



**Housing Authority
of the City of Reno**

**2015 Moving to Work
Annual Plan**

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I. Introduction

In FY 2015, as a participant in the Moving to Work (MTW) Demonstration Program, the Housing Authority of the City of Reno (RHA) will continue to use the allowed flexibilities in its proposed and ongoing activities to meet the objectives of the MTW Demonstration Program and to assist the Reno, Sparks, and Washoe County areas in creating, maintaining, and assisting with the need for quality, affordable housing for low-income families.

Under the requirements of the MTW Agreement, RHA must submit an annual plan to HUD 75 days prior to the start of RHA's fiscal year. The original MTW Agreement between HUD and RHA was signed on June 27, 2013, for FY 2014, and will run through RHA's FY 2018. HUD expects to extend the contracts for all MTW agencies until 2028, but that has not yet gone into effect.

RHA's Annual Plan for FY 2015 explains both the current MTW activities and the proposed activities which are allowed under MTW flexibilities. These activities each address at least one of the three MTW Statutory Objectives:

- Increase housing choices for low-income families.
- Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Reduce costs and achieve greater cost effectiveness in federal expenditures.

Overview of RHA's FY 2015 MTW Plan

In RHA's FY 2014 plan, the key goals included a rent reform study, a mobility program for Public Housing residents, several activities which have saved RHA time and money and streamlined resident requirements, xeriscaping to save money on water and maintenance costs, and working with the University of Nevada at Reno to track outcomes for residents. All of these activities will be continued in FY 2015 with a few adjustments.

FY 2015 Proposed MTW Activities

The following activities are proposed for FY 2015.

- Elimination of all negative rents and simplification of utility allowances: RHA proposes that all residents and clients who are receiving negative rents due to utility allowances will stop receiving negative rents. Also, RHA currently has a simplified utility allowance schedule for designated highly energy efficient multifamily complexes. RHA will simplify the current HCV utility allowances for all other units by creating a flat utility allowance based on three structure types and on authorized voucher bedroom size. This is a significant change from over forty variables and paying utility allowances based on bedroom size rather than voucher size.

- Allow RHA to inspect its own HCV units: Currently RHA owns a significant number of units where HCV participants live which must be inspected by other entities. Allowing RHA to inspect its own HCV units would save considerable time and money. RHA will also be utilizing the inspection flexibility allowed by HUD in the 2014 Consolidated Appropriations Act, Section 220 (a) 8(o)(8).
- Project-based voucher exception: Allow the project basing of up to 100% of units in a building for RHA-owned non-Public Housing units.
- Required savings plan for Earned Income Disallowance Public Housing (PH) clients: This would increase the likelihood that Earned Income Disallowance (EID) PH clients will be able to continue to afford their rent and manage money once their EID ends.

FY 2015 Proposed MTW Activities which do not require additional waivers

- Triennial rather than biennial recertification of elderly and disabled families on fixed income: In FY 2014, RHA utilized MTW flexibilities to institute biennial recertifications for families on fixed incomes. This worked very well for both RHA staff and the families, so RHA proposes extending this to triennial recertification.
- Partner with Silver Sage Manor and the City of Reno to provide Project-Based Vouchers for five units at the NSP3 property at 435 Moran Street.
- Continue use of funding flexibility to implement energy and water saving measures at Public Housing complexes.
- Up to \$50,000 fund to be set up using MTW funding flexibility to assist FSS and FSS Lite participants with costs related to increasing self-sufficiency. The planned costs are laid out in the table below. This approach will encourage a shift towards viewing FSS Lite as a positive force towards achieving self-sufficiency.

FY 2015 Proposed non-MTW Activities

- Continue RHA's physical needs improvements and update the five-year plan for capital improvement expenditures.
- Conduct Physical Needs Assessment of Public Housing complexes.
- Close out Capital Fund budgets for FY 2011 and FY 2012.
- Utilize the inspection flexibility allowed by HUD in the 2014 Consolidated Appropriations Act, Section 220 (a) 8(o)(8). Many of RHA's properties are inspected multiple times a year under different programs; this flexibility will allow the number of inspections to decrease.
- Upgrade RHA's software system.
- All Housing Authority properties will be smoke free as of October 1, 2014.
- Close out the Neighborhood Stabilization Program 2 grant.

