



NEVADA RURAL HOUSING AUTHORITY ANNUAL PHA PLAN UPDATE

NV905

7/1/2019

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



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

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2019 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 1393 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><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	Lead HA:																																		
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B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>See B.1 Attached</p>
B.2	<p>New Activities</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 Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. 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>See B.2 Attached</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>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.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See B.3 Attached</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) 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>Comments Attached</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(a\)\(c\)](#))

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of 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.

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

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

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.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. 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. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(c\)\(3\)\(4\)](#))

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(j\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(j\)\(iii\)](#))

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, or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PH 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.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

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

- B.3 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 §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *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\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 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 §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 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](#))

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 Annual PHA Plan. The Annual PHA Plan provides 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 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 4.5 hour 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



7/1/2019-6/30/2020 Annual Plan Update

ATTACHMENT TO HUD 50075

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 low-income families in rural Nevada. In addition to additional rental assistance resources, NRHA created an emergency assistance program to provide one-time assistance to families to help avoid homelessness. NRHA 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 may apply for the Moving to Work program when applications are being accepted if the program remains as it was originally designed.

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 created a transitional housing set-aside program by partnering with transitional housing programs designed for the homeless. NRHA has set aside vouchers to open up transitional housing slots for new homeless families. NRHA will continue to seek additional partners in an effort to expand this initiative.

NRHA has implemented a software feature which allows for online applications and intake. This allows for a streamlined application process by which most applicants can apply and provide eligibility documentation from any computer or smart phone. Assistance is provided by centralized intake workers throughout the State as well as NRHA staff as needed. For the Housing Choice Voucher Program, applicants are selected via random lottery.

The NRHA Project Based Voucher Program continues to organize separate waiting lists, by program as follows:

NRHA provides 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 is given for US Veterans.

Richards Crossing PBV Program

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

NRHA is actively seeking additional PBV opportunities and will enter into AHAP if opportunities are presented which are consistent with HUD and NRHA goals and regulations.

B.6 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 and has approached HUD and Congress to award additional Housing Choice Vouchers to NRHA.

Leverage private or other public funds to create additional housing opportunities.

NRHA is attempting to preserve affordable and workforce housing programs throughout rural Nevada by seeking to purchase affordable and workforce housing properties that are aging out of their affordability period. NRHA is currently reviewing a number of properties throughout the State and hopes to save approximately 148 units of affordable and workforce housing in the upcoming years.

Previously, NRHA partnered with USDA to acquire two affordable housing apartment complexes in rural Nevada to ensure affordable and workforce 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 meet the affordable and workforce housing demand in rural Nevada. NRHA has also partnered with the State of Nevada Division of Public and Behavioral Health to increase utilization of rental assistance grants thereby increasing the number of homeless households that are housed.

Develop Multi-Family Housing Solutions.

NRHA has created a Multifamily 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 and workforce 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

Acquire or build units or developments.

NRHA is actively participating in the Low-Income Housing Tax Credit (LIHTC) program and has completed numerous projects including a senior housing development in Winnemucca Nevada and a Permanent Supportive Housing project for the homeless in Carson City, Nevada. NRHA also used LIHTC to rehabilitate a family complex in Yerington, Nevada. In addition, NRHA is working with the 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 which consists 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 Services department has focused its 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 been hampered by the housing shortage throughout Nevada. NRHA has completed an operating system upgrade which allows for improved efficiencies and compliance. NRHA has upgraded the operating system used to ensure compliance and manage the waiting list. The upgraded system provides participants with an interactive data base that allows program participants easier access to documents and simplifies recertification efforts as well as allowing applicants a streamlined process and faster access to available vouchers.

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. NRHA's Director of Rental Services is the co-chair of the Rural Nevada Continuum of Care (CoC) and NRHA serves as the "matchmaker" for all CoC funded programs managed through the HMIS system waiting list queue.

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 Services department has incorporated voucher mobility information during the initial briefing for each new voucher holder. This counseling is also provided on a one-on-one basis as program participants express an interest in relocating to areas inside or outside NRHA's jurisdiction.

Conduct outreach efforts to potential voucher landlords.

Staff in the Rental Services Programs department will hold landlord meetings to reach out to new landlords as well as provide program information to current landlords. Over the past year the Rental Services Department partnered with Carson City to hold a landlord forum to provide information on the benefits of renting to voucher participants.

