	1,456,021	1,467,359	11,338
Nonroutine Expenditures:			0	0	
510	4610	Extraordinary Maintenance	0	40,000	40,000
520	4620	Betterment and Addition	30,000	19,800	(10,200)
540	Total	Nonroutine Expenditures	30,000	59,800	29,800
550	Total	Operating Expenditures	1,486,021	1,527,159	41,138
Asset Management Fees			0	0	
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			1,486,021	1,527,159	41,138
590					
HUD Contributions:			0	0	
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan	0	0	0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	162,379	59,191	(103,188)

Southern Nevada Regional Housing Authority

FY 2024 Revised Budget
Operating Budget by AMPs

Operating Budgets

by all Programs

a. Type of Submission [] Original [X] Revision No.:		b. Fiscal Year Ending 09-30-2024	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	
		AMP #	402
Line No.	Acct. No.		Art Sartini P.
Operating Receipts:			
070	3110	Dwelling Rental	892,000
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	892,000
110	3610	Interest on General Fund Investments	5,500
120	3690	Other Income	74,700
125	3690	Management Fee -	143,012
125	3690	Developers Fees	
125	3690	Section 8 Admin. Fees	
125	3690	Fees for Services	
125	3690	Frontline Fees	
	8020	Subsidy / HAP income	2,417,114
130	Total	Operating Income (sum of lines 100, 110, and 120)	3,532,326
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	350,493
150	4130	Legal Expense	0
160	4140	Staff Training/Travel Allowance	5,000
180	4170	Accounting/Auditing Fees	2,500
195	4190	Management Fee - (Internal)	227,777
	4190	Frontline Fees	204,529
	4190	Fees for Services	1,000
200	4190	Other Administrative Expenses	72,324
210	Total	Administrative Expense (sum of line 140 thru line 200)	863,624
Tenant Services:			
220	4210	Salaries	70,404
230	4220	Recreation, Publications and Other Services	(0)
240	4230	Contract Costs, Training and Other	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	70,404
Utilities:			
260	4310	Water	60,000
270	4320	Electricity	83,000
280	4330	Gas	19,000
310	4390	Sewer	78,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	240,000

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024		
Line No.	Acct. No.	Description	(1)	402 Art Sartini P.
Ordinary Maintenance and Operation:				
330	4410	Labor	282,334	
340	4420	Materials	94,781	
350	4430	Contract Costs	533,548	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	910,663	
Protective Services:				
380	4470	Alarms	13,000	
390	4480	Contract Costs (Security/Alarms)	130,000	
400	Total	Protective Services Expense (sum of lines 370 to 390)	143,000	
General Expense:				
410	4510	Insurance	82,000	
420	4520	Payments in Lieu of Taxes	65,200	
430	4530	Longevity / Terminal Leave Payments	4,000	
450	4570	Collection Losses	25,000	
460	4590	Other General Expenses	0	
470	Total	General Expense (sum of lines 410 to 460)	176,200	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	2,403,890	
Rent for Leased Dwellings:				
490	4710	Housing Assistance Payments Claims	0	
500	Total	Operating Expense (sum of lines 480 and 490)	2,403,890	
Nonroutine Expenditures:				
510	4610	Extraordinary Maintenance	85,000	
520	7520	Casualty Loss	0	
530	7540	Property Betrments and Additions	0	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	85,000	
550	Total	Operating Expenditures (sum of lines 500 and 540)	2,488,890	
Asset Management Fees				
560	6010	Asset Management Fees	31,080	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	2,519,970	
680	8020	Transfer of Subsidy to Otto Merida	0	
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810		
680	8020	Debit Service on Loans	0	
Total Residual Reciepts/(Deficit) after Dedit Svr.			1,012,355	

Operating Budgets by all Programs

a. Type of Submission [] Original [X] Revision No.:		b. Fiscal Year Ending 09-30-2024			
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY					
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D			
j. No. of Dwelling Units 1,431		k. No. of Unit Months Available 17,172	m. No. of AMPS 11		
		403			
		AMP #			
Line No.	Acct. No.		Harry Levy	Aida Brent	Total
Operating Receipts:					
070	3110	Dwelling Rental	553,000	91,500	644,500
080	3120	Excess Utilities			0
090	3190	Nondwelling Rental	0	0	0
100		Total Rental Income (sum of lines 070, 080, and 090)	553,000	91,500	644,500
110	3610	Interest on General Fund Investments	4,000	2,000	6,000
120	3690	Other Income	18,000	3,000	21,000
125	3690	Management Fee -	62,296	0	62,296
125	3690	Developers Fees			0
125	3690	Section 8 Admin. Fees			0
125	3690	Fees for Services			0
125	3690	Frontline Fees			0
	8020	Subsidy / HAP income	805,929	128,915	934,844
130		Total Operating Income (sum of lines 100, 110, and 120)	1,443,225	225,415	1,668,640
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	243,601	30,218	273,818
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	4,500	0	4,500
180	4170	Accounting/Auditing Fees	3,500	600	4,100
195	4190	Management Fee - (Internal)	132,720	20,625	153,346
	4190	Frontline Fees	125,949	21,301	147,250
	4190	Fees for Services	1,400	0	1,400
200	4190	Other Administrative Expenses	58,200	26,770	84,970
210		Total Administrative Expense (sum of line 140 thru line 200)	569,870	99,514	669,384
Tenant Services:					
220	4210	Salaries	59,695	19,898	79,593
230	4220	Recreation, Publications and Other Services	4,100	(0)	4,100
240	4230	Contract Costs, Training and Other	0	0	0
250		Total Tenant Services Expense (sum of lines 220, 230, & 240)	63,795	19,898	83,693
Utilities:					
260	4310	Water	35,000	10,000	45,000
270	4320	Electricity	128,000	8,000	136,000
280	4330	Gas	32,000	500	32,500
310	4390	Sewer	49,000	8,000	57,000
320		Total Utilities Expense (sum of line 260 thru line 310)	244,000	26,500	270,500

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024		403		
Line No.	Acct. No.	Description	(1)	(2)	Total	
			Harry Levy	Aida Brent	Total	
Ordinary Maintenance and Operation:						
330	4410	Labor	177,930	29,655	207,584	
340	4420	Materials	52,200	27,700	79,900	
350	4430	Contract Costs	285,400	95,600	381,000	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	515,530	152,955	668,484	
Protective Services:						
380	4470	Alarms	16,000	3,600	19,600	
390	4480	Contract Costs (Security/Alarms)	120,000	0	120,000	
400	Total	Protective Services Expense (sum of lines 370 to 390)	136,000	3,600	139,600	
General Expense:						
410	4510	Insurance	42,000	11,000	53,000	
420	4520	Payments in Lieu of Taxes	30,900	6,500	37,400	
430	4530	Longevity / Terminal Leave Payments	17,000	0	17,000	
450	4570	Collection Losses	2,500	1,000	3,500	
460	4590	Other General Expenses	0	0	0	
470	Total	General Expense (sum of lines 410 to 460)	92,400	18,500	110,900	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,621,594	320,968	1,942,562	
Rent for Leased Dwellings:						
490	4710	Housing Assistance Payments Claims	0	500	500	
500	Total	Operating Expense (sum of lines 480 and 490)	1,621,594	321,468	1,943,062	
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	75,000	14,000	89,000	
520	7520	Casualty Loss	0	0	0	
530	7540	Property Betrments and Additions	10,000	8,000	18,000	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	85,000	22,000	107,000	
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,706,594	343,468	2,050,062	
Asset Management Fees						
560	6010	Asset Management Fees	18,000	2,880	20,880	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	1,724,594	346,348	2,070,942	
680	8020	Transfer of Subsidy to Otto Merida	0	0	0	
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810				
680	8020	Debit Service on Loans	0	0	0	
Total Residual Receipts/(Deficit) after Dedit Svr.			(281,370)	(120,933)	(402,302)	

Operating Budgets by all Programs

a. Type of Submission <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:		b. Fiscal Year Ending 09-30-2024			
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY					
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D			
j. No. of Dwelling Units 1,431		k. No. of Unit Months Available 17,172	m. No. of AMPS 11		
			404		
		AMP #			
Line No.	Acct. No.		HAMP	SCHAFFER	Total
Operating Receipts:					
070	3110	Dwelling Rental	320,000	236,000	556,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	320,000	236,000	556,000
110	3610	Interest on General Fund Investments	5,000	3,000	8,000
120	3690	Other Income	17,500	5,000	22,500
125	3690	Management Fee -	0	0	0
125	3690	Developers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	520,483	390,408	910,891
130	Total	Operating Income (sum of lines 100, 110, and 120)	862,983	634,408	1,497,391
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	48,680	84,888	133,569
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	0	0	0
180	4170	Accounting/Auditing Fees	2,100	2,000	4,100
195	4190	Management Fee - (Internal)	89,676	67,257	156,933
	4190	Frontline Fees	73,977	60,094	134,071
	4190	Fees for Services	200	500	700
200	4190	Other Administrative Expenses	35,500	25,950	61,450
210	Total	Administrative Expense (sum of line 140 thru line 200)	250,133	240,689	490,823
Tenant Services:					
220	4210	Salaries	0	23,468	23,468
230	4220	Recreation, Publications and Other Services	0	0	0
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	23,468	23,468
Utilities:					
260	4310	Water	40,000	32,000	72,000
270	4320	Electricity	14,000	8,000	22,000
280	4330	Gas	1,300	600	1,900
310	4390	Sewer	24,000	10,000	34,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	79,300	50,600	129,900

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

9/30/2024					
Line No.	Acct. No.	Description	HAMP-5	SCH9	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	115,516	142,015	257,532
340	4420	Materials	14,300	4,400	18,700
350	4430	Contract Costs	133,450	105,100	238,550
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	263,266	251,515	514,782
Protective Services:					
380	4470	Alarms	5,700	800	6,500
390	4480	Contract Costs (Security/Alarms)	40,000	2,500	42,500
400	Total	Protective Services Expense (sum of lines 370 to 390)	45,700	3,300	49,000
General Expense:					
410	4510	Insurance	36,000	30,000	66,000
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	8,000	8,000
450	4570	Collection Losses	8,000	4,500	12,500
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	44,000	42,500	86,500
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	682,400	612,073	1,294,473
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	7,500	0	7,500
500	Total	Operating Expense (sum of lines 480 and 490)	689,900	612,073	1,301,973
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	3,500	2,500	6,000
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	3,500	2,500	6,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	693,400	614,573	1,307,973
Asset Management Fees					
560	6010	Asset Management Fees	12,000	9,000	21,000
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	705,400	623,573	1,328,973
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			157,583	10,835	168,418

Operating Budgets by all Programs

a. Type of Submission [] Original [X] Revision No.:	b. Fiscal Year Ending 09-30-2024
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e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

g. ACC Number SF-203	h. PAS/LOCCS Project No. NV018 000 24D
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j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11
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Line No.	Acct. No.	AMP #	405
			Otto M

Line No.	Acct. No.	Description	Amount
Operating Receipts:			
070	3110	Dwelling Rental	0
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0
110	3610	Interest on General Fund Investments	0
120	3690	Other Income	0
125	3690	Management Fee -	0
125	3690	Delevopers Fees	
125	3690	Section 8 Admin. Fees	
125	3690	Fees for Services	
125	3690	Frontline Fees	
	8020	Subsidy / HAP income	403,758
130	Total	Operating Income (sum of lines 100, 110, and 120)	403,758
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	0
150	4130	Legal Expense	0
160	4140	Staff Training/Travel Allowance	0
180	4170	Accounting/Auditing Fees	0
195	4190	Management Fee - (Internal)	40,376
	4190	Frontline Fees	0
	4190	Fees for Services	0
200	4190	Other Administrative Expenses	0
210	Total	Administrative Expense (sum of line 140 thru line 200)	40,376
Tenant Services:			
220	4210	Salaries	0
230	4220	Recreation, Publications and Other Services	0
240	4230	Contract Costs, Training and Other	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0
Utilities:			
260	4310	Water	0
270	4320	Electricity	0
280	4330	Gas	0
310	4390	Sewer	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	0

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024		
Line No.	Acct. No.	Description	(1)	405 Otto M
Ordinary Maintenance and Operation:				
330	4410	Labor	0	
340	4420	Materials	0	
350	4430	Contract Costs	0	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	0	
Protective Services:				
380	4470	Alarms	0	
390	4480	Contract Costs (Security/Alarms)	0	
400	Total	Protective Services Expense (sum of lines 370 to 390)	0	
General Expense:				
410	4510	Insurance	0	
420	4520	Payments in Lieu of Taxes	0	
430	4530	Longevity / Terminal Leave Payments	0	
450	4570	Collection Losses	0	
460	4590	Other General Expenses	0	
470	Total	General Expense (sum of lines 410 to 460)	0	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	40,376	
Rent for Leased Dwellings:				
490	4710	Housing Assistance Payments Claims	0	
500	Total	Operating Expense (sum of lines 480 and 490)	40,376	
Nonroutine Expenditures:				
510	4610	Extraordinary Maintenance	0	
520	7520	Casualty Loss	0	
530	7540	Property Bettrments and Additions	0	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	0	
550	Total	Operating Expenditures (sum of lines 500 and 540)	40,376	
Asset Management Fees				
560	6010	Asset Management Fees	0	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	40,376	
680	8020	Transfer of Subsidy to Otto Merida	363,382	
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810		
680	8020	Debit Service on Loans	0	
Total Residual Reciepts/(Deficit) after Dedit Svr.			0	

Operating Budgets

by all Programs

a. Type of Submission <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:		b. Fiscal Year Ending 09-30-2024				
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY						
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D				
j. No. of Dwelling Units 1,431		k. No. of Unit Months Available 17,172	m. No. of AMPS 11			
			406			
Line No.	Acct. No.	AMP #	ECA	SIMMON	Total	Description (1)
Operating Receipts:						
070	3110	Dwelling Rental	167,000	260,500	427,500	
080	3120	Excess Utilities				
090	3190	Nondwelling Rental	0	0	0	
100	Total	Rental Income (sum of lines 070, 080, and 090)	167,000	260,500	427,500	
110	3610	Interest on General Fund Investments	2,000	3,300	5,300	
120	3690	Other Income	14,500	29,000	43,500	
125	3690	Management Fee -	0	0	0	
125	3690	Developers Fees				
125	3690	Section 8 Admin. Fees				
125	3690	Fees for Services				
125	3690	Frontline Fees				
	8020	Subsidy / HAP income	219,724	335,079	554,803	
130	Total	Operating Income (sum of lines 100, 110, and 120)	403,224	627,879	1,031,103	
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	48,680	84,888	133,569	
150	4130	Legal Expense	0	0	0	
160	4140	Staff Training/Travel Allowance	0	1,500	1,500	
180	4170	Accounting/Auditing Fees	1,000	2,000	3,000	
195	4190	Management Fee - (Internal)	34,077	54,702	88,779	
	4190	Frontline Fees	31,338	53,516	84,854	
	4190	Fees for Services	0	300	300	
200	4190	Other Administrative Expenses	14,320	28,400	42,720	
210	Total	Administrative Expense (sum of line 140 thru line 200)	129,415	225,307	354,722	
Tenant Services:						
220	4210	Salaries	0	0	0	
230	4220	Recreation, Publications and Other Services	20,000	2,000	22,000	
240	4230	Contract Costs, Training and Other	0	0	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	20,000	2,000	22,000	
Utilities:						
260	4310	Water	4,000	22,500	26,500	
270	4320	Electricity	5,000	12,000	17,000	
280	4330	Gas	0	1,000	1,000	
310	4390	Sewer	12,000	13,000	25,000	
320	Total	Utilities Expense (sum of line 260 thru line 310)	21,000	48,500	69,500	

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024			
Line No.	Acct. No.	Description	406		
			ETC	SIM20	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	115,331	196,915	312,246
340	4420	Materials	6,500	19,500	26,000
350	4430	Contract Costs	90,000	177,350	267,350
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	211,831	393,765	605,596
Protective Services:					
380	4470	Alarms	0	4,000	4,000
390	4480	Contract Costs (Security/Alarms)	0	30,000	30,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	0	34,000	34,000
General Expense:					
410	4510	Insurance	25,000	26,000	51,000
420	4520	Payments in Lieu of Taxes	14,600	0	14,600
430	4530	Longevity / Terminal Leave Payments	2,700	0	2,700
450	4570	Collection Losses	35,000	50,000	85,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	77,300	76,000	153,300
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	459,547	779,571	1,239,118
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	459,547	779,571	1,239,118
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	12,000	4,500	16,500
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	12,000	4,500	16,500
550	Total	Operating Expenditures (sum of lines 500 and 540)	471,547	784,071	1,255,618
Asset Management Fees					
560	6010	Asset Management Fees	4,800	7,320	12,120
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	476,347	791,391	1,267,738
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(73,123)	(163,512)	(236,635)

Operating Budgets by all Programs

a. Type of Submission <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:	b. Fiscal Year Ending 09-30-2024
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e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA)
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

g. ACC Number SF-203	h. PAS/LOCCS Project No. NV018 000 24D
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j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11
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Line No.	Acct. No.	AMP #	407		
			JONES	Marble M	Total

Line No.	Acct. No.	Description	JONES	Marble M	Total
Operating Receipts:					
070	3110	Dwelling Rental	410,000	805,000	1,215,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100		Total Rental Income (sum of lines 070, 080, and 090)	410,000	805,000	1,215,000
110	3610	Interest on General Fund Investments	3,000	11,000	14,000
120	3690	Other Income	5,500	37,000	42,500
125	3690	Management Fee -	0	108,555	108,555
125	3690	Developers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	663,998	1,832,973	2,496,971
130		Total Operating Income (sum of lines 100, 110, and 120)	1,082,498	2,794,528	3,877,026
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	163,647	279,518	443,165
150	4130	Legal Expense	1,500	5,000	6,500
160	4140	Staff Training/Travel Allowance	1,500	3,000	4,500
180	4170	Accounting/Auditing Fees	2,500	9,000	11,500
195	4190	Management Fee - (Internal)	80,708	202,668	283,376
	4190	Frontline Fees	68,578	169,093	237,671
	4190	Fees for Services	600	900	1,500
200	4190	Other Administrative Expenses	49,862	115,510	165,372
210		Total Administrative Expense (sum of line 140 thru line 200)	368,895	784,689	1,153,584
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	4,980	8,500	13,480
240	4230	Contract Costs, Training and Other	0	0	0
250		Total Tenant Services Expense (sum of lines 220, 230, & 240)	4,980	8,500	13,480
Utilities:					
260	4310	Water	65,000	106,000	171,000
270	4320	Electricity	9,000	34,000	43,000
280	4330	Gas	3,500	25,000	28,500
310	4390	Sewer	2,500	69,000	71,500
320		Total Utilities Expense (sum of line 260 thru line 310)	80,000	234,000	314,000

