



NEVADA RURAL HOUSING  
AUTHORITY  
ANNUAL PHA PLAN UPDATE

NV905

7/1/2017

Form HUD-50075-HP  
Streamlined Annual PHA Plan  
(High Performer PHAs)



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**Streamlined Annual  
PHA Plan  
(High Performer PHAs)**

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

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

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

A.	PHA Information																										
A.1	<p>PHA Name: NEVADA RURAL HOUSING AUTHORITY _____ PHA Code: NV905 _____</p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2017 _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 0 _____ Number of Housing Choice Vouchers (HCVs) 1393 _____</p> <p>Total Combined 1393 _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Plan is available for review at 3695 Desatoya Drive, Carson City, NV 89701 and online at <a href="http://www.nvrural.org">www.nvrural.org</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Annual PHA Plan Elements	
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. There have been no changes to this element. The definition continues to be:  <b>NRHA defines substantial deviation as: significant amendments or modifications to the annual plan, which materially impact the goals and objectives of the 5 year plan. This would include any changes in the mission statement or a major revision or abandonment of one or more of the goals in the 5 year plan. It would not include a delay in the implementation of any particular component caused by business needs or deviations based on emergencies or circumstances out of NRHA's control.</b></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification There have been no changes to this element. The definition continues to be:  <b>NRHA recognizes the need to amend or modify the Annual plan based on changes that would impact the Plan and ability to implement the approved plan. NRHA may not adopt the amendment or modification until after the Board of Commissioners has met to review and approved the recommended amendment or modification. The amendment or modification will not be implemented until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures.</b></p> <p><b>Exceptions to the above may be made to reflect changes in HUD regulatory requirements or other mandated regulatory changes such as building codes, health codes, etc.; such changes will not be considered significant amendments or modifications.</b></p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. <b>SEE B.1 ATTACHED</b></p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: <b>SEE B.1 ATTACHED</b></p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>SEE B.2 ATTACHED</b></p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>SEE B.3 ATTACHED</b></p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>Other Documents and Certification Requirements</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? COMMENTS ATTACHED</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>SEE C.3 ATTACHED</b></p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<b>D Statement of Capital Improvements: Required in all years for all PHAs completing the annual submission of public housing and receive funding from the Capital Fund Program (CFP).</b>	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

**A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c)

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

**Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



7/1/2017-6/30/2018 Annual Plan Update

## ATTACHMENT TO HUD 50075-HP

### B.1 Revision of PHA Plan Elements

#### **Statement of Housing Needs and Strategy for Addressing Housing Needs**

Nevada Rural Housing Authority (NRHA) continues to seek additional funding sources to meet the demands of those on the waiting list. In addition to additional rental assistance resources, NRHA has developed a Family Self-Sufficiency program to assist its State funded TBRA participants and continues to work to develop a self-sufficiency model that will provide information and skill building for those on the HCV program to assist them to increase their income so that they will no longer need rental assistance. NRHA continues to operate a successful Homeownership program and anticipates submitting an application for the Moving to Work program when applications are being accepted.

Additionally, NRHA will work to increase the number of Project Based Voucher programs available to participants.

#### **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

NRHA has streamlined the process for admission to the HCV program. In most instances, NRHA will conduct face-to-face intake appointments and issue a briefing pass at the interview appointment rather than using a mail-in intake process. This streamlined process has enabled NRHA to reduce the time from waiting list selection to lease up by approximately 60 days.

When the Housing Choice Voucher waiting list opens again (any time after 7/1/2016) NRHA will provide preference to local homeless individuals. Additionally, NRHA will no longer order the waiting list by date and time of application, rather the waiting list will be ordered first by preference, then via random lottery. The change from date/time to random lottery is based on an effort to ensure equal opportunity to all applicants.



The Project Based Voucher Program will organize separate waiting lists, by program as follows:

The PHA will provide a selection preference when required by the regulation (e.g., eligible in- place families, qualifying families for “excepted units,” mobility impaired persons for accessible units).