Possible Uses for RHA's Self-Sufficiency Fund

Activity	Duration	Gap in Service	Self-Sufficiency Fund	Cost Per Person	# of Participants	Total
ESL/GED Adult Education	*Offered through TMCC, JOIN, NNLC, WCCS					
Math Tutoring	4 weeks	Transportation	1 - 31 day Bus Pass	\$65.00	15	\$ 975.00
Science Tutoring	4 weeks	Transportation	1 - 31 day Bus Pass	\$65.00	10	\$ 650.00
Social Studies Tutoring	4 weeks	Transportation	1 - 31 day Bus Pass	\$65.00	10	\$ 650.00
Language Arts Tutoring	4 weeks	Transportation	1 - 31 day Bus Pass	\$65.00	15	\$ 975.00
Pre-Test	1 month	Transportation	1 - 7 day Bus Pass	\$19.50	50	\$ 975.00
High School Equivalency Test	2 days	Transportation	2 - 24 Hr Bus Passes	\$7.50	50	\$ 375.00
ESL Tutoring	4 weeks	Transportation	1 - 31 day Bus Pass	\$65.00	20	\$ 1,300.00
Conversational English	4 weeks	Transportation	1 - 31 day Bus Pass	\$65.00	20	\$ 1,300.00
Education	*Offered through TMCC, JOIN, CSA					
Windows 7 Essentials	2 days	Transportation	2 - 24 Hr Bus Passes	\$7.50	20	\$ 150.00
Microsoft Excel Essentials	1 day	Transportation	1 - 24 Hr Bus Pass	\$3.75	20	\$ 75.00
Microsoft Power Point	1 day	Transportation	1 - 24 Hr Bus Pass	\$3.75	20	\$ 75.00
Skill Center Math/English (TMCC only)	1 semester	Tuition	1 semester tuition/fee	\$280.00	30	\$ 8,400.00
Skill Center Math/English (TMCC only)	1 semester	Transportation	3 - 31 day Bus Passes	\$195.00	30	\$ 5,850.00
Math 95 (TMCC only)	1 semester	Tuition	1 semester tuition/fee	\$280.00	30	\$ 8,400.00

English 95 (TMCC only)	1 semester	Tuition	1 semester tuition/fee	\$280.00	30	\$ 8,400.00
Employment Barriers	*Offered through TMCC, JOIN, CSA, WCCS					
MS Word for Resume	2 days	Transportation	2 - 24 Hr Bus Passes	\$7.50	40	\$ 300.00
MS Word for Resume flash drive	(hardware)	Flash drive		\$10.00	40	\$ 400.00
Career Exploration Workshop	1 day	Transportation	1 - 24 Hr Bus Pass	\$3.75	40	\$ 150.00
Job Search Lab	Daily	Transportation	1 - 31 day Bus Pass	\$65.00	40	\$ 2,600.00
Networking for Success	3 days/month	Transportation	3 - 24 Hr Bus Pass	\$11.25	40	\$ 450.00
Drivers Education	*Offered through All American Driving School					
Driving Education Course	7 days	Transportation	1 - 7 day Bus Pass/Cost	\$148.50	15	\$ 2,227.50
Behind the Wheel Course	3 days	Transportation	3 - 24 Hr Bus Pass/Cost	\$171.42	15	\$ 2,571.30
Drivers License written testing fee	1 time	Transportation	1- 24 Hr Bus Pass + fee	\$28.75	30	\$ 862.50
Drivers License testing fee	1 time	Transportation	1- 24 Hr Bus Pass + fee	\$45.00	30	\$ 1,350.00
TOTAL						\$ 49,461.30

Truckee Meadows Community College (TMCC)
 Women and Children's Center of the Sierra (WCCS)
 Job Opportunities In Nevada (JOIN)
 Community Service Agency (CSA)
 Northern Nevada Literacy Council (NNLC)

FY 2015 ongoing MTW Activities

Short-term goals and objectives:

- **Mobility Demonstration:** RHA's goal was to purchase twenty-one properties for Mobility and have them occupied by the end of the first year. To date, twenty-eight properties have been purchased for this Activity, twenty-two are occupied, and an additional three have been selected by tenants who have not yet moved in. The current goal is up to fifty units for use in the Mobility program.
- **Partner with local nonprofits to provide special needs housing:** RHA has signed an agreement with the Committee to Aid Abused Women. Three units have been identified for this program; one is occupied by a CAAW participant. RHA is reaching out to additional possible partners such as groups aiding foster children aging out of the system. RHA proposes to assist one or more with vouchers and/or financial assistance using single fund flexibility.
- **Work with the City of Reno and Silver Sage Manor to assign Project-Based Vouchers for the NSP3 property at 435 Moran Street.**
- **Simplify rent calculations and increase the minimum rent:** In FY 2014, RHA excluded all educational financial aid from income calculations, allowed self certification and exclusion of

combined assets under \$10,000, and increased the minimum rent from \$50 to \$75. All three of these changes will remain in effect for FY 2015.