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	9/30/2024		
			JONES10	MM	Total
			407		
			(1)		
Ordinary Maintenance and Operation:					
330	4410	Labor	219,129	399,041	618,170
340	4420	Materials	65,400	156,550	221,950
350	4430	Contract Costs	209,236	512,800	722,036
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	493,765	1,068,391	1,562,156
Protective Services:					
380	4470	Alarms	2,600	6,000	8,600
390	4480	Contract Costs (Security/Alarms)	90,000	140,000	230,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	92,600	146,000	238,600
General Expense:					
410	4510	Insurance	40,000	120,000	160,000
420	4520	Payments in Lieu of Taxes	0	57,100	57,100
430	4530	Longevity / Terminal Leave Payments	0	11,000	11,000
450	4570	Collection Losses	100	17,000	17,100
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	40,100	205,100	245,200
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,080,340	2,446,681	3,527,020
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	23,500	13,500	37,000
500	Total	Operating Expense (sum of lines 480 and 490)	1,103,840	2,460,181	3,564,020
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	5,000	21,000	26,000
520	7520	Casualty Loss	0	115,000	115,000
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	5,000	136,000	141,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,108,840	2,596,181	3,705,020
Asset Management Fees					
560	6010	Asset Management Fees	10,800	28,200	39,000
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	1,119,640	2,624,381	3,744,020
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(37,141)	170,147	133,006

Operating Budgets by all Programs

a. Type of Submission <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:		b. Fiscal Year Ending 09-30-2024	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

Line No.	Acct. No.	AMP #	408		
			SGA/MMA	SG/Villa	Total
Operating Receipts:					
070	3110	Dwelling Rental	723,000	455,000	1,178,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	723,000	455,000	1,178,000
110	3610	Interest on General Fund Investments	10,000	6,000	16,000
120	3690	Other Income	45,500	17,000	62,500
125	3690	Management Fee -	0	0	0
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	1,155,354	929,746	2,085,101
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,933,854	1,407,746	3,341,601
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	190,284	190,284	380,568
150	4130	Legal Expense	7,500	0	7,500
160	4140	Staff Training/Travel Allowance	5,000	2,000	7,000
180	4170	Accounting/Auditing Fees	3,300	5,000	8,300
195	4190	Management Fee - (Internal)	145,275	115,682	260,957
	4190	Frontline Fees	155,933	128,272	284,206
	4190	Fees for Services	300	0	300
200	4190	Other Administrative Expenses	76,450	64,970	141,420
210	Total	Administrative Expense (sum of line 140 thru line 200)	584,042	506,208	1,090,250
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	5,000	2,000	7,000
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	5,000	2,000	7,000
Utilities:					
260	4310	Water	86,000	46,000	132,000
270	4320	Electricity	19,000	26,000	45,000
280	4330	Gas	6,000	1,700	7,700
310	4390	Sewer	54,000	40,000	94,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	165,000	113,700	278,700

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024			
Line No.	Acct. No.	Description	408		
			SG/Villa	SG/Villa	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	332,022	332,022	664,044
340	4420	Materials	149,500	74,100	223,600
350	4430	Contract Costs	430,400	277,250	707,650
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	911,922	683,372	1,595,294
Protective Services:					
380	4470	Alarms	7,500	6,000	13,500
390	4480	Contract Costs (Security/Alarms)	65,000	59,916	124,916
400	Total	Protective Services Expense (sum of lines 370 to 390)	72,500	65,916	138,416
General Expense:					
410	4510	Insurance	106,000	64,000	170,000
420	4520	Payments in Lieu of Taxes	55,800	34,130	89,930
430	4530	Longevity / Terminal Leave Payments	17,000	8,000	25,000
450	4570	Collection Losses	19,000	20,000	39,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	197,800	126,130	323,930
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,936,265	1,497,326	3,433,591
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	30,500	26,200	56,700
500	Total	Operating Expense (sum of lines 480 and 490)	1,966,765	1,523,526	3,490,291
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	25,000	5,000	30,000
520	7520	Casualty Loss	45,000	0	45,000
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	70,000	5,000	75,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	2,036,765	1,528,526	3,565,291
Asset Management Fees					
560	6010	Asset Management Fees	20,880	16,800	37,680
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	2,057,645	1,545,326	3,602,971
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(123,790)	(137,580)	(261,370)

Operating Budgets by all Programs

a. Type of Submission <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:	b. Fiscal Year Ending 09-30-2024
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e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA)
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

g. ACC Number SF-203	h. PAS/LOCCS Project No. NV018 000 24D
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j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11
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Line No.	Acct. No.	AMP #	409		
			246-246	ph016	Total

Operating Receipts:					
070	3110	Dwelling Rental	868,000	534,000	1,402,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	868,000	534,000	1,402,000
110	3610	Interest on General Fund Investments	7,000	4,000	11,000
120	3690	Other Income	55,000	38,500	93,500
125	3690	Management Fee -	0	0	0
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	993,087	796,904	1,789,991
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,923,087	1,373,404	3,296,491
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	334,994	0	334,994
150	4130	Legal Expense	3,000	0	3,000
160	4140	Staff Training/Travel Allowance	3,700	0	3,700
180	4170	Accounting/Auditing Fees	2,500	0	2,500
195	4190	Management Fee - (Internal)	140,791	123,753	264,544
	4190	Frontline Fees	138,317	88,896	227,213
	4190	Fees for Services	100	0	100
200	4190	Other Administrative Expenses	125,208	23,600	148,808
210	Total	Administrative Expense (sum of line 140 thru line 200)	748,610	236,249	984,859
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	7,500	0	7,500
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	7,500	0	7,500
Utilities:					
260	4310	Water	103,000	4,000	107,000
270	4320	Electricity	52,000	1,800	53,800
280	4330	Gas	3,500	700	4,200
310	4390	Sewer	56,000	34,000	90,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	214,500	40,500	255,000

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024				
Line No.	Acct. No.	Description	409			
			SS	ph016	Total	
(1)						
Ordinary Maintenance and Operation:						
330	4410	Labor	579,272	0	579,272	
340	4420	Materials	247,000	0	247,000	
350	4430	Contract Costs	981,800	28,300	1,010,100	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	1,808,072	28,300	1,836,372	
Protective Services:						
380	4470	Alarms	0	0	0	
390	4480	Contract Costs (Security/Alarms)	0	0	0	
400	Total	Protective Services Expense (sum of lines 370 to 390)	0	0	0	
General Expense:						
410	4510	Insurance	115,000	13,000	128,000	
420	4520	Payments in Lieu of Taxes	65,350	0	65,350	
430	4530	Longevity / Terminal Leave Payments	12,000	7,000	19,000	
450	4570	Collection Losses	8,500	15,000	23,500	
460	4590	Other General Expenses	0	0	0	
470	Total	General Expense (sum of lines 410 to 460)	200,850	35,000	235,850	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	2,979,533	340,049	3,319,582	
Rent for Leased Dwellings:						
490	4710	Housing Assistance Payments Claims	80,000	25,000	105,000	
500	Total	Operating Expense (sum of lines 480 and 490)	3,059,533	365,049	3,424,582	
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	60,000	0	60,000	
520	7520	Casualty Loss	0	0	0	
530	7540	Property Bettrments and Additions	0	0	0	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	60,000	0	60,000	
550	Total	Operating Expenditures (sum of lines 500 and 540)	3,119,533	365,049	3,484,582	
Asset Management Fees						
560	6010	Asset Management Fees	19,440	15,600	35,040	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	3,138,973	380,649	3,519,622	
680	8020	Transfer of Subsidy to Otto Merida	0	0	0	
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810				
680	8020	Debit Service on Loans	0	0	0	
Total Residual Reciepts/(Deficit) after Dedit Svr.			(1,215,885)	992,755	(223,130)	

Operating Budgets

by all Programs

a. Type of Submission		b. Fiscal Year Ending			
<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:		09-30-2024			
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA)					
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY					
g. ACC Number		h. PAS/LOCCS Project No.			
SF-203		NV018 000 24D			
j. No. of Dwelling Units		k. No. of Unit Months Available	m. No. of AMPS		
1,431		17,172	11		
Line No.	Acct. No.	AMP #	310	16	416
			HO DEMO AMP 310	HO-DEMO 016 SS	VJA
Operating Receipts:					
070	3110	Dwelling Rental	186,000	172,000	0
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	186,000	172,000	0
110	3610	Interest on General Fund Investments	3,000	3,000	0
120	3690	Other Income	11,800	12,000	0
125	3690	Management Fee -	0	0	0
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	294,911	356,086	351,589
130	Total	Operating Income (sum of lines 100, 110, and 120)	495,711	543,086	351,589
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	90,653	59,117	0
150	4130	Legal Expense	0	500	0
160	4140	Staff Training/Travel Allowance	0	1,000	0
180	4170	Accounting/Auditing Fees	700	700	0
195	4190	Management Fee - (Internal)	39,457	35,870	35,159
	4190	Frontline Fees	44,190	46,198	0
	4190	Fees for Services	3,000	0	0
200	4190	Other Administrative Expenses	20,650	16,070	0
210	Total	Administrative Expense (sum of line 140 thru line 200)	198,650	159,455	35,159
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	0	0	0
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	0	0
Utilities:					
260	4310	Water	17,100	900	0
270	4320	Electricity	100	1,000	0
280	4330	Gas	500	150	0
310	4390	Sewer	16,000	12,000	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	33,700	14,050	0

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2024			
Line No.	Acct. No.	Description	HO DEMO SS	HO DEMO 016ssh	Vera Johnson A
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	88,965	87,468	0
340	4420	Materials	51,500	24,000	0
350	4430	Contract Costs	145,400	171,600	0
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	285,865	283,068	0
Protective Services:					
380	4470	Alarms	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0
400	Total	Protective Services Expense (sum of lines 370 to 390)	0	0	0
General Expense:					
410	4510	Insurance	24,000	24,000	0
420	4520	Payments in Lieu of Taxes	15,230	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0
450	4570	Collection Losses	0	7,500	0
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	39,230	31,500	0
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	557,444	488,072	35,159
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	13,000	12,000	0
500	Total	Operating Expense (sum of lines 480 and 490)	570,444	500,072	35,159
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	25,000	0	0
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	25,000	0	0
550	Total	Operating Expenditures (sum of lines 500 and 540)	595,444	500,072	35,159
Asset Management Fees					
560	6010	Asset Management Fees	5,520	5,760	0
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	600,964	505,832	35,159
680	8020	Transfer of Subsidy to Otto Merida	0	0	316,430
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(105,254)	37,254	0

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FY2025 ANNUAL PLAN REVISIONS

May 23, 2024 Southern Nevada Regional Housing Authority

Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Proposed Language
Add (A) Delete (D) Change (C)			
2	1	<i>Qualifications For Admission</i>	<p>Is a family as defined; in HUD Regulations; Heads a household where at least one member of the household is either a citizen or eligible immigrants. Has an annual income at the time of admission that does not exceed the low income limits for occupancy established by HUD and posted separately in SNRHA offices; Note: The Quality Housing and Work Responsibility Act of 1998 authorizes PHAs to admit families whose income does not exceed the low income limit (80% of median area income) once the PHA has met the annual 40% targeted income requirement of extremely low income families (families whose income does not exceed 30% of median area income). Provides a social security number, for each member of the household, as described in Chapter 7 of this policy Meets or exceeds the tenant selection and suitability criteria as set forth in this policy including the standards for the criminal background check. TO:</p> <ul style="list-style-type: none"> • The applicant family must: - Qualify as a family as defined by HUD and the PHA. - Have income at or below HUD-specified income limits. - Qualify on the basis of citizenship or the eligible immigrant status of family members. - Provide social security number information for household members as required. - Consent to the PHA's collection and use of family information as provided for in PHA-provided consent forms. - Not currently be receiving a duplicative subsidy. - Meet net asset and property ownership restriction requirements. • The PHA must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or the PHA.
2	2	<i>Family Composition</i>	<p>Gender Identity means actual or perceived gender characteristics. Sexual orientation means homosexuality, heterosexuality, or bisexuality.</p>

FY2025 ANNUAL PLAN REVISIONS

May 23, 2024 Southern Nevada Regional Housing Authority

Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
2	2	<i>Family Composition</i>	A	Family To be eligible for admission, an applicant must qualify as a family. Family as defined by HUD, includes but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status, a single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)), and is homeless or is at risk of becoming homeless at age 16 or older; or a group of persons residing together. Such group includes, but is not limited to, a family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family), an elderly family, a near-elderly family, a disabled family, a displaced family, and the remaining member of a tenant family. The PHA has the discretion to determine if any other group of persons qualifies as a family.
2	2	<i>Family Composition</i>	A	PHA Policy A family also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law, but who either can demonstrate that they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family. Each family must identify the individuals to be included in the family at the time of application and must update this information if the family's composition Cs.
2	3	<i>Family Composition</i>	A	Household Household is a broader term that includes additional people who, with the PHA's permission, live in a public housing unit, such as live-in aides, foster children, and foster adults.
2	3	<i>Family Breakup and Remaining Member Of Tenant Family</i>	D	3-1-G

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2	3	<i>Family Breakup And Remaining Member Of Tenant Family</i>	A	<p>Family Breakup Except under the following conditions, the PHA has discretion to determine which members of an assisted family continue to receive assistance if the family breaks up: If the family breakup results from an occurrence of domestic violence, dating violence, sexual assault, stalking, or human trafficking, the PHA must ensure that the victim retains assistance. (For documentation requirements and policies related to domestic violence, dating violence, sexual assault, stalking, and human trafficking see section 16-VII.D of this ACOP.) If a court determines the disposition of property between members of the assisted family, the PHA is bound by the court's determination of which family members continue to receive assistance. PHA Policy When a family on the waiting list breaks up into two otherwise eligible families, only one of the new families may retain the original application date. Other former family members may submit a new application with a new application date if the waiting list is open.</p> <p>If a family breaks up into two otherwise eligible families while living in public housing, only one of the new families will retain occupancy of the unit.</p> <p>If a court determines the disposition of property between members of an applicant or resident family, the PHA will abide by the court's determination.</p>
2	3	<i>Family Breakup</i>	A	<p>In the absence of a judicial decision or an agreement among the original family members, the PHA will determine which family will retain their placement on the waiting list or continue in occupancy. In making its determination, the PHA will take into consideration the following factors: (1) the interest of any minor children, including custody arrangements; (2) the interest of any ill, elderly, or disabled family members; (3) the interest of any family member who is or has been the victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, including a family member who was forced to leave a public housing unit as a result of such actual or threatened abuse, and provides documentation in accordance with section 16-VII.D of this ACOP; (4) any possible risks to family members as a result of criminal activity, and (5) the recommendations of social service professionals.</p>

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2	3	<i>Remaining Member Of A Tenant Family [24 CFR 5.403]</i>	A	The HUD definition of family includes the remaining member of a tenant family, which is a member of a resident family who remains in the unit when other members of the family have left the unit [PH Occ GB, p. 26]. Household members such as live-in aides, foster children, and foster adults do not qualify as remaining members of a family. If dependents are the only “remaining members of a tenant family” and there is no family member able to assume the responsibilities of the head of household, see Chapter 6, Section 6-I.B, for the policy on “Caretakers for a Child.”
2	3	<i>Definition Of Family</i>	D	The applicant must qualify as a family. A family may be a single person or a group of persons. A group of persons is defined by SNRHA as two or more persons who intend to share residency whose income and resources are available to meet the family's needs, and will live together in SNRHA housing. Discrimination on the basis of familial status is prohibited, and a group of persons may not be denied solely on the basis that they are not related by blood, marriage or operation of law. A household may be considered a family irrespective of actual or perceived gender identity, sexual orientation or marital status. Elderly, disabled, and displaced families are defined by HUD in CFR 5.403. The term "family" also includes, but is not limited to: A family with or without children; An elderly family; A disabled family; A displaced family; The remaining member of a tenant family; A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a tenant family; Two or more elderly or disabled persons living together or one or more elderly or disabled persons living with one or more live-in aides; Two or more near elderly persons living together or one or more near elderly persons living with one or more live-in aides. The temporary absence of a child from the home due to placement in foster care shall not be considered in determining the family composition and family size. For the purpose of the definition of a qualified family and admission of a single higher education student, the restrictions on assistance to students enrolled in an institution of higher education do not apply to public housing. (24 CFR 5.612)

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2	4	<i>Split Families - While On The Waiting List</i>	D	In the case where an applicant family on the waiting list splits into two (2), or more, otherwise eligible families and the new families claim the public housing application, the Authority will take the following factors into consideration when making a determination as to which family should be entitled to the application: a) Which family unit retains the children. If there are no children, disabled or elderly status will be considered. b) Any court or legal determination, including the role of domestic violence in the split; and c) Recommendations of social service agencies or qualified professionals, such as protective services for children. In the case where the households are equally qualified, the application will be retained by the individual who originally submitted the public housing application, e.g., listed as the head of household. In the case of a deceased head of household, applicable factors noted above will be taken into consideration when making a determination as to which family member should be entitled to the application. Only another adult on the existing application may take over as head of household. If there are no other adults on the application, the Authority, may on a case-by-case basis, allow another adult to become the head of household if there are minor children and if the other adult can prove legal custody of the minor children.
2	4	<i>Dependents And Minors</i>	D	3-1-F
2	4	<i>Dependants And Minors [24 Cfr 5.603]</i>	A	A minor is a member of the family, other than the head of family or spouse, who is under 18 years of age. A dependent is a family member who is under 18 years of age or a person of any age who is a person with a disability or a full-time student, except that the following persons can never be dependents: the head of household, spouse, cohead, foster children/adults and live-in aides. Identifying each dependent in the family is important because each dependent qualifies the family for a deduction from annual income as described in Chapter 6.

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2	5	<i>Joint Custody Of Dependents</i>	A	PHA Policy Dependents that are subject to a joint custody arrangement will be considered a member of the family if they live with the applicant or resident family 50 percent or more of the time. When more than one applicant or assisted family (regardless of program) are claiming the same dependents as family members, the family with primary custody at the time of the initial examination or reexamination will be able to claim the dependents. If there is a dispute about which family should claim them, the PHA will make the determination based on available documents such as court orders, an IRS income tax return showing which family has claimed the child for income tax purposes, school records, or other credible documentation.
2	5	<i>Full-Time Student [24 Cfr 5.603]</i>	D	3-I.G.
2	5	<i>Full-Time Student [24 Cfr 5.603]</i>	A	A full-time student (FTS) is a person who is attending school or vocational training on a full-time basis. The time commitment or subject load that is needed to determine if attendance is full-time is defined by the educational institution. Identifying each FTS is important because (1) each family member that is an FTS, other than the head, spouse, or cohead, qualifies the family for a dependent deduction and (2) the income of such an FTS is treated differently from the income of other family members.
2	5	<i>ELDERLY AND NEAR-ELDERLY PERSONS, AND ELDERLY FAMILY [24 CFR 5.100, 5.403, 945.105, And FR Notice 02/03/12]</i>	D	3-I.H.
2	5	<i>ELDERLY AND NEAR-ELDERLY PERSONS, AND ELDERLY FAMILY [24 CFR 5.100, 5.403, 945.105, And FR Notice 02/03/12]</i>	A	Elderly Persons An elderly person is a person who is at least 62 years of age.
2	5	<i>ELDERLY AND NEAR-ELDERLY PERSONS, AND ELDERLY</i>	A	Near-Elderly Persons A near-elderly person is a person who is 50-61 years of age.