**Larios Arms II PBV Program (8 units)**

Preference will be given for US Veterans

**Richards Crossing PBV Program**

Waiting list will be organized by preference with date/time as a tie breaker for applicants with the same number of points. The point scale is as follows:

- 20 Points      Head or Co-head is a United States Veteran
- 10 Points      Head or Co-head is successfully participating in a program provided by a Homeless Shelter or a Transitional Housing Program for the homeless
- 5 Points        Head or Co-Head lives and or works within the NRHA jurisdiction

**Deconcentration Policy**

NRHA is committed to ensuring that participant families have access to all types and ranges of affordable housing in NRHA’s jurisdiction, particularly housing outside of poverty or minority concentration. NRHA conducts owner outreach to ensure that owners are familiar with the HCV program and the advantages to owner participation in the program. NRHA actively recruits property owners with property located outside areas of poverty and minority concentration. Additionally NRHA informs voucher holders of the full range of areas where they may lease units both inside and outside NRHA’s jurisdiction and of the advantages of living in areas that do not have a high concentration of low-income families.

NRHA continues to seek Project Based Voucher (PBV) opportunities and rates and ranks proposals for the PBV Program on various criteria including the extent to which the proposed PBV project furthers NRHA’s goal of deconcentrating poverty and expanding housing and economic opportunities.

**B.2 New Activities**

**Project Based Vouchers**

NRHA continues to work to increase the Project Based Voucher (PBV) program. The following PBV activities are planned for 2017-2018:

**Full Utilization of Larios Arms Senior Resident Phase II**

NRHA commits to full utilization of Larios Arms II - 30 new construction Senior Housing units completed in 2016, of which 8 project based voucher have been awarded.



### Lease Up of Richards Crossing (formerly known as Jeanell Drive Apartments)

Richards Crossing is a 39 unit "housing first" PBV program targeted at ending homelessness. The project will include 8 VASH PBV vouchers and 31 PBV vouchers. Richards Crossing is currently leasing the first tenants into the program. NRHA anticipates full lease up to occur within this fiscal year.

Both projects are consistent with the PHA Plans goal to increase and maintain affordable housing and to end homelessness.

NRHA plans to continue to explore options for furthering its mission of increasing and maintaining affordable housing as well as ending homelessness through the use of the project based voucher program.

## **B.3 Progress Report**

### **Expand the supply of assisted housing**

- **Apply for additional rental vouchers.**

NRHA has applied for several grant opportunities to secure additional rental assistance as well as approaching HUD and Congress to award additional Housing Choice Vouchers to NRHA. Nevada Rural Housing Authority will continue to respond to HUD Notices of Funding Availability for HUD's Housing Choice Voucher programs. The Rental and Housing Programs department has applied for all NOFA's for which the agency was qualified to apply for. For example, the following NOFA's have been applied for over the past few years: VA Grant and Per Diem, Multi-Family Service Coordinator grant, approval of the Family Self Sufficiency Action Plan in order to apply for the FSS NOFA when available, and partnership with the State Division of Public and Behavioral Health to administer the Shelter Plus Care grant in rural Nevada. Additionally NRHA has successfully obtained funding for TBRA vouchers through the Nevada Housing Division, \$300,000 was obtained for 2015 and \$175,000 in 2016. NRHA will request an additional \$300,000 for 2017. NRHA recently created a Family Self-Sufficiency program for the TBRA participants.

- **Leverage private or other public funds to create additional housing opportunities.** NRHA partnered with UDSA to acquire two affordable housing apartment complexes in rural Nevada to ensure affordable housing was maintained in Elko County. NRHA has also updated a housing study that is being used to partner with private organizations and builders to meeting the affordable housing demand in rural Nevada. NRHA has also partnered with State Division of Public and Behavioral Health to improve the utilization of rental assistance grants to increase the number of homeless households that are housed. Although this isn't new funding, utilizing the funding at 100% will increase additional housing opportunities.