- Biennial HQS inspections for certain units: In FY 2014, RHA allowed HCV units which passed the previous year's HQS inspection on the first visit to not have an inspection for the current year as long as the tenant and landlord both agreed that an inspection was not necessary. This was very well received and this program will be continued and expanded to utilize some of the additional flexibility allowed in the 2014 Consolidated Appropriations Act.

Long-term goals and objectives:

- Assign Project-Based Vouchers to RHA Owned/Controlled Units without Competitive Process: RHA has completed this process on twenty-five units and is in process on sixteen more.
- Rent reform controlled study: 122 voucher holders have turned in a Request for Tenancy Approval under this program. RHA will be continuing this program in FY 2015. RHA is issuing vouchers to two sets of families with children. One set is the control group, where vouchers are calculated in the standard fashion but there is a time limit of five years on the vouchers. The other set is the study group in which total tenant payment is a set amount depending on the year of the program and based on the voucher bedroom size of the family. This is also a five year time limited voucher. RHA will continue issuing vouchers for this Activity and may go beyond the original 150 target. If the rent reform proposal appears to be working well, RHA will consider utilizing that for all new vouchers given to non-elderly or disabled clients.
- Expand self-sufficiency activities: RHA has expanded self-sufficiency activities through the FSS Lite program and will continue having FSS coordinators work with non-elderly and non-disabled clients in all rental assistance programs to assist them in seeking and obtaining work.
- Single fund flexibility will continue to be used to improve Public Housing properties, specifically focusing on energy and water savings.

In future years, RHA is considering eliminating EID, simplifying rent calculations for tenant families with ineligible occupants, imposition of time limits and/or rent reform rents for all vouchers given to new clients who are not elderly or disabled, expansion of FSS Lite to include families with children who are paying the minimum rent and have no employment income, and increasing the minimum rent to at least \$100.

II. General Housing Authority Operating Information

RHA will not be adding any new Public Housing units in FY 2015.

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	N/A	0	0
PIC Dev. Name											

Total Public Housing Units to be Added 0

* **Select Population Type from:** Elderly, Disabled, General, Elderly/Disabled, Other

If Other, please describe: N/A

RHA will not be removing any Public Housing units in FY 2015.

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PIC Dev. # /AMP PIC Dev. Name	0	N/A
Total Number of Units to be Removed	0	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Mobility study and opportunity properties	30	Public Housing tenants in good standing are being allowed to move to RHA's scattered-site rental properties on a two-year project-based voucher.
Partnerships	20	RHA is currently working with CAAW and will be working with one or more additional nonprofit groups to provide housing while the nonprofit group provides services. RHA will also be working with the City of Reno and Silver Sage Manor to provide PBVs for the NSP3 property at 435 Moran Street.
Single Family Home Project-Based Vouchers	12	RHA has many single family homes acquired under NSP2 and other programs which will be shifted to Project-Based Vouchers as they become vacant.
Yorkshire Terrace	10	RHA assigned three PBVs to units in RHA's LIHTC project at Yorkshire Terrace in FY 2014. This was quite effective, and RHA plans to expand this to include more units as they become vacant.