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		<i>FAMILY [24 CFR 5.100, 5.403, 945.105, And FR Notice 02/03/12]</i>		
2	5	<i>ELDERLY AND NEAR-ELDERLY PERSONS, AND ELDERLY FAMILY [24 CFR 5.100, 5.403, 945.105, And FR Notice 02/03/12]</i>	A	Elderly Family An elderly family is one in which the head, spouse, cohead, or sole member is an elderly person. Identifying elderly families is important because these families qualify for the elderly family allowance and the medical allowance as described in Chapter 6 and may qualify for a particular type of development as noted in Chapter 4.
2	5	<i>. Persons With Disabilities And Disabled Family [24 Cfr 5.403, Fr Notice 02/03/12]</i>	D	3-11
2	6	<i>. Persons With Disabilities And Disabled Family [24 Cfr 5.403, Fr Notice 02/03/12]</i>	A	Persons with Disabilities Under the public housing program, special rules apply to persons with disabilities and to any family whose head, spouse, or cohead is a person with disabilities. The technical definitions of individual with handicaps and persons with disabilities are provided in Exhibit 3-1 at the end of this chapter. These definitions are used for a number of purposes including ensuring that persons with disabilities are not discriminated against based upon disability. As discussed in Chapter 2, the PHA must make all aspects of the public housing program accessible to persons with disabilities and consider requests for reasonable accommodations when a person's disability limits their full access to the unit, the program, or the PHA's services.
2	6	<i>. Persons With Disabilities And Disabled Family [24 Cfr 5.403, Fr Notice 02/03/12]</i>	A	Disabled Family A disabled family is one in which the head, spouse, or cohead is a person with disabilities. Identifying disabled families is important because these families qualify for the disabled family allowance and the medical allowance as described in Chapter 6 and may qualify for a particular type of development as noted in Chapter 4. Even though persons with drug or alcohol dependencies are considered persons with disabilities for the purpose of non-discrimination, this does not prevent the PHA from denying admission or taking action under the lease for reasons related to alcohol and drug abuse in accordance with the policies found in Part III of this chapter and in Chapter 13.

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2	6	<i>Guests [24 Cfr 5.100]</i>	3-1-1 D	A guest is defined as a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. The lease must provide that the tenant has the right to exclusive use and occupancy of the leased unit by the members of the household authorized to reside in the unit in accordance with the lease, including reasonable accommodation of their guests [24 CFR 966.4(d)]. The head of household is responsible for the conduct of visitors and guests, inside the unit as well as anywhere on or near PHA premises [24 CFR 966.4(f)].
2	6	<i>Guests [24 Cfr 5.100]</i>	A	A guest is defined as a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. The lease must provide that the tenant has the right to exclusive use and occupancy of the leased unit by the members of the household authorized to reside in the unit in accordance with the lease, including reasonable accommodation of their guests [24 CFR 966.4(d)]. The head of household is responsible for the conduct of visitors and guests, inside the unit as well as anywhere on or near PHA premises [24 CFR 966.4(f)].
2	6	<i>Guests [24 Cfr 5.100]</i>	A	PHA Policy A resident family must notify the PHA when overnight guests will be staying in the unit for more than three days. A guest can remain in the unit no longer than 14 consecutive days or a total of 30 cumulative calendar days during any 12-month period. A family may request an exception to this policy for valid reasons (e.g., care of a relative recovering from a medical procedure expected to last 20 consecutive days). An exception will not be made unless the family can identify and provide documentation of the residence to which the guest will return. Children who are subject to a joint custody arrangement or for whom a family has visitation privileges, that are not included as a family member because they live outside of the public housing unit more than 50 percent of the time, are not subject to the time limitations of guests as described above. Former residents who have been evicted are not permitted as overnight guests. Guests who represent the public housing unit address as their residence address or address of record for receipt of benefits or any other purposes will be considered unauthorized occupants. In addition, guests who remain in the unit beyond the allowable time limit will be considered to be unauthorized occupants, and their presence constitutes a violation of the lease.
2	6	<i>Foster Children And Foster Adults [24 Cfr 5.603]</i>	D	3-1-1

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2	6	<i>Foster Children And Foster Adults [24 Cfr 5.603]</i>	A	A foster adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction. A foster child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction. Foster children and foster adults that are living with an applicant or resident family are considered household members but not family members. The income of foster children/adults is not counted in family annual income and foster children/adults do not qualify for a dependent deduction [24 CFR 5.603 and HUD-50058 IB, pp. 13-14].
2	6	<i>Foster Children And Foster Adults [24 Cfr 5.603]</i>	A	PHA Policy A foster child or foster adult may be allowed to reside in the unit if their presence would not overcrowd the unit.
2	6	<i>Absent Family Members</i>	D	3-I.L.
2	6	<i>Absent Family Members</i>	A	Individuals may be temporarily or permanently absent from the unit for a variety of reasons including educational activities, placement in foster care, employment, and illness.
2	6	<i>Definitions Of Temporarily And Permanently Absent</i>	A	PHA Policy Generally, an individual who is or is expected to be absent from the public housing unit for 180 consecutive days or less is considered temporarily absent and continues to be considered a family member. Generally, an individual who is or is expected to be absent from the public housing unit for more than 180 consecutive days is considered permanently absent and no longer a family member. Exceptions to this general policy are discussed below.
2		<i>Absent Students</i>	A	PHA Policy When someone who has been considered a family member attends school away from home, the person will continue to be considered a family member unless information becomes available to the PHA indicating that the student has established a separate household or the family declares that the student has established a separate household.

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2		<i>Absences Due To Placement In Foster Care [24 CFR 5.403]</i>	A	Children temporarily absent from the home as a result of placement in foster care are considered members of the family.
2		<i>Absences Due To Placement In Foster Care [24 CFR 5.403]</i>	A	PHA Policy If a child has been placed in foster care, the PHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member.
2		<i>Absent Head, Spouse, Or Cohead</i>	A	PHA Policy An employed head, spouse, or cohead absent from the unit more than 180 consecutive days due to employment will continue to be considered a family member.
2		<i>Individuals Confined For Medical Reasons</i>	A	PHA Policy An individual confined to a nursing home or hospital on a permanent basis is not considered a family member. If there is a question about the status of a family member, the PHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member.
2		<i>Return Of Permanently Absent Family Members</i>	A	PHA Policy The family must request PHA approval for the return of any adult family members that the PHA has determined to be permanently absent. The individual is subject to the eligibility and screening requirements discussed in this chapter.
2	10	<i>Mandatory Social Security Numbers</i>	C	Status to status
2	12	<i>Family Consent To Release Of Information [24 Cfr 5.230]</i>	D	3-11-D.

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2	12	<i>Family Consent To Release Of Information [24 Cfr 5.230]</i>	A	HUD requires each adult family member, and the head of household, spouse, or cohead, regardless of age, to sign form HUD-9886, Authorization for the Release of Information Privacy Act Notice, the form HUD-52675, Debts Owed to Public Housing Agencies and Terminations, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance. Chapter 7 provides detailed information concerning the consent forms and verification requirements. The consent form remains effective until the family is denied assistance, assistance is terminated, or the family provides written notification to revoke consent.
2	12	<i>Family Consent To Release Of Information [24 Cfr 5.230]</i>	A	The PHA must deny admission to the program if any member of the applicant family fails to sign and submit consent forms which allow the PHA to obtain information that the PHA has determined is necessary in administration of the public housing program [24 CFR 960.259(a) and (b) and 24 CFR 5.232(a)]. However, this does not apply if the applicant or participant, or any member of their family, revokes their consent with respect to the ability of the PHA to access financial records from financial institutions, unless the PHA establishes a policy that revocation of consent to access financial records will result in denial or termination of assistance or admission [24 CFR 5.232(c)].
2	12	<i>Family Consent To Release Of Information [24 Cfr 5.230]</i>	A	PHA Policy The PHA has established a policy that the family's revocation of consent to allow the PHA to access records from financial institutions will result in denial of admission.
2		<i>EIV SYSTEM SEARCHES [EIV Faqs; EIV System Training 9/30/20; And Notice PIH 2023-27]</i>	D	3-H-E
2		<i>Existing Tenant Search</i>	A	Prior to admission to the program, the PHA must search for all household members using the EIV Existing Tenant Search module. The PHA must review the reports for any SSA matches involving another PHA or a multifamily entity and follow up on any issues identified. The PHA must provide the family with a copy of the Existing Tenant Search results if requested. At no time may any family member receive duplicative assistance. If the tenant is a new admission to the PHA, and a match is identified at a multifamily property, the PHA must report the program admission date to the multifamily property and document the notification in the tenant file. The family must provide documentation of move-out from the assisted unit, as applicable.

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2		<i>Existing Tenant Search</i>	A	PHA Policy The PHA will contact the other PHA or owner identified in the report to confirm that the family has moved out of the unit and obtain documentation of current tenancy status, including a form HUD-50058 or 50059, as applicable, showing an end of participation. The PHA will only approve assistance contingent upon the move-out from the currently occupied assisted unit.
2		<i>Debts Owed To Phas And Terminations</i>	A	All adult household members must sign the form HUD-52675, Debts Owed to Public Housing and Terminations. Prior to admission to the program, the PHA must search for each adult family member in the Debts Owed to PHAs and Terminations module.If a current or former tenant disputes the information in the module, the tenant should contact the PHA directly in writing to dispute the information and provide any documentation that supports the dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record from EIV. Former tenants may dispute debt and termination information for a period of up to three years from the end of participation date in the program.
2		<i>Debts Owed To Phas And Terminations</i>	A	PHA Policy The PHA will require each adult household member to sign the form HUD-52675 once at the eligibility determination. Any new members added to the household after admission will be required to sign the form HUD-52675 prior to being added to the household.The PHA will search the Debts Owed to PHAs and Terminations module as part of the eligibility determination for new households and as part of the screening process for any household members added after the household is admitted to the program. If any information on debts or terminations is returned by the search, the PHA will determine if this information warrants a denial in accordance with the policies in Part III of this chapter.
2		<i>Income And Income Validation Tool (IVT) Reports</i>	A	For each new admission, the PHA is required to review the EIV Income and IVT Reports to confirm and validate family reported income within 120 days of the IMS/PIC submission date of the new admission. The PHA must print and maintain copies of the EIV Income and IVT reports in the tenant file and resolve any discrepancies with the family within 60 days of the EIV Income or IVT report dates.
2	22	<i>Restriction On Assittance Based On Assets [24 Cfr 5.618]</i>	D	3-III-C

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2	22	<i>Restriction On Assitance Based On Assets [24 Cfr 5.618]</i>	A	<p>There are two circumstances under which a family is ineligible for the program based on asset ownership. First, assistance may not be provided to any family if the family's net assets exceed \$100,000 (adjusted annually by HUD). Second, the family has real property that is suitable for occupancy by the family as a residence and the family has: A present ownership interest in the real property; A legal right to reside in the real property; and The effective legal authority to sell (based on state or local laws of the jurisdiction where the property is located) the real property. However, the real property restriction does not apply in the following circumstances: Any property for which the family is receiving assistance for a manufactured home under 24 CFR 982.620 or under the HCV Homeownership program; Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property; Any family that is offering the property for sale; or Any person who is a victim of domestic violence, dating violence, sexual assault, or stalking. When a family asks for an exception because a family member is a victim of domestic violence, dating violence, sexual assault, or stalking, the PHA must comply with all the confidentiality requirements under VAWA.</p>
2	23	<i>Restriction On Assitance Based On Assets [24 Cfr 5.618]</i>	A	<p>The PHA must accept a self-certification from the family member, and the restrictions on requesting documentation under VAWA apply. A property is considered suitable for occupancy unless the family. PHA Policy demonstrates that it: Does not meet the disability-related needs for all members of the family (e.g., physical accessibility requirements, disability-related need for additional bedrooms, proximity to accessible transportation, etc.); Is not sufficient for the size of the family; PHA Policy: The PHA defines not sufficient for the size of the family as being overcrowded based on the PHA's occupancy standards in Chapter 5. Is geographically located so as to be a hardship for the family (e.g., the distance or commuting time between the property and the family's place of work or school would be a hardship to the family, as determined by the PHA or owner); Is not safe to reside in because of the physical condition of the property (e.g., property's physical condition poses a risk to the family's health and safety and the condition of the property cannot be easily remedied); or Is not a property that a family may reside in under the State or local laws of the jurisdiction where the property is located.</p>

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2	24	<i>Criminal Conduct Of An Applicant Or Member Of The Applicant's Household</i>	C	three-year to three-year
2	29	<i>Three Year Admissio Bar Period</i>	C	three-year to three-year
2	35	<i>Definitions</i>	C	off to of
2	38	<i>Notifications And Other Considerations</i>	C	if to if
3	1	<i>How To Apply</i>	D	a written
3	1	<i>How To Apply</i>	A	an online
3	1	<i>How To Apply</i>	D	or an application by phone if designated in SNRHA's advertisement.
3	1	<i>How To Apply</i>	D	The preliminary application form is also available on the SNRHA website.
3	1	<i>How To Apply</i>	A	under Rent Cafe.
3	1	<i>How To Apply</i>	D	Persons with disabilities may call the SNRHA to receive an application through the mail or make other arrangements to complete their pre-application. Applications will be mailed to interested families upon request who are out of state. Spanish translation of the pre-application is available for non-English speaking applicants.
3	1	<i>How To Apply</i>	A	through the Rent Café portal
3	1	<i>How To Apply</i>	D	or at a central location

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3	1	<i>Accessibility Of The Application Process</i>	D	<p style="color: red;">4-I-G-</p> <p>The PHA must take a variety of steps to ensure that the application process is accessible to those people who might have difficulty complying with the standard PHA application process. Disabled Populations [24 CFR 8; PH Occ GB, p. 68] The PHA must provide reasonable accommodation as needed for persons with disabilities to make the application process fully accessible. The facility where applications are accepted and the application process must be fully accessible, or the PHA must provide an alternate approach that provides equal access to the program.</p>
3	1	<i>Accessibility Of The Application Process</i>	A	<p style="color: red;">4-I-G-</p> <p>The PHA must take a variety of steps to ensure that the application process is accessible to those people who might have difficulty complying with the standard PHA application process. Disabled Populations [24 CFR 8; PH Occ GB, p. 68] The PHA must provide reasonable accommodation as needed for persons with disabilities to make the application process fully accessible. The facility where applications are accepted and the application process must be fully accessible, or the PHA must provide an alternate approach that provides equal access to the program.</p>
3	1	<i>Accessibility Of The Application Process</i>	D	<p style="color: red;">4-I-G-</p> <p>The PHA must take a variety of steps to ensure that the application process is accessible to those people who might have difficulty complying with the standard PHA application process. Disabled Populations [24 CFR 8; PH Occ GB, p. 68] The PHA must provide reasonable accommodation as needed for persons with disabilities to make the application process fully accessible. The facility where applications are accepted and the application process must be fully accessible, or the PHA must provide an alternate approach that provides equal access to the program.</p>
3	1	<i>Accessibility Of The Application Process</i>	A	<p>The PHA must take a variety of steps to ensure that the application process is accessible to those people who might have difficulty complying with the standard PHA application process. Disabled Populations [24 CFR 8; PH Occ GB, p. 68] The PHA must provide reasonable accommodation as needed for persons with disabilities to make the application process fully accessible. The facility where applications are accepted and the application process must be fully accessible, or the PHA must provide an alternate approach that provides equal access to the program.</p>
3	2	<i>"Initial" Application Process</i>	A	<p>via the Rent Café portal</p>
3	2	<i>"Initial" Application Process</i>	D	<p style="color: red;">may be submitted by mail, or in person,</p>
3	2	<i>"Initial" Application Process</i>	D	<p style="color: red;">and the data is entered into the computer.</p>
3	2	<i>"Initial" Application Process</i>	A	<p>via the Rent Café portal</p>
3	2	<i>"Initial" Application Process</i>	D	<p style="color: red;">meetings</p>

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3	2	"Initial" Application Process	A	emails
3	2	"Initial" Application Process	A	unless they have requested alternative communication or assistance due to a disability.
3	3	Completion Of A Full Application	A	via the Rent Café portal
3	3	Completion Of A Full Application	D	The client may also have the option available of completing and signing the required documents electronically.
3	3	Completion Of A Full Application	A	Electronically
3	3	Completion Of A Full Application	D	Applicant will then participate in a full application interview with a SNRHA staff member to review the information on the full application form. The applicant will sign and certify that all information is complete and accurate. The full application packet will be mailed to the applicant if they are out-of-state or applicant may have the option of completing the necessary forms electronically.
3	3	Completion Of A Full Application	D	Requirement to Attend Interview The SNRHA utilizes the full application interview to discuss the family's circumstances in greater detail, to clarify information which has been provided by the family, and to ensure that the information is complete. All adult family members must attend the interview and sign the housing application. Exceptions may be made for adult students attending school out-of-state or for members for whom attendance would be a hardship, however, these individuals will still be required to sign all required forms within ten calendar days of the date of the interview. If the head of household cannot attend the interview, the spouse may attend to complete the application and certify for the family. The head of household, however, will be required to attend an interview within 5 calendar days to review the information and to certify by signature that all of the information is complete and accurate. It is the applicant's responsibility to reschedule the interview if s/he is unable to attend. If an applicant fails to appear for their interview without prior approval of the SNRHA, their application will be denied unless they can provide acceptable documentation to the SNRHA that an emergency prevented them from coming. SNRHA will reschedule only for hospitalization, out of town, jury sequester, death in immediate family or as a reasonable accommodation. If the applicant misses two scheduled meetings, SNRHA will reject the application. Reasonable accommodation will be made for persons with a disability who requires an advocate or accessible offices. A designee will be allowed to

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				provide some information, but only with permission of the person with a disability. If an application is denied due to failure to attend the full application interview, the applicant will be notified in writing and offered an opportunity to request an informal review. (see Grievance Procedure)
3	4	Completion Of A Full Application	D	All adult members must sign form HUD-9886, "Release of Information," the declarations and consents related to citizenship/immigration status and any other documents required by the SNRHA. Applicants will be required to sign specific verification forms for information which is not covered by the HUD-9886. Failure to do so will be cause for denial of the application for failure to provide necessary certifications and release as required by the SNRHA. Applicants must also sign the SNRHA authorization for the release of information and HUD Debts Owed form (HUD-52675). Information provided by the applicant will be verified, including information related to family composition, income, allowances and deductions, assets, eligible immigration status, full-time student status and other factors related to preferences, eligibility and rent calculation. If the SNRHA determines at or after the interview that additional information or document(s) are needed, the SNRHA will request the document(s) or information in writing. The family will be given 14 calendar days to supply the information. SNRHA may grant one (1) 14-day extensions. If the information is not supplied in this time period, the SNRHA will provide the family a notification of denial for assistance. (See Grievance Procedure.)
3	4	Completion Of A Full Application	D	If the information is not supplied in this time period, the SNRHA will provide the family a notification of denial for assistance. (See Grievance Procedure.)
3	4	Processing Applications	C	non elderly to non-elderly
3	5	Final Determination And Notification Of Eligibility	A	via the Rent Café portal
4	1	Snrha Objectives	C	appropriate to appropriately
4	3	When Application Taking Is Suspended	C	days notice to days' notice

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4	3	<i>When Application Taking Is Suspended</i>	A	and/or email.
4	4	<i>Site-Based Waiting List</i>	C	SITE BASED to SITE-BASED
4	6	<i>Preference For Non-Public Housing Over Income</i>	A	Preference for Non-Public Housing over Income. SRHA has adopted a preference for admission of non-public housing over-income families paying the alternative non-public housing rent and are on a non-public housing over income NPHOI lease who become an income eligible low-income family and are eligible for admission to the public housing program.5 points
4	7	<i>Preference Denial [24 Cfr 5.415]</i>	A	an eligibility staff designee
4	7	<i>Preference Denial [24 Cfr 5.415]</i>	D	the Housing Programs Manager or Director of Housing Programs.