Promote and Support Successful Homeownership

NRHA has created a Homeownership Team which consists 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 and workforce 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 Services department and the Home at Last Program at NRHA. USDA programs are also available

and often provide a substantial down payment and very low interest rate for the families that choose to participate in the HCV Homeownership program.

Nevada Rural Housing Authority will continue to respond to HUD Notices of Funding Availability for HUD's Housing Choice Voucher programs.

The Rental Services department has applied for all NOFA's for which the agency qualified. For example, the following NOFA's have been applied for over in recent 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. NRHA has successfully obtained funding for TBRA vouchers through the Nevada Housing Division, a security deposit program, an emergency assistance program, and two additional CoC programs for the homeless.

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 continue to build stronger relationships as well as a more solid future for the participants. In 2017, NRHA assisted 56 participants to increase their income and move off the HCV program.

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 the 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 providing supportive services to the elderly in Carson City as well as Yerington, Nevada.

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

Additionally 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: (list below)

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
- Continue to develop and refine a comprehensive plan to utilize internal resources for funding projects and to diversify internal asset investment
- Establish a clear plan for prudent management of our internal financial resources and capital assets including implementation strategies for investment of NRHA's cash resources and maximization of return on those resources. Primary efforts will be to preserve and maintain assets to serve our clientele as intended.

Bridge the Gap between Assistance and Independence

NRHA's Assistance to Independence Team consists of members from each of NRHA's Departments. The team's directive includes:

- Develop a plan to assist HCV recipients to become self-sufficient
- Continue to explore and develop methods to address the needs of the homeless in rural Nevada

This year NRHA was able to assist 57 families to grow from assisted on the Housing Choice Voucher program, to self-sufficiency. NRHA's non-profit organization NRCP, continues to provide support through its scholarship program for low-income students. NRHA and the Assistance to Independence Team continue to support the scholarship program by assisting in the fundraiser car show. In 2018, the show earned \$5,594, which funds scholarships and also helped kids join a local cheer team, participate in a local league football championship, and sponsor the Kids Fishing Derby.

B.7 Resident Advisory Board Comments

The RAB was fully supportive of the Plan.



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NEVADA RURAL HOUSING AUTHORITY ANNUAL PHA PLAN UPDATE

NV905

7/1/2019

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, Stephen Aichroth, 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
 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	Title
<u>STEPHEN AICHROTH</u>	<u>ADMINISTRATOR</u>
Signature	Date
	<u>3/5/19</u>



NEVADA RURAL HOUSING AUTHORITY ANNUAL PHA PLAN UPDATE

NV905

7/1/2019

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 7/2019 ___, 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

NV 905

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 20

5-Year PHA Plan for Fiscal Years 20 ____ - 20 ____

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

Name of Authorized Official

Title

ROSE COOK

BOARD CHAIR

Signature

Date

Rose Cook

3-21-2019

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working 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.

Nevada Rural Housing Authority
PHA Name

NV 905
PHA Number/HA Code

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

Name of Authorized Official

ROSE COOK

Signature



Title

CHAIR, BOARD OF COMMISSIONERS

Date

3-21-2019



NEVADA RURAL HOUSING AUTHORITY ANNUAL PHA PLAN UPDATE

NV905

7/1/2019

Challenged Elements



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The NV905 7/1/19 Annual Plan update had no challenged elements.



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NEVADA RURAL HOUSING AUTHORITY ANNUAL PHA PLAN UPDATE

NV905

7/1/2019

Board Resolution Approval of the Annual Plan



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RESOLUTION NO. 2019-03-01

RESOLUTION TO REVIEW AND APPROVE THE
2019-2020 ANNUAL PHA PLAN

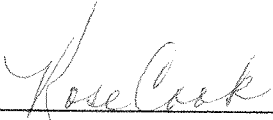
WHEREAS, the Nevada Rural Housing Authority is required to submit on an annual basis either a 5 year or an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD);

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

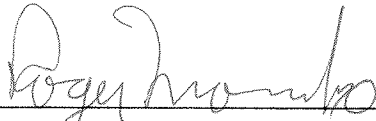
WHEREAS, staff seeks Board approval for the Annual PHA Plan and accompanying certifications and attachments;

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 21st day of March 2019



Rose Cook, Chair



Roger Mancebo, Vice-Chair