Anticipated Total New Vouchers to be Project-Based	72
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Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	72
Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	72

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

Other Changes to the Housing Stock Anticipated During the Fiscal Year
RHA plans to continue purchasing single family homes, apartments, and condos for use with Project-Based Vouchers.
Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

During the coming year, RHA plans to expend over \$700,000 from multiple Capital Fund years to carry out additional necessary capital improvements to its Public Housing (PH) communities. RHA will also continue to use MTW funding flexibilities to complete water and energy saving measures at PH communities. RHA is planning to implement the following capital projects in FY 2015:

- **Appliance replacements - expected FY 2015 Expenditures (FY 2014 CF budget): \$30,000.** Essex Manor, Hawk View Apartments, Myra Birch Manor, and Stead Manor all have aging appliances which need to be replaced.
- **Landscape improvements - expected FY 2015 Expenditures (FY 2013 and 2014 CF budgets): \$205,866.** Essex Manor and Silverada Manor both have lawn areas which will be replaced by xeriscaped landscaping, saving significant amounts of water.
- **Kitchen renovations - expected FY 2015 Expenditures (FY 2012 CF budget): \$269,600.** Stead Manor needs kitchen renovations. The majority of the work is done, but this will be completed in FY 2015..
- **Electrical upgrades – expected FY 2015 Expenditures (FY 2014 CF budget): \$200,000.** Tom Sawyer Village requires electrical system upgrades.
- **Hot water heater replacement – expected FY 2015 Expenditures (FY 2014 CF budget): \$80,000.** Tom Sawyer Village has outdated water heaters which need to be replaced.

B. MTW Plan: Leasing Information

II.2.Plan.Leasing		
B. MTW Plan: Leasing Information		
Planned Number of Households Served at the End of the Fiscal Year		
MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased	738	8,855
Federal MTW Voucher (HCV) Units to be Utilized	2,393	28,716
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	0	0
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	3,131	37,571
<p>* Calculated by dividing the planned number of unit months occupied/leased by 12.</p> <p>** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.</p>		

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

RHA is in compliance with all MTW reporting requirements.

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

RHA does not anticipate any issues related to leasing unless funding limitations cause problems.

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units	Community-Wide Family Public Housing	1,155	Open	Yes
Federal MTW Public Housing Units	Site-Based Stead Manor Family Public Housing	29	Open	Yes
Federal MTW Public Housing Units	Community-Wide Elderly and disabled housing	428	Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide	1075	Closed	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide Mod Rehab and SRO	72	Closed	No
Federal MTW Housing Choice Voucher Units	Site-Based Project-based units owned by RHA	18	Open	Yes

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program:* Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types:* Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

There are no changes to the organization structure of the wait list or policy changes regarding the wait list.

III. Proposed MTW Activities: HUD approval requested

2015-1: Elimination of all negative rents and simplification of HCV Utility Allowances

A - Description: RHA proposes that all residents and clients who are receiving negative rents due to utility allowances will stop receiving negative rents. Additionally, RHA currently has a simplified utility allowance schedule for designated highly energy efficient multifamily complexes. RHA will simplify the current HCV utility allowances for all other units by creating a flat utility allowance based on three structure types and on authorized voucher bedroom size. This is a significant change from over forty variables and paying utility allowances based on bedroom size rather than voucher size.

Negative rents: RHA has reviewed the clients currently receiving negative rent payments due to utility allowance reimbursements. The majority of these tenants do have enough income to cover the utilities. However, due to HUD rules regarding calculation of income, this income is excluded and the participant receives a check every month for utility payments.

Utility allowance simplification: RHA currently has a simplified utility allowance schedule for designated highly energy efficient multifamily complexes. RHA will simplify the current HCV utility allowances for all other units by creating a flat utility allowance based on three structure types and on authorized voucher bedroom size. This is a significant change from over forty variables and paying utility allowances based on bedroom size rather than voucher size.

These changes will allow clients to know exactly what they will receive and encourage them to seek out energy efficient units and to conserve energy and water. RHA's current HCV utility allowance system is very complicated and difficult to understand. It is based on unit type, unit size, type of utility, and service or appliance including the fuel type (such as electricity, gas, etc.). The new allowances are designed to cover the full cost of apartment utilities but a lesser percentage proportionally for clients who choose single family homes, duplexes, and mobile homes.

Providing utility allowances appropriate to voucher size will also encourage clients to look for units that match their voucher size rather than occupying larger units.

RHA will retain the current utility allowances for complexes using RHA-approved energy efficient systems.

Significant time is expended by staff on calculating utility allowances as well and errors are a problem.

B – How does this achieve one or more of the statutory objectives?: This will reduce cost and achieve greater cost effectiveness in Federal expenditures by reducing the amount that RHA expends every month for negative rents. It will also reduce cost and achieve greater cost

effectiveness in Federal expenditures by saving staff time through the simplification of utility allowances and by encouraging clients to find a unit that matches their voucher size.

C - Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective: RHA will save approximately \$17,000 per month in negative rents and approximately \$9,805 per month in utility allowances.

D - Provide the anticipated schedules for achieving the stated objective: RHA is required to provide 30 day notice for rent increases. Notification will be issued the first of the month following HUD approval of the RHA plan and the new rents will go into effect following notification. RHA will implement utility allowance changes upon transfer or at annuals.

Activity Metrics:

Elimination of negative rents:

Outcomes and benchmarks achieved for FY 2015 Activities will be reported in the FY 2015 Report.

2015-1 CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	Benchmark
Total cost (dollars) issued to PH clients in utility allowances which exceed the rent.	January 2013-December 2013: PH: \$13,180	Expected cost after implementation: Estimated 5% of original cost based on likely hardship requests: \$660 annually.
Total cost (dollars) issued to HCV clients in utility allowances which exceed the rent.	January 2013-December 2013: HCV: \$198,785	Expected cost after implementation: Estimated 5% of original cost based on likely hardship requests: \$9,940 annually.
2015-1 CE #2: Staff Time Savings		
Unit of Measurement	Baseline	Benchmark
Total time to complete the task in PH staff hours (decrease).	0.5 hours per month dedicated to handling negative rents.	0 hours per month expected to be required after implementation.
Total time to complete the task in HCV staff hours (decrease).	17 hours per month dedicated to handling negative rents.	0 hours per month expected to be required after implementation.

The average error rate is negligible, as it is a simple task. This does not change funds leveraged or increase rental revenue.

Hardship policy for elimination of negative rents: When a participant claims a hardship due to negative rent, RHA will refer them to the Financial Guidance Center and the FSS Lite program for assistance in managing their finances.

Simplification of HCV utility allowances:

Outcomes and benchmarks achieved for FY 2015 Activities will be reported in the FY 2015 Report.

2015-1 CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	Benchmark
Total cost (dollars) in HCV utility allowances.	The current cost per month for utility allowances is \$263,371.	Expected cost after implementation: \$253,566, or a savings of \$9,805 per month and \$117,760 annually.
2015-1 CE #2: Staff Time Savings		
Unit of Measurement	Baseline	Benchmark
Total time to complete the task in staff hours (decrease).	RHA staff currently spends about 32.5 hours per year calculating utility allowances. This includes both standard and energy-efficient allowances.	RHA staff expects to spend 12 hours per year calculating all utilities under the new system.
2015-1 CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	Baseline	Benchmark
Average error rate in completing a task as a percentage (decrease).	In 2013, the average error rate was 2.6%.	The expected average error rate is at most 0.5%; the new allowances are much less complex.
2015-1 CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	Baseline	Benchmark
Rental revenue in dollars (increase).*	Current tenant contribution to rent.	Overall tenant contribution to rent will increase by \$9,805 per month, \$117,760 annually.

There are no increases in leveraged resources for this activity.

*This is tenant contribution to rent, not income to RHA

Proposed new Utility Allowances:

Proposed Standardized Utility Allowances					
Structure Type	0-BR	1-BR	2-BR	3-BR	4-BR+
EES	N/A	56	72	87	107
Apartment	50	70	88	107	124
House/Duplex	92	113	138	162	185
Mobile	N/A	123	131	149	162

Hardship policy for simplification of utility allowances: The utility allowances are set using current utility rates and reasonable expectations of use. RHA will not be allowing exemptions from the new utility allowances.

Description of Annual Reevaluation of Rent Reform Activity: RHA will review the outcomes of families whose rent was changed under this Activity and will determine if there has been excessive hardship for the population as a whole.

Transition period: The utility allowance simplification will be phased in for new clients starting immediately and for all other clients when they have their annuals. The elimination of negative rents under both programs will give 30 days' notice to participants. The elimination of negative rents will go into effect 60 days after the first of the month following approval of the plan.

Need/Justification for MTW Flexibility:

Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

D. 2. a. – Allows Agency to adopt reasonable policies to calculate HCV tenant rents.

C. 11. – Allows Agency to adopt reasonable policies to set Public Housing rents.

These authorizations allow the Agency to adopt reasonable policies to calculate rents; the elimination of negative rents is reasonable based on research pertaining to RHA's resident and client populations. RHA's current HCV utility allowances are very difficult to understand; this flexibility allows simplification that will greatly assist both staff and clients and will encourage energy and water conservation.