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4	8	<i>A. Income Targeting</i>	C	low-income to low-income
4	9	<i>Low Income Family Admissions</i>	C	Low-Income Family Admissions to Low-Income Family Admissions

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4	11	A. <i>Removal From Waiting List And Purging [24 Cfr 960.204 (A)]</i>	D	If a letter is returned by the Post Office, the applicant will be removed without further notice and the envelope and letter will be maintained in the file.
4	13	Applicants Unable To Take Occupancy	A	Due to VAWA related concerns.

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4	15	Special Programs	A	James Down Towers, Las Vegas, NV Hullum Homes, Las Vegas, NV
5	1	Determining Unit Size	A	Generally, (ADDED PUNCTUATION)
7	1	Introduction	A	USED ALL OF CHAPTER 7 HOTMA CS
8	All	Vawa Emergency Transfers	A	Significant language update for VAWA
8	2	Good Standing	C	12-month (added hyphen) 12-month
8	2	Good Standing	C	3-day added hyphen 3-day
8	2	Good Standing	C	twelve month (added hyphen) twelve-month
8	4	Priority Of Transfers	C	One bedroom (added hyphen) One-bedroom
8	6	Eligibility For Emergency Transfers	C	requestion requesting
8	12	Notification	C	third party (added hyphen) third-party
8	12	Notification	C	Single story (added hyphen) single-story
8	14	Transfers To Accommodate Families That Are Over Or Under-Housed	C	CORRECTED BULLET TO 3 FROM 2
8	14	Transfers To Accommodate Families That Are Over Or Under-Housed	C	low income to low-income

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8	16	<i>Re-Examination</i>	C	Reexamination to Re-examination
8	16	<i>Residents Failure To Transfer Units</i>	C	30-Day to 30-Day
9	3	<i>Excution Of Lease</i>	C	Five # to live-in
9	3	<i>Additions To The Lease</i>	D	Exceptions will be made by the approval of the Director of Operations or designee.
9	3	<i>Additions To The Lease</i>	A	However, if a spousal relationship existed, SNRHA may, at the discretion of the Director or designee, allow the adult member back onto the lease upon written request by the head of household. The head of household will initiate the process of the removal. Both the head of household and the adult family member requested to be removed must make the request in writing.
9	4	<i>Visitors</i>	C	twelve month to twelve-month
9	6	<i>Utility Services</i>	C	income-based to income-based
9	6	<i>Transfer Of Security Deposit</i>	A	one-third
9	6	<i>Transfer Of Security Deposit</i>	A	two-month
9	6	<i>Transfer Of Security Deposit</i>	A	90
9	9	<i>Smoke-Free Housing</i>	C	SMOKE-FREE to SMOKE-FREE

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9	9	Smoke-Free Housing	C	pipes, and water pipes to pipes, water pipes
9	9	Smoke Free Housing	A	and ENDS (Electronic Nicotine Delivery Systems) also known as vaping.
9	10	Smoke Free Apartments	A	all Public Housing and mixed finance properties
9	9	Smoke-Free Housing	A	and ENDS (Electronic Nicotine Delivery Systems) also known as vaping.
9	10	Marijuana	C	SMOKE-FREE to SMOKE-FREE
9	10	Marijuana	C	SMOKE-FREE to SMOKE-FREE
9	10	Smoke-Free Apartments	C	SMOKE-FREE to SMOKE-FREE
9	10	The Southern Nevada Regional Housing Authority Not A Guarantor Of Smoke-Free Environment	C	SMOKE-FREE to SMOKE-FREE
9	10	The Southern Nevada Regional Housing Authority Not A Guarantor Of Smoke-Free Environment	C	SMOKE-FREE to SMOKE-FREE (3x paragraph)
9	11	Inspections Of Public Housing Units	A	OVERVIEW The PHA is obligated to maintain safe and habitable dwelling units and to make necessary repairs to dwelling units [24 CFR 966.4(e)]. The National Standards for the Inspection Physical Inspection of Real Estate (NSPIRE) are the standard under which HUD housing units, including those under the public housing program, are inspected. NSPIRE ensures that residents of public housing live in safe, habitable dwellings, and the items and components located inside, outside, and within the units are functionally adequate, operable, and free of health and safety hazards [24 CFR 5.703(a)]. Further, units must comply with state and local code requirements (such as fire, mechanical, plumbing, carbon monoxide, property maintenance, and residential code) [24 CFR 5.703(f)] as well as with all requirements related to the evaluation and control of lead-based paint hazards [24 CFR 5.703(e)(2)]. Under NSPIRE, public housing units are subject to three types of

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			<p style="color: red;">inspections: annual self-inspections, NSPIRE Inspections (which are used to assess and score the PHA under the Public Housing Assessment System (PHAS)), and NSPIRE Plus Inspections (which are triggered by poor property conditions). HUD regulations also require the PHA to inspect each public housing unit prior to move-in and at move-out. The PHA may require additional inspections, in accordance with PHA policy. This part contains the PHA's policies governing inspections by the PHA and HUD, notification of unit entry, and inspection repair timelines. This section discusses inspections conducted by the PHA (including annual self-inspections) and inspections conducted by HUD REAC.</p>
9	12	<i>Annual Inspections</i>	<p style="color: red;">90-day to 90-day</p>

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9	13	<i>Inspections Of Public Housing Units</i>	A	Self-Inspections [24 CFR 5.707] Annually all PHAs are required to self-inspect their properties, including all units, to ensure units are maintained in accordance with NSPIRE standards in 24 CFR 5.703. As part of the self-inspection process, PHAs must ensure that deficiencies previously cited and repaired as a result of an REAC-NSPIRE inspection have not subsequently failed. The PHA must maintain the results of self-inspections for three years and must provide the results to HUD upon request.

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9	15	<i>Inspections Of Public Housing Units</i>	D	H.G.
9	15	<i>Inspections Of Public Housing Units</i>	A	<p>NSPIRE INSPECTIONS [24 CFR 5.705(c); Notice PIH 2023-16] During an NSPIRE inspection, REAC inspectors will inspect areas and associated items or components that are listed in the regulations as affirmative requirements and those included within the NSPIRE standards. For most properties, the frequency of NSPIRE inspections is determined by the date of the prior inspection and the score received. Notice to Residents [Notice PIH 2023-16] The PHA must provide notice to all residents as described in 24 CFR 5.711(h) and the lease.</p> <p>PHA Policy The PHA will provide all residents with at least seven days' notice of an NSPIRE inspection. Notice will be provided through multiple communication methods, including by posted notice on each resident's door and through email where applicable. All materials, notices, and communications to families regarding the inspection will be clearly communicated and provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act (Section 504) and HUD's Section 504 regulation, and Titles II or III of the Americans with Disabilities Act (ADA) and implementing regulations.</p>
9	15			<p>24-Hour Corrections [24 CFR 5.711(c); Notice PIH 2023-16] At the conclusion of the NSPIRE inspection, or at the end of the day on multi-day inspections, HUD provides the PHA with a list of</p>

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			<p>Life-Threatening and Severe deficiencies. The PHA must correct all Life-Threatening and Severe deficiencies within 24 hours, with certification of correction submitted to HUD within two business days of receipt of notification of the deficiency. If permanent repair will take longer than the allowable time in the relevant standard for the deficiency, the PHA must provide HUD with a timeframe for completing permanent repairs and submit evidence that the repair is in progress. Any extension to the allowable time for rectifying the deficiency is allowed only upon HUD approval for good cause. PHA Policy The PHA will correct all Life-Threatening and Severe deficiencies within 24 hours. Correcting the deficiency means the PHA will resolve or sufficiently address the deficiency in a manner that it no longer poses a severe health or safety risk to residents or the hazard is blocked until permanent repairs can be completed. A correction could include controlling or blocking access to the hazard by performing a temporary relocation of the resident while repairs are made. While the PHA will complete all repairs expeditiously, if a permanent repair is not possible within 24-hours, the PHA will correct the deficiency by performing an interim repair to remove the health and safety hazard. If the correction is temporary or professional services or materials are unavailable within 24 hours, the PHA will provide a target date for permanent correction. Such interim repairs will be fully completed within a reasonable timeframe approved by HUD. The family must allow the PHA access to the unit to make repairs.</p>
9	15-16	Inspections Of Public Housing Units	<p>Non-emergency Repairs Under NSPIRE, the PHA must correct Moderate deficiencies within 30 days and Low deficiencies within 60 days, or as otherwise provided in the NSPIRE standards. Repairs should be permanent fixes, unless otherwise approved by HUD in writing. HUD may also prescribe timelines in Corrective Action Plans as defined in 24 CFR 902.3 or Corrective Action Agreements as described in 24 CFR 902.105. PHA Policy If the PHA is unable to make repairs within the periods identified in the NSPIRE standards due to circumstances beyond the PHA’s control (e.g., required parts or services are not available, weather conditions, etc.), the PHA will provide HUD with a timeframe for completing permanent repairs and obtain HUD approval. The PHA will also notify the family of an estimated date of completion. The family must allow the PHA access to the unit to make repairs. Except for emergencies, management will not enter the dwelling unit to perform repairs where a pet resides unless accompanied for the entire duration of the repair by the pet owner or responsible person designated by the pet owner in accordance with the pet policies in Section 10-II.D.</p>

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10	12	<i>Emergencies</i>	C	to insure that to ensure that
11	2	<i>Overview</i>	C	9-I-A-11-1.A
11	2	<i>Scheduling Annual Reexaminations</i>	C	9-I-B-11-1.B
11	3	<i>Conducting Annual Reexaminations</i>	C	9-I-C-11-1.C
11	4	<i>CALCULATING ANNUAL INCOME AT ANNUAL REEXAMINATION [24 CFR 5.609(C)(2) And Notice PIH 2023-27]</i>	C	9-I-D-11-1.D
11	1	<i>Overview</i>	D	11-A-
11	1	<i>Scheduling Annual Reexaminations</i>	D	11-B-
11	1	<i>A. Conducting Annual Reexaminations</i>	D	11-C-
11	2	<i>CALCULATING ANNUAL INCOME AT ANNUAL REEXAMINATION [24 CFR 5.609(C)(2) And Notice PIH 2023-27</i>	D	11-D.
11	6 & 7	<i>A Nnual Receritfications</i>	A	However, these regulations are not applicable to over-income families. Once an over-income determination is made, SNRHA must conduct an income reexamination at 12 and 24 months, as applicable, to determine if the family remains over-income [Notice PIH 2023-03].
12	1	<i>Termination By Tenant</i>	C	30-Day to 30-Day

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12	2	<i>Termination By Snrha</i>	A	Families that have been over the income limit for 24 consecutive months will have their public housing lease terminated with the option of entering into a non-public housing over income lease
12	5	<i>Timing Of The Notice</i>	A	4430
12	5	<i>Timing Of The Notice</i>	A	and/or five
12	6	A. <i>Prohibited Criminal Conduct Under One-Strike</i>	C	12-month to 12-month
12	9	<i>Over_Income Families [24 Cfr 960.507; Fr Notice 7/26/18; Notice Pih 2023-03; Fr Notice 2/14/23]</i>	A	In the public housing program, an over-income family is defined as a family whose income exceeds the over-income limit for 24 consecutive months. When this occurs, the PHA must either terminate the family's tenancy within six months of the PHA's final notification of the end of the 24-month grace period; or Within 60 days of the PHA's final notification of the end of the 24-month grace period or the next lease renewal (whichever is sooner), have the family execute a new lease that is consistent with 24 CFR 960.509 and charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds.PHA Policy For families whose income exceeds the over-income limit for 24 consecutive months, the PHA will not terminate the family's tenancy and will charge the family the alternative non-public housing rent, as well as require the family to sign a new non-public housing lease in accordance with the continued occupancy policies below.
12	9	<i>Over-Income Limit [Notice Pih 2023-03]</i>	A	The PHA must publish over-income limits in their ACOP and update them no later than 60 days after HUD publishes new income limits each year. The over-income limit is calculated by multiplying the very low-income limit (VLI) by 2.4, as adjusted for family size.PHA Policy The PHA will rely on the following over-income limits. These numbers will be updated within 60 days of HUD publishing new income limits each year and will be effective for all annual and interim reexaminations once these policies have been adopted.

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12	10	<i>Decreases In Income [24 CFR 960.507(C)(4)]</i>	A	<p>If, at any time during the consecutive 24-month period following the initial over-income determination, the PHA determines that the family's income is below the over-income limit, the PHA's over-income policies no longer apply to the family. If the PHA later determines that the family's income exceeds the over-income limit at a subsequent annual or interim reexamination, the family is entitled to a new 24 consecutive month period and new notices under this section. PHA Policy If, at any time during the 24-month period following the initial over-income determination, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with PHA policy in Chapter 9. If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification. The PHA will notify the family in writing within 10 business days of the determination that over-income policies no longer apply to them.</p>
12	10	<i>Initial Notice Of Over-Income Status [24 CFR 960.507(C)(1); Notice PIH 2023-03]</i>	A	<p>If the PHA determines the family has exceeded the over-income limit during an annual or interim reexamination, the PHA must provide written notice to the family of the over-income determination no later than 30 days after the income examination. The notice must state that the family has exceeded the over-income limit and continuing to do so for a total of 24 consecutive months will result in the PHA following its continued occupancy policy for over-income families. The PHA must afford the family an opportunity for a hearing if the family disputes within a reasonable time the PHA's determination that the family has exceeded the over-income limit. Exhibits 13-1 and 13-2 provide sample initial notices based on HUD's model notices. PHA Policy At annual or interim reexamination, if a family's income exceeds the applicable over-income limit, the PHA will make a note in the tenant file to calculate the family's income again 12 months later. Within 10 business days the PHA will notify the family in writing of the determination and that if the family continues to be over-income for 24 consecutive months, the family will be subject to the PHA's over-income policies. The notice will state that the family may request a hearing if the family disputes the PHA's determination in accordance with PHA policies in Chapter 14. The PHA will ensure that all notices and communications are provided in a manner that is effective for persons with hearing, visual, and other impairments.</p>

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12	11	<p style="text-align: center;"><i>Second Notice Of Over-Income Status [24 CFR 960.507(C)(2); Notice PIH 2023-03]</i></p>	<p>The PHA must conduct an income examination 12 months after the initial over-income determination, unless the PHA determined the family’s income fell below the over-income limit since the initial over-income determination. If the PHA determines the family continues to exceed the over-income limit for 12 consecutive months, the PHA must provide written notification of this 12-month over-income determination no later than 30 days after the income examination. The notice must state that the family has exceeded the over-income limit for 12 consecutive months and continuing to do so for a total of 24 consecutive months will result in the PHA following its continued occupancy policy for over-income families. Additionally, if applicable under PHA policy, the notice must include an estimate (based on current data) of the alternative non-public housing rent for the family’s unit. The PHA must afford the family an opportunity for a hearing if the family disputes within a reasonable time the PHA’s determination that the family has exceeded the over-income limit. Exhibits 13-3 and 13-4 provide sample 12-month notices based on HUD’s model notices. PHA Policy If a family’s income exceeds the applicable over-income limit after 12 consecutive months, the PHA will make a note in the tenant file to calculate the family’s income again 12 months later. Within 10 business days, the PHA will notify the family in writing of the determination and that if the family continues to be over-income for 24 consecutive months, the family will be subject to the PHA’s over-income policies. The notice will provide an estimate of the alternative non-public housing rent applicable to the family at the close of the 24 consecutive month period. The notice will also state that the family may request a hearing if the family disputes the PHA’s determination in accordance with PHA policies in Chapter 14. The PHA will ensure that all notices and communications are provided in a manner that is effective for persons with hearing, visual, and other impairments.</p>

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12	12	<i>Final Notice Of Over-Income Status 124 CFR 960.507(C)(3) And 960.509; Notice PIH 2023-03]</i>	<p>Unless the PHA determined the family's income fell below the over-income limit since the second over-income determination, the PHA must conduct an income examination 24 months after the initial over-income determination. If the family continues to be over-income based on this determination, the PHA must provide written notification of this determination no later than 30 days after the income examination. The notice must state that the family has exceeded the over-income limit for 24 consecutive months and that the PHA will follow its continued occupancy policies for over-income families. The PHA must afford the family an opportunity for a hearing if the family disputes within a reasonable time the PHA's determination that the family has exceeded the over-income limit. Exhibits 13-5 and 13-6 provide sample 24-month notices based on HUD's model notices.</p>

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12	12	<i>Final Notice Of Over-Income Status [24 CFR 960.507(C)(3) And 960.509; Notice PIH 2023-03]</i>	<p>PHA Policy If a family's income exceeds the applicable over-income limit for 24 consecutive months, the PHA will notify the family in writing of the determination within 10 business days of the date of the determination. The PHA will ensure that all notices and communications are provided in a manner that is effective for persons with hearing, visual, and other impairments. The notice will state that the family will be charged the alternative non-public housing rent in accordance with PHA continued occupancy policies and HUD regulations and provide the family's new rent amount. The notice will also include a new non-public housing (NPOI) lease and inform the family that the lease must be executed by the family and the PHA no later than 60 days from the date of the notice or at the next lease renewal, whichever is sooner. The family will continue to be a public housing program participant until the family executes the new non-public housing lease. The notice will also state that failure to execute the NPOI lease within this time period stated in the notice will result in termination of tenancy no more than six months after the date of the notice. The PHA will permit an over-income family to execute an NPOI lease beyond this time period, but before termination of tenancy, if the over-income family pays the PHA the total difference between the alternative non-public housing rent and their public housing rent dating back to the point in time that the over-income family was required to execute the new NPOI lease. Once the family signs the new non-public housing lease, the family will no longer be a public housing participant family. The family will no longer be subject to income examinations, are precluded from participating in the resident council, and cannot participate in any programs that are only for public housing or low-income families. The PHA will not provide such families with hearing or grievance rights.</p>
12	12	<i>Final Notice Of Over-Income Status [24 CFR 960.507(C)(3) And 960.509; Notice PIH 2023-03]</i>	<p>The non-public housing over-income (NPHOI) lease will contain all required provisions listed at 24 CFR 960.509. The initial term of the lease will be for one year. Upon expiration of the initial lease term, the lease will not renew automatically, and subsequent leases will state renewal terms. At any time, the PHA may terminate tenancy in accordance with 24 CFR 960.509(b)(1) and in accordance with state and local law. Upon execution of the lease, the tenant will be required pay the amount of monthly tenant rent (known as the alternative non-public housing rent) determined by the PHA in accordance with HUD regulations. The PHA will comply with state and local law in giving the tenant written notice stating any Cs in the amount of tenant rent. Charges assessed under the lease will be due in accordance with state and local law. If an NPHOI family subsequently experiences a decrease in income after signing the NPHOI lease, the family may only be readmitted to the public housing</p>

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				program if they once again become an eligible low-income family and reapply to the public housing program.
13	9	<i>Filing The Eviction Papers</i>	C	on-site to on-site

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14	2	<i>Exemptions</i>	A	Is a member of a non-public housing over-income family.
14	3	<i>Non-Compliance</i>	C	NONCOMPLIANCE (corrected spelling w hyphen added) NON-COMPLIANCE
15	1	<i>Goals And Objectives</i>	C	encouraged required
15	1	<i>Goals And Objectives</i>	A	that align with their goals a stated in the Individual Training and Service Plan (ITSP)
15	2	<i>Goals And Objectives</i>	D	minimum-max
15	2	<i>Goals And Objectives</i>	C	450 540
15	2	<i>Goals And Objectives</i>	D	42 of these slots are mandatory. The remaining slots are voluntary. As graduating participants reduce the number of mandatory slots, they will be replaced with a voluntary slot.