- **Develop Affordable Housing Solutions**

NRHA has created an Affordable Housing Solutions Team with members from each of NRHA's departments. The team's direction includes the following:

- Help communities understand and meet their affordable housing needs
- Continue to assist seniors so that they can age in place and remain in their community
- Develop new strategic partners to assist with project development

NRHA has partnered with Chicanos Por La Causa to develop single family housing within its jurisdiction.

- **Acquire or build units or developments.**

NRHA is actively participating in the Low Income Housing Tax Credit (LIHTC) program and has completed a new senior housing complex in Winnemucca, Nevada. NRHA also used LIHTC to rehabilitate a family complex Yerington, Nevada and is currently leasing a new permanent supportive housing program designed for the homeless in Carson City, Nevada. In addition NRHA is working with Rural Nevada Development Corporation to purchase various subsidized housing properties within the state to ensure maintained affordability for the residents. Additional properties are currently under consideration.

**Improve the quality of assisted housing**

- **Increase customer satisfaction.**

Over the past years, NRHA has taken significant steps to increase customer satisfaction by providing better customer service. Staff has been provided training in customer service, learning how to de-escalate situations and identify other issues or barriers that are present in addressing concerns. Effort has also been put forth in reviewing and modifying the Administrative Plan to include more opportunities to find solutions for customers instead of creating barriers.

In an effort to further increase customer service, NRHA has developed an Organizational Excellence team consisting of members from each of NRHA's departments. The Team's direction includes the following:

- Promote NRHA's core values
  - Respect-We treat everyone with dignity and respect
  - Quality-We are committed to excellence in all we do
  - Integrity-We are honest and fair in everything we do
  - Professionalism-We conduct our business professionally in a friendly atmosphere
  - Teamwork-We work together and embrace open communication
  - Accountability-We are responsible for our actions and resources
  - Innovation-We are open to new and creative ideas
- Attract and retain top talent
- Automate best practices with technology systems that facilitate higher efficiency and productivity

- Enhance internal communication through both technology and personal interaction
- Foster a learning and sharing organization
- Provide clear and consistent processes and policies

Additionally all NRHA housing staff, from receptionist, to inspector and management are certified as Eligibility/Occupancy specialists. Staff are provided weekly training sessions to ensure skills and knowledge is kept at top notch.

- **Concentrate efforts to improve specific management functions**  
The Rental and Housing Programs department has focused efforts over the past year on improving voucher utilization so there is more consistency in the number of vouchers leased up and regular processing of names off the waiting list. These efforts have reduced the high and low utilization and also allowed for improved efficiencies due to consistent/predictable workloads. NRHA is currently upgrading its operating system as an opportunity to provide participants with an interactive data base that will allow program participants easier access to documents and simplify recertification efforts.
- **The Housing Authority will continue to collaborate with local service providers to serve the needs of families**  
This objective has been met by the relationships that have been strengthened or maintained with the Division of Child and Families Services (FUP), the Reno VA Medical Center (VASH), Nevada Housing Division (TBRA vouchers), the Division of Public and Behavioral Health (Shelter Plus Care and Supportive Living Assistance programs), USDA (HCV Homeownership Program) and local social service offices to provide referrals for the homeless vouchers. NRHA has devised a streamlined intake program for homeless veterans in collaboration with Veterans Resource Centers and the VA Medical centers to insure homeless veterans are moved quickly into a rapid rehousing program. Additionally NRHA has created a Family Self Sufficiency program for its State funded TBRA program.