Elimination of Negative Rent Impact analysis:

Total Participants in Public Housing	743
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Public Housing Families on Negative Rent as of 12/17/13 by bedroom size		
Families that will have higher Rent with elimination of negative rent - 1 bedroom	1	0.13%
Families that will have higher Rent with elimination of negative rent - 2 bedroom	39	5.25%
Families that will have higher Rent with elimination of negative rent - 3 bedroom	18	2.42%
Families that will have higher Rent with elimination of negative rent - 4 bedroom	1	0.13%
Total	59	7.94%

Public Housing Families on Negative Rent as of 12/18/13 by race		
White families whose rent will be higher with elimination of negative rent	43	5.79%
Black families whose rent will be higher with elimination of negative rent	8	1.08%
Asian families whose rent will be higher with elimination of negative rent	1	0.13%
Native American families whose rent will be higher with elimination of negative rent	5	0.67%
Hawaiian/Pacific Islander families whose rent will be higher with elimination of negative rent	2	0.27%
Total	59	7.94%

Public Housing Hispanic families on Negative Rent as of 12/18/13		
Hispanic families whose rent will be higher with elimination of negative rent	18	2.42%

Total Participants on the HCV Program	2266
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Housing Choice Voucher Families on Negative Rent as of 12/18/13 by bedroom size		
Families that will have higher Rent with elimination of negative rent - 1 bedroom	20	0.89%
Families that will have higher Rent with elimination of negative rent - 2 bedroom	45	2.00%
Families that will have higher Rent with elimination of negative rent - 3 bedroom	78	3.46%
Families that will have higher Rent with elimination of negative rent - 4 bedroom	13	0.58%
Families that will have higher Rent with elimination of negative rent - 5 bedroom	1	0.04%
Total	157	6.92%

Housing Choice Voucher Families on Negative Rent as of 12/18/13 by race		
White families whose rent will be higher with elimination of negative rent	116	5.15%
Black families whose rent will be higher with elimination of negative rent	27	1.20%
Asian families whose rent will be higher with elimination of negative rent	3	0.13%
Native American families whose rent will be higher with elimination of negative rent	10	0.44%
Hawaiian/Pacific Islander families whose rent will be higher with elimination of negative rent	1	0.04%
Total	157	6.92%

Housing Choice Voucher families on Negative Rent as of 12/18/13		
Hispanic families whose rent will be higher with elimination of negative rent	33	1.46%

Utility Allowance Simplification Impact analysis:

Please note that not all participants will be affected by this change. Some participants do not pay utilities because the landlord covers the cost, others are already in highly energy efficient multifamily complexes and their utility allowances will not change, and any VASH participants will not be affected.

Total Participants on the HCV Program	2266
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Utility Allowance Change Impact on Housing Choice Voucher families as of 4/3/14 by bedroom size		
Families that will have higher Rent with standardized utility allowance - 0 bedroom	24	1.06%
Families that will have lower Rent with standardized utility allowance - 0 bedroom	14	0.62%
Families that will have higher Rent with standardized utility allowance - 1 bedroom	264	11.71%
Families that will have lower Rent with standardized utility allowance - 1 bedroom	216	9.58%
Families that will have higher Rent with standardized utility allowance - 2 bedroom	217	9.63%
Families that will have lower Rent with standardized utility allowance - 2 bedroom	266	11.80%
Families that will have higher Rent with standardized utility allowance - 3 bedroom	186	8.25%
Families that will have lower Rent with standardized utility allowance - 3 bedroom	74	3.28%
Families that will have higher Rent with standardized utility allowance - 4+ bedroom	51	2.26%
Families that will have lower Rent with standardized utility allowance - 4+ bedroom	15	0.67%
Total	1327	58.56%

Utility Allowance Change Impact on Housing Choice Voucher families as of 4/3/14 by race		
White families whose rent will be higher with standardized utility allowance	613	27.20%
White families whose rent will be lower with standardized utility allowance	487	21.61%
Black families whose rent will be higher with standardized utility allowance	90	3.99%
Black families whose rent will be lower with standardized utility allowance	70	3.11%
Asian families whose rent will be higher with standardized utility allowance	20	0.89%
Asian families whose rent will be lower with standardized utility allowance	15	0.67%
Native American families whose rent will be higher with standardized utility allowance	16	0.71%
Native American families whose rent will be lower with standardized utility allowance	11	0.49%
Hawaiian/Pacific Islander families whose rent will be higher with standardized utility allowance	3	0.13%
Hawaiian/Pacific Islander families whose rent will be lower with standardized utility allowance	2	0.09%
Total	1327	58.56%