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Section	Percent
Ages of Head of Household	
--Head of Household is age 24 years or younger	0.7%
--Head of Household is age 25 to 50	48.2%
--Head of Household is age 51 to 61	19.3%
--Head of Household is age 62 or greater	31.8%
Ages of Other Adults in Household	
--Age 24 years or younger	36.6%
--Age 25 to 50	36.4%
--Age 51 to 61	12.3%
--Age 62 or greater	14.8%
Presence and Ages of Children	
--Households that only include adults over age 18	37.6%
--Households that include one or more child age 13-17	23.1%
--Households that include children who are all 12 or younger	39.3%
Employment Status of Head of Household	
--Families with an employed head	26.2%
--Families whose head is unemployed	73.8%
Employment Status of All Family Members	
--Families with any member that is employed	38.3%
--Families with no employed member	61.7%
Annual Earned Income of Population to be Served	
Annual household earnings < \$5,000 per year	19.3%

Section	Percent
Annual household earnings between \$5,000 and \$9,999	12.8%
Annual household earnings between \$10,000 and \$14,999	31.6%
Annual household earnings between \$15,000 and \$19,999	11%
Annual household earnings between \$20,000 and \$24,999	8%
Annual household earnings between \$25,000 and \$29,999	5.1%
Annual household earnings between \$30,000 and \$34,999	4.1%
Annual household earnings > \$35,000 or higher	8.2%
Elderly/Disability Status of Head of Household	
--Head of Household is an elderly person without disabilities	19.5%
--Head of Household is an elderly person with disabilities	12.8%
--Head of Household is a non-elderly person without disabilities	31.4%
--Head of Household is neither an elderly person nor a person with disabilities	34.3%
Elderly/Disability Status of All Household Members	
--Household includes an elderly person without disabilities	12.6%
--Household includes an elderly person with disabilities	21.6%
--Household includes a non-elderly person with disabilities	29%
--Household includes no elderly persons or persons with disabilities	37.1%
Race and Ethnicity of Population to be Served (required)	
White	79.1%
Black or African American	6.2%
American Indian or Alaska Native	0.8%
Asian	2.4%
Native Hawaiian or other Pacific Islander	1.3%
Other Race	9.2%
Hispanic	11.7%

Estimate Of Potential Participating Families:

15 2

Estimate of Potential Participating Families:

15 2

Section	Percent
Ages of Head of Household	
--Head of Household is age 24 years or younger	0.77%
--Head of Household is age 25 to 50	41.00%
--Head of Household is age 51 to 61	18.51%
--Head of Household is age 62 or greater	28.75%
Ages of Other Adults in Household	
--Age 24 years or younger	45.97%
--Age 25 to 50	21.38%
--Age 51 to 61	8.42%
--Age 62 or greater	12.82%
Presence and Ages of Children	
--Households that only include adults over age 18	Percent 89.02%
--Households that include one or more child age 13-17	23.28%
--Households that include children who are all 12 or younger	28.04%

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Employment Status of Head of Household	Percent
--Families with an employed head	24.63%
--Families whose head is unemployed	64.38%
Employment Status of All Family members	
--Families with any member that is employed	36.59%
--Families with no employed member	52.43%
Annual Earned Income of Population to be Served	Percent
Annual household earnings <\$5,000 per year	16.03%
Annual household earnings between \$5,000 and \$9,999	5.65%
Annual household earnings between \$10,000 and \$14,999	28.88%
Annual household earnings between \$15,000 and \$19,999	11.21%
Annual household earnings between \$20,000 and \$24,999	7.33%
Annual household earnings between \$25,000 and \$29,999	5.10%
Annual household earnings between \$30,000 and \$34,999	4.05%
Annual household earnings of \$35,000 or higher	10.77%
Elderly/Disability Status of Head of Household	Percent
--Head of Household is an elderly person without disabilities	8.08%
--Head of Household is an elderly person with disabilities	20.66%
--Head of Household is a non-elderly person without disabilities	42.06%
--Head of Household is neither an elderly person nor a person with disabilities	42.06%
Elderly/Disability Status of All Household members	Percent
--Household includes an elderly person without disabilities	9.18%
--Household includes an elderly person with disabilities	21.39%
--Household includes a non-elderly person with disabilities	24.49%
--Household includes no elderly persons or persons with disabilities	24.49%
Race and Ethnicity of Population to be Served (required)	Non-Hispanic
White 18.57%	10.49%
Black or African-American 73.58%	71.35%
American Indian or Alaska Native 0.58%	.40%
Asian 0.85%	.77%
Native Hawaiian or other 1.24%	.99%
Other Race 3.58%	2.76%
	0.82%

Estimate of Potential Participating Families:

3

15

A

Estimate of Potential Participating Families:

3

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D

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15	3	<i>Estimate of Potential Participating Families:</i>	A	This includes being invited to participate in the next FSS Orientation without being paced on the FSS Interest List.
15	4	<i>Program Coordinating Committee (PCC):</i>	D	such as, Workforce Innovation and Opportunity Act (WIOA), or grant-based programs.
15	4	<i>Program Coordinating Committee (PCC):</i>	D	Workforce Innovation and Opportunity Act (WIOA) program providers
15	4	<i>Method for Identification of Supportive Service Needs</i>	A	and the participants input
15	4	<i>Method for Identification of Supportive Service Needs</i>	D	coordination
15	5	<i>Supportive Services Needs</i>	D	The following represents some of the most needed supportive services for program participants:

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15	5	<i>Supportive Services Needs</i>	C	Homeownership-readiness Homebuyer education
15	5	<i>Supportive Services Needs</i>	D	treatment
15	5	<i>Supportive Services Needs</i>	A	<ul style="list-style-type: none"> Wellness care Vision and dental
15	5	<i>Supportive Services Needs</i>	D	Wellness

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Opportunities	Services Provided
Adoles - Head Start	Early childhood education
Better Health Group Network	Offers community health services
Boys and Girls Club of Southern Nevada	After school programs for kids
Catholic Charities	Food Programs/Financial Assistance
Citizens Per La Casa	Community and Welfare Resources
Children's Cabinet	Keep children safe/families together first help
Clark County Library	Library system throughout Clark County
Clark County School District	Public and charter schools throughout Clark County
College of Southern Nevada (CSN)	Degree Programs/Sec. Academic
Communities in Schools of Southern Nevada	Student support to stay in school
CSN Career & Technical Assistance Programs	Degree programs/sec curriculum
Culinary Academy of Las Vegas	Various culinary trainings
Cultural Diversity Foundation/Altitude Computer Training	Computer Skills Training
Dress for Success	Business attire and classes for interview/employment
EmployNV	Assistance for job seekers, training placement
Foundations for an Independent Tomorrow	Job training, coaching, support for job seekers
Goodwill of Southern Nevada	Funding for various training, placement
JLH/BBP/Department of Juvenile Justice justice system	Prevent youth from entering the juvenile justice system
Health Plan of Nevada	Med. Ins. For the uninsured
Heavenly Smiles Mobile Dental	Mobile Dental Van
HELP of Southern Nevada	Workforce job assistance
HOPE Christian Health Centers	Community Health Centers
Immunize Nevada	Hope to eradicate vaccine preventable diseases
Insight Health Services	Others health care services to the community
Job Corps	Job training, housing for teens
Las Vegas Urban League-Early Childhood Connection	Child Care Assistance

A

Certification of Coordination

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15

Legal Aid Center of Southern Nevada	Free legal services to community
Milan Institute	Cosmetology/volunteer training
Nevada Legal Services Inc.	Free legal services to community
Nevada Printers	Community services to include job assistance/home
Nevada Women in Trades	Workers in high skilled/tech trade occupations for women
Nevada Youth Network	Foster growth and independence of young people
New Horizon	Computer training center
Northwest Career College	Career College
Obidos Collective	Identify unmet community needs/needs assessment and provide wrap-around services
Outreach One - SBA's Veterans Work Program	Small business employment assistance
One Stop Career Center	Assistance for job seeker, training placement
Opportunity Alliance Nevada	Historical literacy, culture, and financial coaching
Parenting Project(Clark County Family Services)	Teacher parenting classes(0-18)
Rooseman University	Upper-level degree programs
Safe House	Foster White and Hispanic women in women involved in domestic violence
Safe Net	Empower, protect victims of domestic violence
Signs of Hope	Sexual Violence Victim Services
Southern Nevada Health District	Vital records, permits, work, craft, immunization clinics
Summit Children's Foundation	Head start, WIC, home parenting instruction
The Joe (Joe Project	No cost community market with wraparound services
Three Square Food Bank	Community food bank
Town University Nevada	Higher level education, medical
TRIO Adult Education Services	GED/HSI
Vegan PBS	Public affairs programming, links for training

EmployNV Assistance for job seekers, training, placement

A

Certification of Coordination

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15

Goodwill of Southern Nevada Funding for various training, placement

A

Certification of Coordination

6

15

HOPE Christian Health Centers Community Health Centers

A

Certification of Coordination

6

15

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15	6	Certification of Coordination	C	collaborate w/partners and provide wrap-around services
15	6	Certification of Coordination	D	On-Our-Own—SSA Ticket-to-Work Program
15	6	Certification of Coordination	D	SSI/SSDI free employment svcs, continue rec-g funds
15	6	Certification of Coordination	D	One-Stop-Career-Center
15	6	Certification of Coordination	D	Assistance for job-seekers, training, placement
15	6	Certification of Coordination	D	Opportunity Alliance Nevada
15	6	Certification of Coordination	D	financial literacy classes and financial coaching
15	8	Incentives To Encourage Participation	D	Monetary incentives for achieving Nevada HiSet and employment retention
15	8	Incentives To Encourage Participation	A	Access to forfeited escrow funds for goal related expenses on a case by case basis
15	8	Family Selection Procedures	D	assistance file, the assistance file HOH will sign a form stating they understand that the FSS HOH will receive any applicable escrow
15	8	Family Selection Procedures	A	FSS HOH will receive any applicable escrow if all program requirements are met for the escrow to be disbursed.
15	9	Program Outreach	A	or email
15	9	Contract of Participation	D	Baseline information—annual income, earned income and Total Tenant Payment

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15	9	Contract of Participation	A	Starting Figures- Most current annual and earned income, and Total Tenant Payment (TTP) or flat rent for PH residents.
15	9	Contract of Participation	D	maintain suitable (as agreed upon between the PHA and participant) employment
15	9	Contract of Participation	A	Secure and maintain suitable employment (as agreed upon between the FSS Coordinator and participant)
15	9	Contract of Participation	D	all family members are TANF free (excluding child only), the month of successful completion of the FSS program
15	9	Contract of Participation	A	All family members are free of TANF cash assistance (excluding Non-Needy Relative Caregiver-child only)
15	9	Contract of Participation	D	at least one individual goal established by the participant and FSS Coordinator
15	9	Contract of Participation	A	Additional goals established by the participant
15	9	Contract of Participation	D	The services to be provided to and the activities to be completed by the participant
15	9	Contract of Participation	A	The services to which the participant will be referred to, and the activities to be completed by the participant in order to accomplish their established goals.
15	9	Contract of Participation	A	Information on escrow account management
15	9	Contract of Participation	D	During the term of the CoP, Cs may be made to the final goals within the first four years of the original contract date, unless there is an approved reasonable accommodation to C goals after that date. Cs to ITSP - The FSS Coordinator will assist the client with Cs.
15	9	Contract of Participation	A	During the term of the CoP Cs may be made to the ITSP within the first four years of the original contract date unless there is approval from the Director of Supportive Services (DSS).

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				<ul style="list-style-type: none"> • Cs to ITSP - The FSS Coordinator will assist the client with determining what Cs to make to the client's established goals. Mandatory HUD goals cannot be Cd.
15	9	Escrow Account Management	D	<p>An FSS HOH may be permitted to withdraw escrow funds for tuition and books, professional testing, professional license, homeownership, security deposit to move out of public housing, and major transportation (only to maintain employment) costs. The participant must:</p> <ul style="list-style-type: none"> Ø Have exhausted all other resources Ø Not owe a debt to SNRHA (unless the participant is current with a repayment agreement) Ø Be in program compliance with both FSS and SNRHA Ø Submit a written request and documentation of the need to the FSS Coordinator Ø Have attended one FSS empowerment workshop within the last 6 months Ø Be actively pursuing FSS goals Ø Use the escrow funds for purposes of meeting ITSP goals only; otherwise the participant will be terminated from the FSS program Ø Provide receipt(s) verifying expenditure(s) <p>The escrow withdrawal cannot exceed 25% of total escrow balance, except for homeownership expense, which cannot exceed 90% of total escrow balance. In addition, for a disbursement for transportation the participant must contribute at least 10% of the total cost.</p>
15	9	Escrow Account Management	D	<p>Forfeited Escrow Funds</p> <p>SNRHA will use forfeited escrow funds to benefit the participating FSS participants. Forfeited escrow funds may be used for the following:</p> <ul style="list-style-type: none"> Ø Everything allowed and set forth under the Interim Escrow Withdrawals policy Ø Bus passes and gas cards Ø \$150 for participants who obtain a Nevada HiSet or High School Diploma Ø \$250 for participants who maintain and properly report new employment continuously at the same job for 6 months earning a minimum of Nevada minimum wage x 20 hours per week. This is limited to one time during FSS program enrollment. Ø A maximum of \$300 dollars for child care for new employment. This is limited to one time during

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				<p>FSS program enrollment</p> <p>Ø Training for FSS Coordinators</p> <p>All written requests for interim and forfeited escrow disbursements will be submitted to the Supportive Services Manager after the FSS Coordinator and the Resident Program Coordinator (RPC) have reviewed the request, to determine the adequacy of documentation and the level of need. The SSM has final approval.</p> <p>There is no appeal process for denial of interim or forfeited escrow disbursement requests</p>
15	9	Escrow Account Management	D	<p>Disbursements with Program Termination</p> <p>SNRHA will disburse funds in the escrow account without the participant successfully completing the obligation of the CoP under the following circumstances:</p> <p>Ø Services integral to the participant's advancement in the program agreed on by the FSS Coordinator and participant are not available.</p> <p>Ø The FSS HOH becomes permanently disabled and unable to work and another FSS HOH is not designated by the participant and FSS Coordinator.</p> <p>Ø An FSS family moves outside of SNRHA jurisdiction with good cause under portability and continuation of the CoP after the move or completion of the CoP prior to the move is not possible.</p> <p>Good cause for this purpose must be documented and includes: an offer of employment, the need to care for an ill family member, and participating family health issues.</p>
15	9	Escrow Account Management	A	<p>SNRHA will allow for interim disbursements on a case by case basis. FSS HOH may request an interim disbursement from the escrow account in order to pay for goods or services that will help the family make progress towards or accomplish the goals of the ITSP. Request may be made through the term of the CoP. Examples include but are not limited to school tuition and books, professional testing, professional license, homeownership, security deposit to move from public housing to a voucher-based program, and major transportation (only to maintain employment) costs on a case by case basis. The participant must:</p>
15	9	Escrow Account Management	A	<p>§ Have exhausted all other resources</p> <p>§ Not owe a debt to SNRHA unless the participant is current with a repayment agreement</p>

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15	11	Escrow Account Management	<p>§ Be in program compliance with FSS and SNRHA</p> <p>§ Submit a written request and documentation of the need to the FSS Coordinator</p> <p>§ Have attended one FSS self-empowerment workshop within the last 6 months</p> <p>§ Is actively working towards goals on ITSP</p> <p>§ Using the escrow funds for purposes of meeting ITSP goals only, and understand that failing to do so will result in termination from the FSS program.</p> <p>§ Provide receipt(s) that verify expenditure on agreed upon usage if approved.</p> <p>Forfeited Escrow Funds</p> <p>If funds permit, SNRHA will use forfeited escrow funds to benefit the FSS participants. Forfeited escrow funds may be used for the following:</p> <ul style="list-style-type: none"> • Everything allowed and set forth under the Interim Escrow Withdrawals policy. • Bus passes or gas cards for new employment. This is limited to one time during the FSS program enrollment • \$150 for participants who obtain a NV HiSET, GED, or High School Diploma • \$250 for participants who properly report new employment, and maintain the same job for 6 months earning a minimum of NV minimum wage x 20 hours per week. This is limited to one time during the FSS program enrollment. • A maximum of \$300 for child care for new employment. This is limited to one time during the FSS program enrollment. • Training for FSS Coordinators. <p>Interim and forfeited escrow disbursements will be submitted to the FSS Coordinator in writing and reviewed by the Resident Program Coordinator (RPC) and Director of Supportive Services (DSS), to determine the adequacy of documentation and the level of need. The DSS has final approval.</p> <p>There is no appeal process for denial of interim or forfeited escrow disbursement requests.</p> <p>Disbursements with Program Termination</p> <p>SNRHA will disburse funds in the escrow account without the participant successfully completing the</p>
15	11	Escrow Account Management	<p>There is no appeal process for denial of interim or forfeited escrow disbursement requests.</p>
15	11	Escrow Account Management	<p>Disbursements with Program Termination</p> <p>SNRHA will disburse funds in the escrow account without the participant successfully completing the</p>