#### **Increase assisted housing choices**

- **Provide voucher mobility counseling**  
The Rental and Housing Programs department has incorporated voucher mobility information during the initial briefing for each new voucher holder. This counseling also provided on a one on one basis as program participants express an interest in relocating to areas outside NRHA's jurisdiction.
- **Conduct outreach efforts to potential voucher landlords**  
Staff in the Rental and Housing Programs department will hold landlord meetings to reach out to new landlords as well as provide program information to current landlords. This year outreach was completed on a more individual basis as voucher holders select landlords that were new to the HCV program and as new voucher programs were implemented by NRHA

### **Promote And Support Successful Homeownership**

NRHA has created a Homeownership Team consisting of members from all of NRHA's departments. The team's direction includes the following:

- Continue to grow and effectively deliver Home at Last (HAL) products and services in a rapidly changing housing market, real estate finance system, and regulatory environment
- Continue to develop, deploy and promote financial literacy and educational programs to Housing Choice Voucher Participants
- Increase access to low-interest mortgages with enhancements
- Pursue industry standards to improve affordable housing solutions

NRHA continues to operate a successful voucher homeownership program. Families that are interested in the program are invited to an orientation meeting to learn more about home buying as well as eligibility criteria. The orientation is a partnership with the Rental and Housing Programs department and the Home at Last Program at the NRHA. USDA programs also participate and often provide a substantial down payment and very low interest rate to the families that choose to participate in the HCV Homeownership program.

### **Promote self-sufficiency and asset development of assisted households**

- **Provide or attract supportive services to improve assistance recipients' employability**

NRHA has worked with the Circles of Leadership in Carson City and JOIN offices in other rural locations to assist in referrals to these agencies to help increase the skill level of voucher participants in rural Nevada. These partnerships and efforts to work together have proven successful for some households and will be continued to build stronger relationships as well as a more solid future for the participants.

- **Provide or attract supportive services to increase independence for the elderly or families with disabilities**

NRHA has been a successful administrator for the Shelter Plus Care grant in rural Nevada as well as a Supportive Living Assistance fund provided by the State of Nevada. This partnership has allowed for NRHA to coordinate supportive services for people with disabilities. NRHA also provides a service coordinator at a senior apartment complex to provide supportive services to the elderly in Carson City as well as Yerington, Nevada. Additionally this year NRHA designated a full time caseworker as a special programs coordinator.

### **Ensure equal opportunity and affirmatively further fair housing**

- **NRHA continues to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability**

NRHA consistently encourages fair housing for all agency customers. Staff is trained annually regarding fair housing laws and help clients navigate the fair housing rules if they feel like their rights have been violated. NRHA enjoys a positive partnership with the Silver State Fair Housing office, including that office in landlord training sessions.

- **NRHA continues to undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability**  
NRHA staffs a full time 504 coordinator available to applicants and participants.
- **NRHA continues to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required**  
NRHA continues to assist customers to locate accessible housing as the need arises. New construction by NRHA is built to accessibility standards.
- **Participate in the drafting of Rural Nevada's Fair Housing Impediments Analysis, Carson City/County Consolidated Plan, State of Nevada Consolidated and Western Nevada HOME Consortium Consolidated Plan -**  
NRHA continues to actively participate in the above listed plans to ensure there is unity among the programs as well as providing support to the process.

**Other PHA Goals and Objectives:**

- **Develop Capital Resource Solutions**  
NRHA has created a Capital Resources Team consisting of members from each of NRHA's Departments. The team's directive includes:
  - Explore, develop and leverage a portfolio of funding and investment solution partnerships with Public, Private and Social Sector partners to expand on capital resources available to further the NRHA mission
  - Collaborate with established partners and implement the various identified funding solutions to promote the growth of NRHA programs and projects
- **Bridge the Gap between Assistance And Independence**  
NRHA has created an Assistance to Independence Team consisting of members from each of NRHA's Departments. The team's directive includes:
  - Pursue designation as a Moving to Work (MTW) through HUD. Activities will focus on HCV participants who are capable of finding employment (non-elderly or non-disabled, and on assisting those who are unable to work (elderly or disabled) to manage their resources and to connect with additional resources that will help them to live independently.
  - Develop a plan to assist HCV recipients to become self-sufficient
  - Explore and develop methods to address the needs of the homeless in rural Nevada

This year NRHA was able to assist 60 families grow from assisted on the Housing Choice Voucher program, to self-sufficiency. Additionally NRHA and the Assistance to Independence Team created a scholarship program for low-income students. NRHA and the Assistance to Independence Team earned money to fund the program by running a car show which earned almost \$5,000 to fund the scholarships.

