

**Executive Summary – Housing Authority of the City of North Las Vegas FY 2009**

**1. Overview:** During the last year, the agency has seen the retirement and departures of agency officers and staff. Yet, through this transition the City of North Las Vegas management team has stepped in to augment staff and evaluate the operations. The current Agent for the Housing Authority is the City Manager of the City of North Las Vegas.

In order to assure compliance with the program and regulatory changes implemented through the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the City of North Las Vegas Housing Authority has continued this process with this Agency Plan. The result is a careful and conscientious collaboration among Housing Authority Commissioners, local government representatives, program residents and participants, and Housing Authority staff.

**2. Purpose and Structure of the Agency Plan:** This Agency Plan reaffirms the Housing Authority's commitment to its mission of providing quality affordable housing that is decent, safe and sanitary to eligible families in the community by continuing its current Public Housing and Non-Aided Rental programs.

**3. Status in meeting goals and objectives:** The Housing Authority has permanently transferred its Section 8 and related Homeownership Program to the Housing Authority of the City of Las Vegas on March 1, 2009. However, it will continue its mission to facilitate affordable housing opportunities in this community. The Housing Authority will continue its partnerships with the City of North Las Vegas and local non-profits towards their mutual goal of revitalizing old neighborhoods and increasing the availability of affordable housing units to low and moderate income families including the elderly and disabled.

The Housing Authority will be working with the other agencies on the planned regionalization of the Housing Authorities in the Las Vegas Valley. The HACNLV board has supported this process and dedicated staff to the technical and working groups of this process. City staff has been working with HACNLV diligently in making these efforts successful.

**4. “Substantial Deviation” and “Significant Amendments and Modifications”:** The Code of Federal regulations (CFR) at 24 CFR Part 903, section 7, Public Housing plan; Final Rule issues on October 21, 1999 is very specific with information that a PHA must provide in its Annual Plan. Part 903 Section 7 (r) (2) states that a PHA must identify the basic criteria the PHA will use for determining:

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

Notice PIH 99-51 states that PHAs must define the terms of “substantial deviation” and “significant amendments” by stating the criteria for such a definition in an annual plan that has met full public process and Resident Advisory Board Review.

The HACNLV considers the following actions to be significant amendments or modifications:

- A. Significant changes to admissions policies and waiting lists
- B. Additions of non-emergency work items
- C. Any significant changes to conversion activities

**5. Summary of changes and revisions:** Public Housing Program residents and Section 8 program participants played a vital role in the development of this Agency Plan in their capacity as a “Resident Advisory Board” (RAB) which contributed input into policies and strategies

contained in this Plan. A copy of the HUD template Form 50075 has been included as part of the overall binder. Also a copy of the 2008 Audit has been included as part of binder.

The Housing Authority is proud of this Agency Plan. As in any plan, the Housing Authority expects that it may become necessary to make changes to this Plan in the future. The agency will monitor its performance and progress with regards to this Plan and will do its best to stay on course in order to maximize its goal of addressing the needs of the community it serves. Funding through tax credits and/or bonding capacity will be explored as necessary.

This Agency Plan also reflects revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP). It also reflects the deletion of Section 8 program since it has been moved to the HACLV on March 1, 2009. Many documents have been changed to reflect the divestiture of Housing Choice Voucher from the HACNLV and these changes have been during the comment period by HACNLV staff.

The document was also changed to reflect the policies of HACLV so that regionalization efforts can occur seamlessly. Thus “local preferences”, payments, work orders and screening of public housing residents have been changed to reflect the contracting of management with the HACLV as of July 1, 2008.

The Plan reflects the complete revisions to the following policies:

- Eligibility and Admission Policy –Public Housing
- Preventive Maintenance Plan
- Procurement Policy (HACLV September 2007)
- Grievance Procedure
- Designation of Housing and Elderly and Disabled Site-Based Audit
- Pet Ownership

Capital Budget changes have been made and those reflect a reallocation of funds for the demolition of Casa Rosa and addition of ARRA stimulus funding. The approval of the demolition of Casa Rosa and the movement of the remaining 55 families by HUD has occurred during the public comment period of this plan and will be completed during the next few months.

**6. ARRA – Stimulus Funding:** The board of the HACNLV on March 11, 2009, accepted grant funding of \$469,798. This funding has been resolved to go for the demolition of Casa Rosa and/or Capital improvement projects in the Rose Garden Senior Apartments.

**7. Summary Resident/ Staff/ Public Consolidation and Input:** Two public meetings were held on January 30, 2009 in the Rose Garden Community Center with residents and program participants. A list of the participants has been included as Section 7 of this document.

Below are the notes that were taken at these meetings.

Staff Present: Michelle Bailey-Hedgepeth (CNLV), Patricia Watkins (CNLV), Kenneth Young (CNLV), Sonya Goetz (CNLV), Amparo Gamazo (HACLV), Alice Gonzalez (HACNLV), Irma Solis (HACNLV).

Resident Comments:

- Rent fee schedule to residents (HACLV provided answer to residents)
- Rent receipts closure (HACLV and HACNLV worked on this issue)
- Are we moving people into vacant units?

- Are we moving families into senior units?
- Is HA looking to consolidate Section 10 Demolition and Proposition page?
- Rose Garden Demolition and Proposition: why is it listed? Is it because of N 5<sup>th</sup> Street? This information was provided to residents.
- Is all of this new? The answer is no, however it is in a different format with more information and consistency with HACLV.
- How do we know where to call for maintenance? This information was provided to residents.

HACLV have provided assistance in the drafting of this Plan and their help in this process has been greatly appreciated by City of North Las Vegas Staff. The draft document and changes have been available at the office of HACNLV.