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15	12	Program Extensions	D	<p>obligation of the CoP under the following circumstances:</p> <ul style="list-style-type: none"> • Services integral to the participant’s advancement in the program and accomplishment of their ITSP goals are not available. • The FSS HOH becomes permanently disabled and unable to work during the period of the CoP, unless FSS Coordinator and FSS family determine that it is possible to modify the contract to designate a new head of the FSS family. • An FSS family in good standing moves outside of SNRHA’s jurisdiction with good cause under portability, and continuation of the CoP after the move, or completion of the CoP, prior to the move is not possible. Good cause for this purpose must be documented and includes: an offer of employment, the need to care for an ill family member, or participating family health issues.
15	12	Escrow Account Management	A	<p>The FSS Coordinator will submit to the RPC, a written recommendation for review. The RPC will submit same to the SSM for final approval.</p> <p>The FSS Coordinator will submit to the Resident Program Coordinator (RPC), a written recommendation for review. The RPC will submit same to the DSS for final approval.</p>
15	12	Successful Completion Of The Program	A	<p>met</p>
15	12	Successful Completion Of The Program	D	<p>and the participant</p> <p>FSS ITSP and</p> <p>§ SNRHA has certified that family members have not received welfare-cash assistance during the month of program completion</p> <p>§ Has obtained the individual goal as stated on the FSS ITSP</p>
15	12	Successful Completion Of The Program	D	<p>§ Income statement showing average earnings of Nevada minimum wage x 20 hrs per week for self-employment for 30 days</p>

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15	12	<i>Successful Completion Of The Program</i>	A	If self-employed, an income statement showing average earnings of NV minimum wage x 20 hrs. per week.
15	12	<i>Successful Completion Of The Program</i>	D	Copy of any vocational or educational certificate for any training set forth as a final goal
15	12	<i>Successful Completion Of The Program</i>	A	§ Copy of any vocational or educational certificate for any training, and verification of any financial goals having been met as outlined in the ITSP. § Successful program graduates are not required to leave subsidized housing.
15	12	<i>Successful Completion Of The Program</i>	D	SNRHA will pull a tri-merge report to verify completion of any established credit goal Verification of self-certification that no family members received TANF (except child-only) during the month of program completion. FSS participants may successfully complete the program in less than the five-year CoP term, if they have met all other requirements. Successful program graduates are not required to leave subsidized housing.
15	12	<i>Successful Completion Of The Program</i>	A	FSS
15	12	<i>Program Termination</i>	C	SSM to DSS
15	13	<i>Mutual Consent</i>	A	FSS
15	13	<i>Program Re-Enrollment</i>	A	will be given preference and streamlined enrollment, space permitting.

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15	13	<i>Program Re-Enrollment</i>	A	<i>(or higher)</i>

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15	13	<i>Program Re-Enrollment</i>	C	goal -to goals

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15	13	<i>Program Re-Enrollment</i>	D	SSM
15	13	<i>Grievance Procedure</i>	D	SSM:

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
15	13	<i>Grievance Procedure</i>	D	Supportive Services Manager (SSM)
15	13	<i>Grievance Procedure</i>	D	SSM

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
15	15	<i>Assurance Of Non-Interference</i>	A	<p>Participation in the FSS Program is voluntary. A family’s decision on whether to participate in FSS will have no bearing on the SNRHA’s decision of whether to admit the family into the FSS program. The family’s housing assistance will not be terminated based on whether they decide to participate in FSS, their successful completion of the CoP, or on their failure to comply with FSS program requirements.</p> <p>The SNRHA will ensure that the voluntary nature of FSS program participation is clearly stated in all FSS outreach and recruitment efforts.</p>
16	26	<i>ORGANIZATION OF THE WAITING LIST [24 CFR 983.251 (C)]</i>	C	Housing to Housing
16	26	<i>ORGANIZATION OF THE WAITING LIST [24 CFR 983.251 (C)]</i>	A	Wardell Street Townhouses
16	26	<i>ORGANIZATION OF THE WAITING LIST [24 CFR 983.251 (C)]</i>	A	<p>Bigger Estates (Rental Assistance Demonstration [RAD] Program) Rose Gardens (Rental Assistance Demonstration [RAD] Program) Espinoza Terrace (Rental Assistance Demonstration [RAD] Program) Landsman (Rental Assistance Demonstration [RAD] Program) Vera Johnson “B” (Rental Assistance Demonstration [RAD] Program) Lubertha Johnson Estates (Rental Assistance Demonstration [RAD] Program) Marion D. Bennett Sr. Plaza (Rental Assistance Demonstration [RAD] Program) Archie Grant (Rental Assistance Demonstration [RAD] Program) James Down</p>

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
16	35	Family Right To Move [24 CFR 983.260]	C	Towers (Rental Assistance Demonstration [RAD] Program) Huillum Homes (Rental Assistance Demonstration [RAD] Program)
16	36	Overview	C	60-day to 60-day
16	46	Rental Assistance Demonstration (Rad) Program	C	tenant-based to tenant-based
16	47	Earned Income Disregard (Eid) [24 Cfr 5.617]:	C	24-month to 24-month
ADD 3	5	Informal Review Request Procedures	A	business days
ADD 3	7	Informal Review Decision	D	eight (8)

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	7	<i>Informal Review Decision</i>	A	ten (10)
ADD 1	2	<i>Marketing And Informational Materials Will</i>	C	low-income to low-income
ADD 1	3	<i>Marketing And Informational Materials Will</i>	C	toll-free to toll-free
ADD 3	5	<i>Informal Review Request Procedures</i>	D	5390 East Flamingo Road
ADD 3	5	<i>Informal Review Request Procedures</i>	D	89122
ADD 3	5	<i>Informal Review Request Procedures</i>	A	340 N. 11th Street
ADD 3	5	<i>Informal Review Request Procedures</i>	A	89101
ADD 3	6	<i>The Informal Review Meeting Notification</i>	A	HUD regulations and
ADD 3	2	<i>Live-In Aide</i>	C	who's to whose
ADD 3	5	<i>Informal Review Request Procedures</i>	D	extend days

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	9	<i>Normal Settlement Meeting Summary</i>	D	calendar days
ADD 3	9	<i>Informal Settlement Meeting Summary</i>	A	business days
ADD 3	10	<i>Hearing Request</i>	D	calendar days

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	12	<i>Formal Hearing Decision</i>	<i>D</i>	eight (8)

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	12	<i>Formal Hearing Decision</i>	A	ten (10)

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	14	<i>Expedited Grievance Procedure</i>	D	twenty-four (24)
ADD 3	14	<i>Expedited Grievance Procedure</i>	A	forty-eight (48)
ADD 3	14	<i>Expedited Grievance Procedure</i>	A	(Proof of service must be included)

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	16	<i>Informal Hearing Request</i>	D	extend days
ADD 3	16	<i>Informal Hearing Request</i>	A	business days
ADD 3	20	<i>USCIS Appeal Process [24 CFR 5.514(E)]</i>	D	extend days
ADD 3	20	<i>USCIS Appeal Process [24 CFR 5.514(E)]</i>	A	business days

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	22	<i>Hearing Decision</i>	<i>D</i>	eight (8)

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 3	22	<i>Hearing Decision</i>	A	ten (10)
ADD 3	10	<i>Hearing Request</i>	A	business days
ADD 4	22	<i>Recording Of The Hearing</i>	C	2-16 to 2016
ADD 5	3	<i>A. Snrha's Handling Of Allegations Of Possible Abuse And Fraud</i>	C	THE-SNRHA to SNRHA'S
ADD 5	5	<i>Placement Of Documents, Evidence And Statements Obtained By The Snrha</i>	C	THE-SNRHA to SNRHA

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 5	5	Conclusion Of The Sarha Investigative Review	C	THE SNRHA to SNRHA
ADD 5	6	Procedural Non-Compliance - Retroactive Rent	C	3-calendar to 3-calendar
ADD 5	9	Action Procedures For Violations Which Have Been Documented	A	PHA-CAUSED ERRORS OR PROGRAM ABUSE The responsibilities and expectations of PHA staff with respect to normal program administration are discussed throughout the ACOP. This section specifically addresses actions of a PHA staff member that are considered errors or program abuse related to the public housing program. Additional standards of conduct may be provided in the PHA personnel policy. PHA-caused incorrect rental determinations include (1) failing to correctly apply public housing rules regarding family composition, income, assets, and expenses, and (2) errors in calculation. De Minimis Errors [24 CFR 5.609(c)(4); Notice PIH 2023-27] The PHA will not be considered out of compliance when making annual income determinations solely due to de minimis errors in calculating family income. A de minimis error is an error where the PHA determination of family income deviates from the correct income determination by no more than \$30 per month in monthly adjusted income (\$360 in annual adjusted income) per family. PHAs must take corrective action to credit or repay a family if the family was overcharged rent, including when PHAs make de minimis errors in the income determination. Families will not be required to repay the PHA in instances where the PHA miscalculated income resulting in a family being undercharged for rent. PHAs state in their policies how they will repay or credit a family the amount they were overcharged as a result of the PHA's de minimis error in income determination.
ADD 5	10	Action Procedures For Violations Which Have Been Documented	A	PHA Policy The PHA will reimburse a family for any family overpayment of rent, regardless of whether the overpayment was the result of staff-caused error, staff program abuse, or a de minimis error.

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 6	1	Glossary	A	<p>ACRONYMS USED IN PUBLIC HOUSING</p> <p>ACC Annual contributions contract</p> <p>ACOP Admissions and continued occupancy policy</p> <p>ADA Americans with Disabilities Act of 1990</p> <p>AIDS Acquired immune deficiency syndrome</p> <p>AMI Area median income</p> <p>AMP Asset management project</p> <p>BR Bedroom</p> <p>CDBG Community Development Block Grant (Program)</p> <p>CFP Capital fund program</p> <p>CFR Code of Federal Regulations (published federal rules that define and implement laws; commonly referred to as “the regulations”)</p> <p>COCC Central office cost center</p> <p>CPI Consumer price index (published monthly by the Department of Labor as an inflation indicator)</p> <p>EIV Enterprise Income Verification</p> <p>FDIC Federal Deposit Insurance Corporation</p> <p>FHA Federal Housing Administration (HUD Office of Housing)</p> <p>FHEO Fair Housing and Equal Opportunity (HUD Office of)</p> <p>FICA Federal Insurance Contributions Act (established Social Security taxes)</p> <p>FMR Fair market rent</p> <p>FR Federal Register</p> <p>FSS Family Self-Sufficiency (Program)</p> <p>FY Fiscal year</p> <p>FYE Fiscal year end</p> <p>GAO Government Accountability Office</p>

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 6	1	Glossary	A	<p>HA Housing authority or housing agency</p> <p>HCV Housing choice voucher</p> <p>HIP Housing Information Portal</p> <p>HOPE VI Revitalization of Severely Distressed Public Housing Program</p> <p>HOTMA Housing Opportunity through Modernization Act of 2016</p> <p>HUD Department of Housing and Urban Development</p> <p>HUDCLIPS HUD Client Information and Policy System</p> <p>IPA Independent public accountant</p> <p>IRA Individual retirement account</p> <p>IRS Internal Revenue Service</p> <p>IVT Income Validation Tool</p> <p>JTPA Job Training Partnership Act</p> <p>LBP Lead-based paint</p> <p>LEP Limited English proficiency</p> <p>LIHTC Low-income housing tax credit</p> <p>MTW Moving to Work</p> <p>NOFA Notice of funding availability</p> <p>NSPIRE National Standards for the Physical Inspection of Real Estate</p> <p>OGC HUD's Office of General Counsel</p> <p>OIG HUD's Office of Inspector General</p> <p>OMB Office of Management and Budget</p> <p>PASS Plan to Achieve Self-Support</p> <p>PHA Public housing agency</p> <p>PHAS Public Housing Assessment System</p> <p>PIH (HUD Office of) Public and Indian Housing</p>

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 6	1	Glossary	A	<p>QC Quality control</p> <p>QHWRA Quality Housing and Work Responsibility Act of 1998 (also known as the Public Housing Reform Act)</p> <p>RAD Rental Assistance Demonstration Program</p> <p>REAC (HUD) Real Estate Assessment Center</p> <p>RFP Request for proposals</p> <p>RIGI Regional inspector general for investigation (handles fraud and program abuse matters for HUD at the regional office level)</p> <p>ROSS Resident Opportunity and Supportive Services</p> <p>SSA Social Security Administration</p> <p>SSI Supplemental security income</p> <p>SWICA State wage information collection agency</p> <p>TANF Temporary assistance for needy families</p> <p>TR Tenant rent</p> <p>TTP Total tenant payment</p> <p>UA Utility allowance</p> <p>UFAS Uniform Federal Accessibility Standards</p> <p>UIV Upfront income verification</p> <p>URP Utility reimbursement payment</p> <p>VAWA Violence Against Women Act</p> <p>VCA Voluntary Compliance Agreement</p>
ADD 6	9	Glossary	A	Adjusted income. Annual income (as determined under 24 CFR 5.609), of the members of the family residing or intending to reside in the dwelling unit less allowable HUD deductions and allowances.
ADD 6	10	Glossary	A	Bifurcate. With respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.

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Chapter	Page	Section	Proposed Language
ADD 6	11	Glossary	<p>Dating violence. Violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:</p> <ul style="list-style-type: none"> - The length of the relationship - The type of relationship - The frequency of interaction between the persons involved in the relationship
ADD 6	12	Glossary	<p>Domestic violence. Felony or misdemeanor crimes committed by a current or former spouse or intimate partner of the victim under the family or domestic violence laws of the jurisdiction receiving grant funding, and in the case of victim services, includes the user or attempted use of physical abuse or sexual abuse, or a pattern of any other coercive behavior committed, enabled, or solicited to gain or maintain power and control over a victim, including verbal, psychological, economic, or technological abuse that may or may not constitute criminal behavior, by a person who is:</p> <ul style="list-style-type: none"> - The current or former spouse or intimate partner of the victim, or person similarly situated to a spouse or intimate partner of the victim - A person who is cohabitating or has cohabitated with the victim as a spouse or intimate partner - A person with whom the victim shares a child in common - A person who commits acts against a youth or adult victim who is protected from those acts under the domestic or family violence laws of the jurisdiction
ADD 6	12	Glossary	<p>Earned income. Income or earnings from wages, tips, salaries, other employee compensation, and net income from self-employment. Earned income does not include any pension or annuity, transfer payments (meaning payments made or income received in which no goods or services are being paid for, such as welfare, Social Security, and governmental subsidies for certain benefits), or any cash or in-kind benefits.</p> <p>Economic abuse. Behavior that is coercive, deceptive, or unreasonably controls or restrains a person's ability to acquire, use, or maintain economic resources to which they are entitled, including using coercion, fraud, and manipulation to:</p> <ul style="list-style-type: none"> - Restrict a person's access to money, assets, credit, or financial information - Unfairly use a person's personal economic resources, including money, assets, and credit, for one's

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ADD 6	13	Glossary	A	<p>own advantage</p> <ul style="list-style-type: none"> - Exert undue influence over a person's financial and economic behavior or decisions, including forcing default on joint or other financial obligations, exploiting powers of attorney, guardianship, or conservatorship, or to whom one has a fiduciary duty <p>Fair Housing Act. Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.</p> <p>Fair market rent (FMR). The rent, including the cost of utilities (except telephone), as established by HUD for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe, and sanitary rental housing of modest (non-luxury) nature with suitable amenities. See periodic publications in the Federal Register in accordance with 24 CFR Part 888.</p>
ADD 6	13	Glossary	C	<p>FAMILY. The applicant must qualify as a family as defined by the PHA.</p> <p>Family. Includes but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status, and can be further defined in PHA policy.</p> <ul style="list-style-type: none"> - A single person, who may be: <ul style="list-style-type: none"> o An elderly person, displaced person, disabled person, near-elderly person, or any other single person; o An otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)), and is homeless or is at risk of becoming homeless at age 16 or older; or - A group of persons residing together, and such group includes, but is not limited to: <ul style="list-style-type: none"> o A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family); o An elderly family; o A near-elderly family; o A disabled family;

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 6	14	Glossary	A	<p>o A displaced family; and</p> <p>o The remaining member of a tenant family.</p> <p>Fiat rent. Rent that is based on the market rent charged for comparable units in the private unassisted rental market, set at no less than 80 percent of the current fair market rent (FMR), 80 percent of the small area fair market rent (SAFMR), or 80 percent of the unadjusted rent, with utility allowances applied as necessary. The unadjusted rent is the FMR estimated directly from source data that HUD uses to calculate FMRs in nonmetropolitan areas.</p> <p>Foster adult. A member of the household who is 18 years of age or older and meets the definition of a foster adult under State law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction.</p> <p>Foster child. A member of the household who meets the definition of a foster child under State law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction.</p>
ADD 6	15	Glossary	A	<p>Gender identity. Actual or perceived gender-related characteristics.</p>
ADD 6	15	Glossary	A	<p>Health and medical care expenses. Health and medical care expenses are any costs incurred in the diagnosis, cure, mitigation, treatment, or prevention of disease or payments for treatments affecting any structure or function of the body. Health and medical care expenses include medical insurance premiums and long-term care premiums that are paid or anticipated during the period for which annual income is computed.</p>

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ADD 6	15	Glossary	C	IMPUTED ASSET INCOME. HUD passbook rate times the total cash value of assets, when assets exceed \$5,000 -\$50,000
ADD 6	16	Glossary	A	Imputed welfare income. An amount of annual income that is not actually received by a family as a result of a specified welfare benefit reduction but is included in the family's annual income and therefore reflected in the family's rental contribution.
ADD 6	16	Glossary	A	Income-based rent. A tenant rent that is based on the family's income and the PHA's rent policies for determination of such rents.
				Income information means information relating to an individual's income, including: - All employment income information known to current or previous employers or other income sources - All information about wages, as defined in the state's unemployment compensation law, including any social security number; name of the employee; quarterly wages of the employee; and the name, full address, telephone number, and, when known, employer identification number of an employer reporting wages under a state unemployment compensation law - Whether an individual is receiving, has received, or has applied for unemployment compensation, and the amount and the period received - Unearned IRS income and self-employment wages and retirement income - Wage, social security, and supplemental security income data obtained from the Social Security Administration.
ADD 6	16	Glossary	A	Income Validation Tool (IVT) Accessible through HUD's EIV system, provides validation of tenant reported wages, unemployment compensation, and Social Security benefits by comparing the income reported in IMS-PIC via form HUD-50058 to information received from the Department of Health and Human Services' (HHS) National Directory of New Hires (NDNH), and the Social Security Administration (SSA) data sharing agreements.