### **C.3 Resident Advisory Board Comments**

The RAB was fully supportive of the Plan.



NEVADA RURAL HOUSING  
AUTHORITY  
ANNUAL PHA PLAN UPDATE

NV905

7/1/2017

Form HUD-50077-HCV-HP  
Certification of Compliance with PHA Plan  
and Related Regulations/Civil Rights  
Certification



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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the      5-Year and/or   X   Annual PHA Plan for the PHA fiscal year beginning 7/1/2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).



13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

NEVADA RURAL HOUSING AUTHORITY  
PHA Name

NV905  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2017-18

5-Year PHA Plan for Fiscal Years 2\_\_ - \_\_

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

Name of Authorized Official ROSE COOK <i>Rose Cook</i>	Title CHAIR, BOARD OF COMMISSIONERS
Signature	Date



NEVADA RURAL HOUSING  
AUTHORITY  
ANNUAL PHA PLAN UPDATE

NV905

7/1/2017

Form HUD-50077-SL  
Certification by State or Local  
Official of PHA Plans  
Consistency with the Consolidated Plan



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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, CJ MANTHE, the ADMINISTRATOR  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

NEVADA RURAL HOUSING AUTHORITY  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

STATE OF NEVADA  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

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

The PHA Plan is consistent with both the Consolidated Plan and the AI in that both plans seek to  
to provide assistance for homeless populations, increase availability of rental housing for  
low-income residents, expand homeownership opportunities and affirmatively further fair housing  
including addressing impediments to fair housing choice.

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

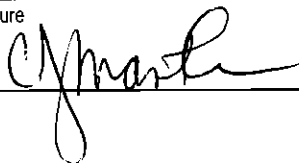
Name of Authorized Official

CJ MANTHE

Title

ADMINISTRATOR

Signature



Date

1/23/2017



NEVADA RURAL HOUSING  
AUTHORITY  
ANNUAL PHA PLAN UPDATE

NV905

7/1/2017

Challenged Elements



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There were no challenged elements



NEVADA RURAL HOUSING  
AUTHORITY  
ANNUAL PHA PLAN UPDATE

NV905

7/1/2017

Board Resolution  
Approval of the Annual PHA Plan





RESOLUTION NO. 2017-03-01

RESOLUTION TO REVIEW AND APPROVE THE 2017-2018 ANNUAL PHA PLAN

Whereas, the Nevada Rural Housing Authority is required to submit on an annual basis either a 5 year or an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD);

Whereas, the Annual PHA Plan has been updated according to the regulations set by HUD;

Whereas, staff seeks Board approval for the Annual PHA Plan and accompanying certifications and attachments;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Nevada Rural Housing Authority to approve the Annual PHA Plan and accompanying certifications and attachments.

ADOPTED THE 16th DAY OF March 2017.

Rose Cook, Chairwoman

Roger Marcebo, Vice Chairman



# Certification of Payments to Influence Federal Transactions

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

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

Applicant Name

Nevada Rural Housing Authority

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher Program

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

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

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

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

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

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

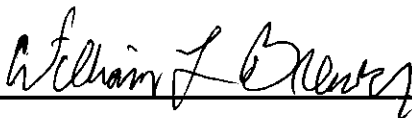
Name of Authorized Official

William Brewer

Title

Deputy Executive Director

Signature



Date (mm/dd/yyyy)

03/15/2017