Utility Allowance Change Impact on Housing Choice Voucher Hispanic families as of 4/3/14		
Hispanic families whose rent will be higher with standardized utility allowance	163	7.23%
Hispanic families whose rent will be lower with standardized utility allowance	81	3.59%
Total Hispanic families affected by standardized utility allowance	244	10.77%

2015-2: Allow RHA to inspect its own HCV units

A - Description: RHA will perform all inspections on all tenant and project-based voucher units regardless of ownership or property management status including those that are owned or managed by RHA.

Currently RHA owns a significant number of units which must be inspected by other entities. Under current HUD requirements, RHA must hire an outside agency to certify that a unit meets HQS standards. This results in much longer lead times before the unit is available for a tenant.

B – How does this achieve one or more of the statutory objectives?: This will reduce cost and achieve greater cost effectiveness in Federal expenditures by allowing RHA to inspect its own units. This will be both cheaper and faster than the current system.

C - Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective: RHA will save money and time by inspecting its own units.

D - Provide the anticipated schedules for achieving the stated objective: This can go into effect upon approval of this plan by HUD. There is no lag for this activity.

Activity Metrics:

Outcomes and benchmarks achieved for FY 2015 Activities will be reported in the FY 2015 Report.

2015-2 CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	Benchmark
Total cost (dollars) in inspections by outside agencies.	In the past 12 months, RHA has contracted out 101 HQS inspections. The inspections cost \$35 and RHA also pays mileage. Total cost of outside inspections: \$4,645	Expected cost after implementation: \$0

2015-2 CE #2: Staff Time Savings		
Unit of Measurement	Baseline	Benchmark
Total time to complete the task in staff hours (decrease).	RHA staff currently spends about 10 minutes per contracted inspection to schedule and log the inspection. When RHA begins to do its own inspections, staff time will increase by an estimate of 35 minutes more per inspection.	Expected time savings: 0 hours because RHA will be doing its own inspections.

Staff time saved will be negligible; currently someone needs to accompany the inspector to fill out additional paperwork, which takes an hour. If RHA inspected its own units, it would be about 45 minutes per inspection or about 25 hours a year saved. Error rate is not an issue. There is no increase in leveraged resources for this Activity.

When Housing Authorities inspect their own units, there is the possibility of fraud. As all of these units will be under the HCV program, RHA will be addressing this by having the Director of Asset Management do quality control checks on the units inspected by RHA HCV staff. This will be done at a rate of 5% of the units inspected in a month or one unit per month, whichever is greater. This is the same ratio used to quality control normal HCV inspections.

Need/Justification for MTW Flexibility:

Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

- C. 9. a. – Allows Agency to establish inspection frequencies and protocols.
- D. 5. – Allows Agency to certify that a unit has met HQS standards.

RHA owns a significant number of units which require inspections by outside agencies. This has slowed down occupancy of these units and, over time, costs more money than necessary.

2015-3: Assign PBVs to up to 100% of units in non-Public Housing RHA-owned properties

A - Description: RHA owns non-Public Housing dwelling units and complexes which have already been useful in the Mobility program and in helping more people move off of the waiting lists. The number of PBVs in these properties is limited to 20% per building, but RHA could assist more people and increase rental revenue if the limitation were lifted.

One of these properties, Yorkshire Terrace, has units which are difficult to fill due to LIHTC income restrictions, and the assignment of PBVs at this property would make it possible to occupy units in a timely fashion. In the past 12 months, 19% of units have been vacant based on leasing months. Another complex, Idlewild Townhouse Apartments, has been extremely popular with Mobility participants, so it would be ideal if those units could be converted as they become vacant.

B – How does this achieve one or more of the statutory objectives?: This will reduce cost and achieve greater cost effectiveness in Federal expenditures by increasing rental revenue due to fewer, shorter vacancies. This will also increase housing choice by providing more available units for RHA Mobility and HCV clients.

C - Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective: This will increase rental revenue and will also increase housing choice.

D - Provide the anticipated schedules for achieving the stated objective: RHA will implement this activity as needed as soon as the Plan is approved and the Board of Commissioners has approved units to assign PBVs.