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 6	18	Glossary	A	Mixed family. A family whose members include those with citizenship or eligible immigration status, and those without citizenship or eligible immigration status.
ADD 6	18	Glossary	D	NET FAMILY ASSETS. The net cash value of equity in savings, checking, IRA and Keogh accounts, real property, stocks, bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles is excluded from the definition.
ADD 6	18	Glossary	A	Net family assets. (1) Net family assets is the net cash value of all assets owned by the family, after deducting reasonable costs that would be incurred in disposing real property, savings, stocks, bonds, and other forms of capital investment. (2) In determining net family assets, PHAs or owners, as applicable, must include the value of any business or family assets disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of the consideration received therefor. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be for less than fair market value if the applicant or tenant receives consideration not measurable in dollar terms. Negative equity in real property or other investments does not prohibit the owner from selling the property or other investments, so negative equity alone would not justify excluding the property or other investments from family assets. (3) Excluded from the calculation of net family assets are: (i) The value of necessary items of personal property; (ii) The combined value of all non-necessary items of personal property if the combined total value does not exceed \$50,000 (which amount will be adjusted by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers); (iii) The value of any account under a retirement plan recognized as such by the Internal Revenue Service, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals;
ADD 6	18	Glossary	A	(iv) The value of real property that the family does not have the effective legal authority to sell in the jurisdiction in which the property is located; (v) Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member arising out of law, that resulted in a family member being a person with a disability; (vi) The value of any Coverdell education savings account under section 530 of the Internal Revenue Code of

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			1986, the value of any qualified tuition program under section 529 of such Code, the value of any Achieving a Better Life Experience (ABLE) account authorized under Section 529A of such Code, and the value of any “baby bond” account created, authorized, or funded by Federal, State, or local government. (vii) Interests in Indian trust land; (viii) Equity in a manufactured home where the family receives assistance under 24 CFR part 982; (ix) Equity in property under the Homeownership Option for which a family receives assistance under 24 CFR part 982; (x) Family Self-Sufficiency Accounts; and (xi) Federal tax refunds or refundable tax credits for a period of 12 months after receipt by the family. (4) In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the trust fund is not a family asset and the value of the trust is not included in the calculation of net family assets, so long as the fund continues to be held in a trust that is not revocable by, or under the control of, any member of the family or household.
ADD 6	19	Glossary	NPOI to NPHOI
ADD 6	19	Glossary	over-income to over-income
ADD 6		Glossary	Person with disabilities. For the purposes of program eligibility. A person who has a disability as defined under the Social Security Act or Developmental Disabilities Care Act, or a person who has a physical or mental impairment expected to be of long and indefinite duration and whose ability to live independently is substantially impeded by that impairment but could be improved by more suitable housing conditions. This includes persons with AIDS or conditions arising from AIDS but excludes persons whose disability is based solely on drug or alcohol dependence. For the purposes of reasonable accommodation. A person with a physical or mental impairment that substantially limits

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ADD 6		Glossary	A	one or more major life activities, a person regarded as having such an impairment, or a person with a record of such an impairment.
ADD 6		Glossary	A	Real property. Has the same meaning as that provided under the law of the State in which the property is located.
ADD 6		Glossary	A	Reasonable accommodation. A C, exception, or adjustment to a rule, policy, practice, or service to allow a person with disabilities to fully access the PHA's programs or services.
ADD 6		Glossary	A	Seasonal worker. An individual who is hired into a short-term position and the employment begins about the same time each year (such as summer or winter). Typically, the individual is hired to address seasonal demands that arise for the particular employer or industry.
ADD 6		Glossary	A	Sexual assault. Any nonconsensual sexual act proscribed by federal, tribal, or state law, including when the victim lacks capacity to consent (42 U.S.C. 13925(a))
ADD 6		Glossary	A	Sexual orientation. Homosexuality, heterosexuality or bisexuality.
ADD 6		Glossary	A	Specified welfare benefit reduction. Those reductions of welfare benefits (for a covered family) that may not result in a reduction of the family rental contribution. A reduction of welfare benefits because of fraud in connection with the welfare program, or because of welfare sanction due to noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.
ADD 6		Glossary	A	Stalking. To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

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ADD 6		<i>Glossary</i>	A	<p>Technological abuse. An act or pattern of behavior that occurs within domestic violence, dating violence, sexual assault, or stalking and is intended to harm, threaten, intimidate, control, stalk, harass, impersonate, exploit, extort, or monitor another person, except as otherwise permitted by law, that occurs using any form of technology, including but not limited to:</p> <ul style="list-style-type: none"> - Internet enabled devices - Online spaces and platforms - Computers - Mobile devices - Cameras and imaging programs - Apps - Location tracking devices - Communication technologies - Any other emergency technologies
ADD 6		<i>Glossary</i>	A	Unearned income. Any annual income, as calculated under § 5.609, that is not earned income.
ADD 6		<i>Glossary</i>	D	VERY LARGE LOWER-INCOME FAMILY. Prior to the C in the 1982 regulations this was described as a lower-income family which included eight or more minors. This term is no longer used.
ADD 6		<i>Glossary</i>	C	low income to low-income
ADD 6		<i>Glossary</i>	A	Violence Against Women Act (VAWA). Prohibits denying admission to, denying assistance under, or evicting from a public housing unit an otherwise qualified applicant or tenant on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking.
ADD 6	22	<i>Glossary</i>	C	very low-income to low-income

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Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language
ADD 7	ALL	<i>Fair Housing And Equal Opportunity</i>	A	USING ALL OF HOTMA CHAPTER 2 FAIR HOUSING AND EQUAL OPPORTUNITY

FY2025 ANNUAL PLAN REVISIONS

May 23, 2024 Southern Nevada Regional Housing Authority

Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
---------	------	---------	-------------------------------------	-------------------	--

00	Intro-ii	HUD HCV Guidebook	A	Implements language from sections 102 & 104 of the Housing Through Modernization Act of 2016 (HOTMA) and NSPIRE	
1	1-2	SNRHA Mission	C	Changed to match mission statement in SNRHA Plan	
2	2-5	Discrimination Complaints	C	Changed policy to require SNRHA to investigate discrimination complaints within 10 days	
2	2-6	Complaints under Equal Access	A	Added policy to review complaints based on gender identity or sexual orientation within 10 days	
2	2-6	VAWA Compliant Processing	A	Added policy on review and responding to complaints regarding VAWA; tenant has one year to file complaint	
2	2-9	Fair Housing and Equal Opportunity	D	Using a reasonable accommodation request form	
2	2-9	Request for a Reasonable Accommodation	C	from: The family must explain the relationship between the requested accommodation and the disability. to: The relationship between the requested accommodation and the disability must be verified.	
2	2-9	Fair Housing and Equal Opportunity	D	Changed 10 business days to 30 calendar days	
3	3-3	Family and Household	C	Changed definition of family per FR Notice 2/14/23 to include displaced person or youth leaving foster care.	
3	All	VAWA definition	A	Updated VAWA definition to include human trafficking throughout Plan	
3	3-7	Guests	C	Extended length of guest time from 60 days to 90 cumulative calendar days	
3	3-8	Foster Children and Foster Adults	C	HOTMA - Updated definition of foster children and foster adult per regulation 24 CFR 5.603	
3	3-11	Live-In Aid	C	Amended language on live-in aides to remove "qualification" requirements	

FY2025 ANNUAL PLAN REVISIONS

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Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
---------	------	---------	---	-------------------	--

3	3-16	Family Consent to Release of Information	A	HOTMA-Added policy that family revocation of consent will result in termination from the program	
3	3-23	Debts Owed to SNRHAs and Terminations	A	Added required language on debts owed form (HUD-52675)	
3	3-39	Criteria for Deciding to Deny Assistance	D	Removed applicant screening of misdemeanor convictions within one year, except “gross misdemeanor convictions within one year; Removed actively on parole to “violation of parole or probation applicant will be denied assistance.”	
3	3-27	Restriction on assistance based on Assets	A	HOTMA-Added language that restricts assistance if family owned a home or assets exceed \$100,000	
4	4-7	Organization of the Waiting List	A	Added language that PBV and RAD will have project based waiting lists	
4	4-8	Reopening the Waiting List	D	Revised media outlets to be current, added website and removed stakeholder notifications from policy but will continue to notify partners agencies in process/procedure when waiting list is opened.	
4	4-15	Local Preferences	A	Added preference for Victims of Domestic Violence (5 points); Added preference for Disabled Families (10 points) for Mainstream and NED	
5	5-14	Subsidy Standards	C	Changed to 2 heartbeats per bedroom; HOH and spouse will be assigned separate bedroom	
5	5-18	Extension of Voucher Term	C	Amended language for extensions due to reasonable accommodations	
6	All	Income and Subsidy Determinations	C	HOTMA – Added imputed asset limits of \$50,000, changed definitions of annual income, policy on permissive deductions, removed EID statutory requirements and added sunset on 1/1/2026 of EID, added additional exclusions from annual income, necessary and non-necessary personal property definitions.	
6	6-33 to 6-34	Nonrecurring Income	A	HOTMA – Added regulatory language on nonrecurring income	

FY2025 ANNUAL PLAN REVISIONS

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Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
---------	------	---------	---	-------------------	--

6	6-36	State Payments and Civil Rights Settlements	A	HOTMA – Added regulatory language on state payments that allow persons with disabilities to live at home and treatment of civil rights settlements or judgements.	
6	6-46 to 6-57	Assets	A	HOTMA – Added new regulatory language on necessary and non-necessary personal property; treatment of trusts, imputed income of assets over \$50,000; life-insurance policies, tax refunds	
6	6-58 to 6-74	Deductions	A	HOTMA – Changed definition of elderly deduction and how annual deductions will be calculated; amended health and medical care expenses deduction and definitions and added policy on hardship exemptions	
6	6-81	Changes in Payment Standards	C	Amended language to allow in-place families to keep higher payment standard if there is a decrease in payment standard as long as there is not household composition change or the tenant does not move	X
6	6-69	Utility Allowances – Reasonable Accommodation and Individual Relief	A	Added policy on increasing utility allowance as a reasonable accommodation or for individual relief; added policy that PBV units may have utility allowance updated in contract anniversary date.	
7	7-1 to 7-3	Consent Forms	A	HOTMA – Added language on who must sign consent forms and penalties for revocation of consent.	
7	7-4 to 7-7	Use of Other Programs Income Determination	A	HOTMA – Added language on use of means-tested federal public assistance to be used to determine income	
7	7-8 to 7-20	Streamlined Income and Verification Hierarchy	A	HOTMA – Added language on streamlined recertification and verification hierarchy changes including Self-certification + EIV	
7	7-33 to 7-35	Verification of Preferences	A	Added preference for VAWA and clarified verification of preference requirements	
7	7-42	Self-Certification of Real Property	A	HOTMA – Added language on self certification of real property	

FY2025 ANNUAL PLAN REVISIONS

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Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
---------	------	---------	---	-------------------	--

7	7-51	Health and Medical Care Expense Deduction	A	HOTMA – Added required language on verification of health and medical care expense deduction and disability assistance expenses	
8	Entire Chapter	National Standards for the Physical Inspection of Real Estate	C	NSPIRE – Language and policies added per Notice PIH 2023-28 for NSPIRE requirements. Modifies inspectable areas, affirmative habitability requirements, modifies additional local requirements	
8	8-6	Additional SNRHA Local Requirements	A	Added policy on bedrooms, refrigerators, empty/untreated swimming pools.	
8	8-6 to 8-7	Life-Threatening Deficiencies	C	Modified life-threatening deficiencies to include new NSPIRE requirements per Notice PIH 2023	
8	8-13 to 8-14	Remote Video Inspections	A	Added language to utilize RVI inspections	
8	8-16 to 8-17	Initial Inspections	A	Added the ability to allow family to move into unit that fails initial inspection as long as there are no life-threatening issues.	
8	8-18	Inspection Results and Reinspections	C	Allows SNRHA to rely on alternative inspections conducted by LIHTC and HOME	
8	8-23	Reinspections	C	SNRHA may accept self-certification for reinspections as long as the deficiency is non-life threatening	
10	10-17	Briefing	C	SNRHA will not require a briefing for incoming ports	
11	11-3 to 11-5	Scheduling and Conducting Reexaminations	C	Added policy that SNRHA will conduct recertifications online using Rent Café or by mail	
11	11-9 to 11-14	Interims	C	HOTMA – Added language on processing only interims that go up or down 10% or more.	

FY2025 ANNUAL PLAN REVISIONS

May 23, 2024 Southern Nevada Regional Housing Authority

Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
---------	------	---------	-------------------------------------	-------------------	--

11	11-23	Non-Interim Reexamination Transactions	A	HOTMA – Added language on non-interim reexamination transactions and examples	
12	12-10	Mandatory Policies and other Authorized Terminations	C	Removed termination for misdemeanor convictions within one year, except “gross misdemeanor convictions within one year; Removed actively on parole to “violation of parole or probation may be grounds for termination.”	
13	13-24	Foreclosures	C	Used NMA model language from PIH Notice 2010-49 for foreclosures	
14	14-2	De Minimis Errors	A	HOTMA – Added language that PHA will not be out of compliance if the income error is less than \$30 per month or \$360 per year.	
15	15-1	Special Housing Types	C	Amended policy to allow manufactured homes and homeownership; allow VASH to use special housing types	
15	15-21 to 15-38	Homeownership	A	Added policies governing homeownership program	
16	16-7	Voluntary Use of SAFMRs	C	Added policy for using SAFMRs for the establishment of exception payment standard areas	
16	16-11/12	Informal Hearings	A	Added language that hearing requests for rent reviews will be reviewed by a supervisor within 5 days before being forwarded to the Hearing Officer.	
16	16-12	Informal Reviews	A	Added via email	
16	16-11 to 16-30	Informal Reviews and Hearings	C	Replaced “grievance policy” with informal reviews and hearings in accordance with the HCV regulations;	
16	16-15	Informal Reviews and Hearings	D	Removed or text	
16	16-15	Informal Reviews and Hearings	C	Changed from will to may follow up	
16	16-23	Informal Reviews and Hearings	A	Added via email	
16	16-23	Informal Reviews and Hearings	C	Changed from within 20 minutes to within 15 minutes	

FY2025 ANNUAL PLAN REVISIONS

May 23, 2024 Southern Nevada Regional Housing Authority

Document: Administrative Plan (HP) ACOP (PH) Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
---------	------	---------	-------------------------------------	-------------------	--

16	16-24	Informal Reviews and Hearings	D	Removed or text	
16	16-38	Repayment Agreements	D	Removed an extra "I"	
16	16-33	Informal Hearing Provisions for Applicants	C	Added language that documents for informal reviews and hearings will be provided electronically whenever possible and at no charge; No change to existing policy on charges for copies of documents.	
16	16-37	Repayment Agreements	C	Changed policy on term of repayment agreements based on amount owed; HOH and spouse must sign repayment agreement	
16	16-49 to 16-80	Violence Against Women Act	C	Updated VAWA notification requirements, terms and definitions and forms based on PIH 2022-06, PIH 2022-22, PIH 2022-24	
17	ALL	PBV	*	Minor changes to update regulatory guidance references and VAWA language to add "human trafficking"	
18	ALL	RAD PBV	*	No changes	
19	All	Special Purpose Vouchers	A	New chapter covering special rules and regulations for FUP, FYI, VASH, Mainstream, NED and Stability Vouchers (SV)	
20	FSS	FSS Action Plan	A		

11



< Core Data



Entity Registration
> Core Data
Business Information
Entity Types
Financial Information
Points of Contact
Assertions
Reps and Certs (FAR/DFARS)
Reps and Certs (Financial Assistance)
Exclusions
Responsibility / Qualification

Entity Information

● Active Registration

VALIDITY CONSTRUCTION SERVICES LLC

Expiration Date

Unique Entity ID CAGE/NCAGE
DC58W63MWB7Y7 8K6V3

Oct 2, 2024

Physical Address

**6965 Obannon DR
Las Vegas, Nevada
89117-2121, United States**

Mailing Address

**6965 Obannon DR
Las Vegas, Nevada
89117-2121, United States**

Purpose of Registration

All Awards

Version

Current Record ▼

BUSINESS INFORMATION

Doing Business As (blank)	URL (blank)
Division Name (blank)	Division Number (blank)
Congressional District Nevada 03	State/Country of Incorporation Nevada, United States

Registration Dates

Activation Date Oct 3, 2023	Initial Registration Date Apr 12, 2020
Submission Date Oct 3, 2023	

Owner	CAGE	Legal Business Name
-------	------	---------------------

Immediate Owner	(blank)	(blank)
Highest Level Owner	(blank)	(blank)

Entity Dates

Entity Start Date Mar 20, 2019	Fiscal Year End Close Date Dec 31
-----------------------------------	--------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.



SAM SEARCH AUTHORIZATION

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

ENTITY TYPES

Business Types

Entity Structure	Partnership or Limited Liability Partnership
Entity Type	Business or Organization
Profit Structure	For Profit Organization
Organization Factors	Limited Liability Company

Socio-Economic Types

Minority-Owned Business, Self Certified Small Disadvantaged Business, Veteran-Owned Business, Black American Owned, Service-Disabled Veteran-Owned Business

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

FINANCIAL INFORMATION

Payments

Accepts Credit Card Payments
Yes

Debt Subject To Offset 
No

ACCOUNT DETAILS

EFT Indicator **0000**
CAGE Code **8K6V3**

■ POINTS OF CONTACT

Electronic Business

Primary Point of Contact

Yesenia Jimenez, CFO

Address

6965 Obannon DR

Las Vegas, Nevada 89117-0100

United States

Alternate Point of Contact

Jeff Villa, Vice President

Address

6965 Obannon DR

Las Vegas, Nevada 89117

United States

Government Business

Primary Point of Contact

Yesenia Jimenez, CFO

Address

6965 Obannon DR
Las Vegas, Nevada 89117-0100
United States



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Subject	Affiliation	Address	Scope of Disqualification	Disqualification Start Date	Disqualification End Date	Disqualification List Date	Office	Contact Person/ Email	Contact Office Phone
Acosta, Lazaro		Miami, FL	All HUD Programs, Section 8 Rental Assistance Program	8/16/2016	8/15/2026	8/25/2016	Florida State Office	Carmen Trice	202-402-2516
Bambick, Joseph M.		Fredonia, KS	All HUD Programs, Section 8 Rental Assistance Program	2/4/2016	2/3/2061	2/4/2016	Kansas/Missouri State Office	Carmen Trice	202-402-2516
Lev, Daniel		Natchitoches, LA	All Housing Programs	3/5/2024	3/4/2025	4/9/2024	Denver Homeownership	Laura L. Bullock	303-839-2604
Mac Arthur, Andrew		Englewood, CO	All Housing Programs	2/15/2024	2/14/2025	3/21/2024	Denver Homeownership	Laura L. Bullock	303-839-2604
Wallen, Bradley A.		Centennial, CO	All Housing Programs	2/15/2024	2/14/2025	3/21/2024	Denver Homeownership	Laura L. Bullock	303-839-2604

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: VALIDITY
CONSTRUCTION
SERVICES LLC

Entity Number: E0364812018-0

Entity Type: Domestic Limited-
Liability Company (86)

Entity Status: Active

**Formation
Date:** 08/01/2018

NV Business ID: NV20181549152

**Termination
Date:**

**Annual Report Due
Date:** 8/31/2024

**Compliance
Hold:**

Series LLC: **Restricted LLC:**

REGISTERED AGENT INFORMATION

**Name of
Individual or
Legal Entity:** NEVADA CORPORATE
AGENT SERVICES,
INC.

Status: Active

**CRA Agent
Entity Type:** CRA - Corporation

**Registered Agent
Type:** Commercial Registered
Agent

**NV Business
ID:** NV20121454827

Office or Position:

Jurisdiction: NEVADA

Street 2700 E SUNSET RD
Address: STE 9, LAS VEGAS,
NV, 89120, USA

Mailing PO BOX 90250,
Address: HENDERSON, NV,
89009, USA

OFFICER INFORMATION



VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	JEFF M VILLA	6965 Obannon Dr, Las Vegas, NV, 89117, USA	08/31/2021	Active
Managing Member	ZAIN F BURKE	6965 Obannon Dr, Las Vegas, NV, 89117, USA	07/29/2020	Active

Page 1 of 1, records 1 to 2 of 2

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- TID (TAXPAYER ID) SEARCH
- SUBMIT A TAX EVASION TIP

Search by Business Name

Business Name

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Search

1 record found.

TID	Loc	Business Name	Location Address	City	State	Zip
1040690122	000	VALIDITY CONSTRUCTION SERVICES LLC	6965 OBANNON DR	LAS VEGAS	NV	891172121

Department of Taxation

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- Search by Permit Number (TID)
- Search by Address

TID (Taxpayer ID) Search

- Search by Business Name
- Search by NVBID
- Search by Business Address



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Jurisdiction Detail [Back]			
Business Name:	VALIDITY CONSTRUCTION SERVICES, LLC		
Multi-Jurisdiction ID:	3000010819	License Status:	ACTIVE
Business Address:	6965 OBANNON LAS VEGAS NV, 89117	Business Phone:	702.250.2077
Issue Date:	05/01/2024		
License Classification:	CONTRACTOR		
Primary Jurisdiction:	LAS VEGAS		
Non-Primary Jurisdictions:			
	CLARK COUNTY		
	HENDERSON		
	NORTH LAS VEGAS		

Business License Search Results

Click on the license number to view the business license detail information.

License Num	Multi-J Num	Business Name	Primary Jurisdiction	Non Primary Jurisdiction	License Status	Business Address
	3000010819	VALIDITY CONSTRUCTION SERVICES, LLC	LAS VEGAS	NORTH LAS VEGAS, HENDERSON, CLARK COUNTY	Licensed	6965 OBANNON Dr LAS VEGAS, NV 89117
1 License(s) Found						

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VALIDITY CONSTRUCTION SER

Business Name	Type of Business	Address	Zip	Phone	License #	Statu
VALIDITY CONSTRUCTION SERVICES, LLC	Contractor		89117	(702)250-2077	3000010819	Activ

 99°

CITY OF LAS VEGAS

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per page:

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License Number: MJBL-005136-2019

VALIDITY CONSTRUCTION SERVICES, LLC

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License Details

License Type: Contractor - Contractor **District:** Outside Jurisdiction

Applied Date: 03/13/2019

Period Start Date: 05/01/2024

Status: Active **Expiration Date:** 11/01/2024

Description: GENERAL CONTRACTOR LICENSE - B2

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[Business \(\)](#) | [Next Tab \(\)](#) | [License Details \(\)](#) | [Main Menu \(\)](#)

Business

Company Name: GREGORY OLIVER JR **DBA:** VALIDITY CONSTRUCTION SERVICES, LLC

Open Date:

Company Type: Multijurisdictional License **Status:** Active

Closed Date:



(<http://www.nscb.nv.gov/>)

License Details

License Number:
0085217

Current Date: **6/11/2024**
11:00:58 AM
(mm/dd/yyyy)

Business Primary Name:

VALIDITY CONSTRUCTION SERVICES LLC

License Monetary Limit: \$2,500,000.00

DBA Name:

Mailing Address:

6965 Obannon Drive
LAS VEGAS, NV 89111-7
(702) 250-2077

Physical Address:

6965 Obannon Drive
Las Vegas, NV 89117
(702) 250-2077

Status:

Active

Status Date:

04/07/2023 (mm/dd/yyyy)

Origin Date:

03/12/2019 (mm/dd/yyyy)

Expiration Date:

03/31/2025 (mm/dd/yyyy)

Business Type:

Limited Liability Company

Classification(s):

B General Building

Limitation:

Principal Name

BURKE, ZAIN FRANCOIS
VILLA, JEFF MICKE

Relation Description

Managing Member
Managing Member

Qualified Individual(s)

Qualifier Type

JAMES, FRANCOIS

CMS and Trade

Single Project Limit Increase (Past 5 Years Only)

Date Approved (mm/dd/yyyy)	Project Name	Project Location	Bid Date (mm/dd/yyyy)	Single project increase within the last 5 years: Approval Amount
07/15/2020	HISTORIC WESTSIDE 6 PLEX	LAS VEGAS , NV	07/14/2020	\$500,000.00

Bond

Bond Type: Surety
 Bond Number: 7901094308
 Bond Agent:
 Surety Company: NATIONWIDE MUTUAL INS CO
 Bond Amount: \$30,000.00
 Effective Date: 04/26/2022 (mm/dd/yyyy)

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Identification, Location & Contacts

This profile was last updated: 10/04/2023
 Status: Active

User ID: P2454015
 Name of Firm: VALIDITY CONSTRUCTION SERVICES LLC
 Capabilities Statement Link:
 Trade Name ("Doing Business As ..."):
 UEI: DC58W63MWBY7
 Address, line 1: 6965 OBANNON DR
 Address, line 2:
 City: LAS VEGAS
 State: NV
 Zip: 89117-2121
 Phone Number: 702-578-1028 x
 Fax Number:
 E-mail Address: yj@validityconstruction.com
 WWW Page:
 E-Commerce Website:
 Contact Person: YESENIA JIMENEZ
 County Code (3 digit): 003
 Congressional District: 03
 Metropolitan Statistical Area: 4120
 CAGE Code: 8K6V3
 Year Established: 2019
 Accepts Government Credit Card?: Yes [] No
 GSA Advantage Contract(s):

(Note: Size information is now under "NAICS Codes with Size Determinations by NAICS", below.)

Organization, Ownership & Certifications

Legal Structure: LLC
 Ownership and Self-Certifications: Black American, Other Minority Owned, Self-Certified Small Disadvantaged Business, Service-Disabled Veteran, Veteran

Current Principals

(none given)

"Business Development Servicing Office" (for certifications)

NEVADA DISTRICT OFFICE (SBA office 0944)

SBA Federal Certifications

8(a) Certification:

SBA 8(a) Case Number:
SBA 8(a) Entrance Date:
SBA 8(a) Exit Date:

HUBZone Certification:

HUBZone Certified?: Yes No
HUBZone Certification Date:

8(a) Joint Venture - SBA Certified:

NOTE: Notify your servicing SBA Business Opportunity Specialist to have your 8(a) joint venture approval date reflected in DSBS.

8(a) JV Entrance Date:
8(a) JV Exit Date:

Women Owned - SBA Certified:

WOSB Certified?: Yes No
WOSB Pending?: Yes No

Economically Disadvantaged Women Owned - SBA Certified:

EDWOSB Certified?: Yes No
EDWOSB Pending?: Yes No

Veteran-Owned Small Business - SBA Certified:

VOSB Certified?: Yes No
VOSB Joint Venture?: Yes No
VOSB Certification Date:
VOSB Certification Expiration Date:

Service-Disabled Veteran-Owned Small Business - SBA Certified:

SDVOSB Certified?: Yes No
SDVOSB Joint Venture?: Yes No
SDVOSB Certification Date: 09/18/2020
SDVOSB Certification Expiration Date: 09/18/2024

Other Certifications

Non-Federal-Government Certifications:

(none given)

Products & Services

Capabilities Narrative:

(none given)

Special Equipment/Materials:

(none given)

Business Type Percentages:

(none given)

Bonding Levels

Construction Bonding Level (per contract) (none given)
 Construction Bonding Level (aggregate) (none given)
 Service Bonding Level (per contract) (none given)
 Service Bonding Level (aggregate) (none given)

NAICS Codes with Size Determinations by NAICS:

#	Primary?	Code	NAICS Code's Description	"Buy Green"? ⁽¹⁾	Small? ⁽²⁾
1	Yes	236220	Commercial and Institutional Building Construction		Yes
2		236115	New Single-family Housing Construction (Except For-Sale Builders)		Yes
3		236116	New Multifamily Housing Construction (except For-Sale Builders)		Yes
4		236117	New Housing For-Sale Builders		Yes
5		236118	Residential Remodelers		Yes
6		561790	Other Services to Buildings and Dwellings		Yes

(1) By entering Yes for "Buy Green", the firm asserts that it obeys EPA guidelines for environmental friendliness for this NAICS code. Note, EPA guidelines do not exist for every NAICS code.

(2) If Yes, the firm's revenues/number of employees do not exceed the NAICS code's small business size standard.

Keywords:

(none given)

Miscellaneous:

Quality Assurance Standards: (none given)
 Electronic Data Interchange [] Yes [] No
 capable?:

Export Profile (Trade Mission Online)

Exporter?: (firm hasn't answered this question yet)
Export Business Activities: (none given)
Exporting to: (none given)
Desired Export Business: (none given)
Relationships:
Description of Export Objective(s): (none given)

Performance History (References)

(none given)

The structure of this page was last updated 02/01/2013, as part of SBSS 8.1.1.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Validity Construction Services, LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 6965 OBannon Dr	Requester's name and address (optional)
6 City, state, and ZIP code Las Vegas, NV 89117	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
OR									
Employer identification number									
8	3	-	1	4	4	5	3	6	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 02-28-2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
 If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Phoenix Group Insurance Services, LLC 8988 W CHEYENNE AVE STE 150 Las Vegas NV 89129	CONTACT NAME: Christian Reid PHONE (A/C, No, Ext): (702) 850-9952 E-MAIL ADDRESS: Christian@phoenixgroupins.com FAX (A/C, No):													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Kinsale Insurance Company</td> <td>38920</td> </tr> <tr> <td>INSURER B: Clear Spring Property and Casualty Company</td> <td>15563</td> </tr> <tr> <td>INSURER C: AmGuard Insurance Company</td> <td>42390</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Kinsale Insurance Company	38920	INSURER B: Clear Spring Property and Casualty Company	15563	INSURER C: AmGuard Insurance Company	42390	INSURER D:		INSURER E:		INSURER F:
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INSURER E:														
INSURER F:														
INSURED Validity Construction Services, LLC 6965 O'Bannon Drive Las Vegas NV 89117-2121														

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSUR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		0100197532-1	07/06/2023	07/06/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		VAAU366101	07/06/2023	07/06/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N y	CWC01642201	02/15/2024	02/15/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Environmental/Pollution		0100250333-0	07/20/2023	07/20/2024	Each occurrence 1,000,000 Aggreagate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Final Certificate of Insurance - coverage in place from 07/06/2023 - 07/06/2024

Re: Energy upgrades and rehab for 2904 Basswood Avenue, North Las Vegas, NV 89030 and 2825 Civic Center Drive, North Las Vegas, NV 89030.

Certificate holder is listed as an additional insured on the general liability policy only per endorsement CG 20 10 12 19 attached.

CERTIFICATE HOLDER	CANCELLATION
Southern Nevada Regional Housing Authority P.O. Box 1897 Las Vegas NV 89125	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE MIKE MIRELES

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

RESOLUTION No: SNRHA- 126

Resolution authorizing the submission to the U.S. Department of Housing and Urban Development (“HUD”) of disposition applications for Duncan & Edwards, 28th & Sunrise and Old Rose Gardens.

WHEREAS, the Southern Nevada Regional Housing Authority (“SNRHA”) has determined to use HUD’s Faircloth-to-RAD development option and Low-Income Housing Tax Credits (“LIHTC”) to develop approximately 400 new affordable housing units (the “**Affordable Units**”) on (i) 5.8 acres of vacant land located at 1632 Yale Street and 311 Tonopah Ave., North Las Vegas, Nevada (“**Old Rose Gardens Land**”), (ii) 6.05 acres of vacant land located at 2601 Sunrise Avenue, Las Vegas, Nevada (“**28th and Sunrise Land**”) and (iii) 5.15 acres of vacant land located at 5901 Duncan Drive, Las Vegas, Nevada (“**Duncan and Edwards Land**” together with the Old Rose Gardens Land and the 28th and Sunrise Land, the “**Vacant Land**”)

WHEREAS, for each project, SNRHA intends to dispose of the Vacant Land through a long-term ground lease to project owner entities affiliated with SNRHA in order to facilitate the development of the Affordable Units through the use of LIHTCs and Faircloth-to-RAD.

WHEREAS, it is in SNRHA’s best interest to dispose of the Vacant Land which disposition requires HUD approval pursuant to Section 18 of the Housing Act of 1937, as amended (“**Section 18**”) and implementing regulations at 24 CFR Part 970 (“**Demolition and Disposition Regulations**”).

WHEREAS, this Resolution is required to authorize the submission of disposition applications for the Vacant Land to HUD and to seek approval to dispose of the Vacant Land.

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

1. SNRHA is authorized to submit applications to HUD to dispose of the Vacant Land pursuant to Section 18 and the Demolition and Disposition Regulations and is authorized to dispose of the Vacant Land upon HUD approval; and
2. The Executive Director is authorized to enter into any and all documents and undertake any activities necessary to submit the dispositions applications to HUD for the Vacant Land; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

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SNRHA Protocol for the Naming of a Building

1. Executive staff shall bring an agenda item at the next Board meeting notifying of the opportunity to name a building.
2. The Executive Director will ask the Board Members and the public at that time to provide proposed names to the assistant to the Executive Director within two weeks.

Criteria for the names can include the building's relationship with:

- A. Neighborhood, geographic or common usage identification.
 - B. Building or property's purpose.
 - C. A natural or geological feature.
 - D. A historical figure or place.
 - E. An individual who has made a significant land, building or monetary contribution towards the building or property being named.
 - F. An individual who has contributed outstanding civic service to the city.
 - G. Pursuant to NRS 388.20, no public building may be named after a person who is at the time a member of the governing body which has jurisdiction or control over the building or structure or which is responsible for it.
3. For new construction, the naming of the building will be confirmed prior to submission of required construction documents to regulatory authorities and for purposes of permitting.
 4. Each person may only submit one name for each building by completing all required documents. Incomplete documents will be returned; however, the deadline will not be changed to allow for resubmission of incomplete documents.
 5. In the event that more than one name is received by a nominator, the nomination received first will be accepted. If the deadline has not passed, the nominator may indicate in writing which name they choose to submit.
 6. Submissions must be in writing and all paperwork required must be completed in its entirety and sent to the designated location. Submission will be date/time stamped.

7. Submissions are to include the following: (a) full name of the nominee (b) full address of the nominee or his/her estate (c) full contact information of nominee or their estate (d) a biography that describes the nominee's contribution to the city and/or state and/or nation (e) most recent photo of the nominee and (f) full contact information of the person submitting the nomination (g) completed summary information as described in the directions as to why the person should receive this recognition. All submissions shall be provided within 14 days of the Board meeting notifying the public of the naming opportunity.
8. No anonymous submissions will be accepted.
9. The executive assistant to the executive director will open each submission as received to ensure that it is completed properly and to verify that all documents are present. All submissions will be date/time stamped.
10. The executive assistant shall send a letter verifying receipt of the nomination within 72-hours of opening the submission.
11. Each submission shall be placed in a single file and kept for at least three years.
12. The executive staff shall develop a scoring form used to score each submission.
13. Each Board member shall have one vote for each proposed name during this process.
14. The Board shall decide by majority vote of the eligible submissions presented at the very next regular Board meeting until a name has been selected.
15. After board confirmation, the finalist or his/her estate will be notified via U.S. mail.

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INCREASE OF CONTRACT

Supplier/Contractor Information:

Company Name:	Manpower of Southern Nevada
Owner(s):	Public Held Corporation, Local Rep. Yorbanna Sanchez
Address:	2535 West Cheyenne Avenue, #107 North Las Vegas, NV 89032
Telephone:	702-399-5200
Ownership Status:	Public-Held
Debarred by GSA:	No (eligible)
SAM Registered:	Yes (eligible)

Service Information:

Description:	Temporary Employment Services administrative and maintenance services for the day-to-day operations of the SNRHA.
SNRHA Department/Director:	Agency-wide
Award Period:	FY24: 10/01/23-12/30/24
Value of Increase:	\$310,000.00
Value of Total Contract Value	\$760,000.00
Applicable Budget(s):	All
Budget Approved By:	Fred Haron, Chief Executive Officer

Competitive Solicitation Information:

Solicitation No.:	Joinder with University of Nevada Las Vegas Contract 10945
Conducted (Time Frame):	February, 2023
Max Effective Date of Contract:	February, 2028

The SNRHA is procuring these services as allowed and encouraged by 24CFR 85.36(b)(5); Chapter 14-1 and 14-2 of HUD Procurement Handbook 7460.8 REV-2 and NRS 332.195.

Approval To Increase Contract, c23033 In The Amount of \$310,000.00 For Agency-Wide Temporary Employment Services

Background:

As pursuant to Contract Number c23033, the SNRHA’s Executive Office request approval to increase this contract for above-noted services. Due to FY24 Budget Revision projections across the agency for temporary staffing coverage. As well as short-staffed FTE positions that have not been filled across the agency. This increase will cover FY24 projections for the remainder of the fiscal year, pending unpaid invoices, and existing Purchase Order requests, that have not been received or invoiced yet.

This contract was initially for one year with four one-year renewal options. The original contract amount was \$150,000.00 for FY23, approved by the Board; FY24 Renewal amount was \$150,000.00; additional increases for FY24 (April, 2024) was \$100,000.00 and in May,



2024 for \$50,000.00, which brings us to the current request of \$310,000.00 for a total of \$760,000.00 on the Manpower contract. Manpower is a public-held company.

****Note: \$100,000.00 of the \$310,000.00 increase amount will be ear-marked for the New Apprenticeship Program, that is being initiated during end of this month.***

Action Requested:

The Executive Director is requesting Board of Commissioners review and approval to increase contract number c23033 for SNRHA's Temporary Employment Services (due to being short-staffed across the agency) to Manpower of Southern Nevada, to be utilized agency-wide in the amount of \$310,000.00 for the remainder of this fiscal year, FY24, September 30, 2024, bringing the total not to exceed amount of \$760,000.00.