Activity Metrics:

2015-3 HC #4: Displacement Prevention		
Unit of Measurement	Baseline	Benchmark
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	None. RHA does not have any households being displaced. RHA will not project base any units until they are vacant; units are currently affordable.	None. This activity will not change displacement in any way.

Need/Justification for MTW Flexibility:

Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

D. 1. e. The Agency is authorized to determine the percentage of housing voucher assistance it is permitted to project-base;

D. 7. The Agency is authorized to develop and adopt a reasonable rent policy and process for project-basing Section 8 tenant-based leased housing assistance; and

D. 7. a. The Agency is authorized to project-based Section 8 assistance as properties owned directly or indirectly by the Agency that are not public housing. Project-based assistance for such owned units does not need to be competitively bid.

2015-4: Required Savings Plan for Earned Income Disallowance (EID) PH clients

A - Description: RHA will require that EID PH clients take part in a savings plan through the Financial Guidance Center (FGC).

EID PH clients often have issues once the EID period runs out because they have not learned how to effectively manage their money. Requiring participation in a savings program will help them think more about where their money is going and hopefully allow them to plan for the end of the EID period more effectively. This will only be applied to new EID participants.

There are two choices for this savings plan. One is the Individual Development Account, which offers matching funds through FGC to be used for education, homeownership, or small business development. The second is a savings account with no matching funds through a lending institution that the FGC will freeze so that funds cannot be removed by the participant until the FGC authorizes the withdrawal, which will be at the end of the EID period.

There is a \$50 per month minimum required to go into one of the savings options. People who choose not to participate in the savings plan are also opting out of EID.

B – How does this achieve one or more of the statutory objectives?: This will give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient by assisting them in learning to plan for the future.

C - Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective: This will assist families in planning for the future and achieving self-sufficiency.

D - Provide the anticipated schedules for achieving the stated objective: Referrals to the Financial Guidance Center will be made within 30 days of HUD approval of RHA's MTW plan.

Activity Metrics:

Outcomes and benchmarks achieved for FY 2015 Activities will be reported in the FY 2015 Report.

2015-4 SS #2: Increase in Household Savings		
Unit of Measurement	Baseline	Benchmark
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero. \$0.00	Expected average savings/escrow amount of households affected by this policy after implementation of the activity over the course of the two-year EID eligibility period (in dollars). \$1,200.00

2015-4 SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	Baseline	Benchmark
Number of households transitioned to self sufficiency (increase).	Households transitioned to self sufficiency prior to implementation of the activity: 0	Expected households transitioned to self sufficiency after implementation of the activity: 0 This activity is not expected to transition any households to self-sufficiency.

RHA's definition of self-sufficiency is that the Family will be employed and will earn 50% of the Area Median Income (AMI) based on family size. The family may be receiving other state benefits such as childcare subsidies, medical assistance and/or food stamps and be considered self-sufficient.

None of the other metrics apply in this case; it is specifically aimed at increasing savings. This will not increase involvement in FSS because the managers will refer participants directly to FGC. Household income is not expected to be changed by this Activity. TANF is not expected to be changed by this Activity. Employment is not expected to be changed by this Activity. Per unit subsidy costs and agency rental revenue are not expected to be changed by this Activity.

Need/Justification for MTW Flexibility:

Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

E. – Allows Agency to establish relationships with local agencies to leverage expertise to assist with self-sufficiency.

IV. Approved MTW Activities: HUD approval previously granted

A. Implemented Activities: 2014-1

Activity	Description/Status	Anticipated Changes / Modifications to Activity	Metric/ baseline/ benchmark changes	Authorization changes?
2014-1: PBV to RHA Owned/Controlled Units without competitive process	RHA owns quite a few single family homes and condos. To expand housing choice, RHA has been requesting and receiving approval from HUD to assign PBVs to these units without a competitive process. These units are being used for several programs which increase housing choice. 33 units have gone through HUD's approval process so far.	None.	21 units expected in the first year. Metrics from the new 50900 will be CE#1 and CE#2.	None.

2014-1 CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Legal advertisements: \$720/property for a three-day advertisement. This will depend on the number of properties.	\$0; no legal ads will need to be placed	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-1 CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Writing and placing a legal advertisement: 15 minutes per property. Will depend on the number of properties.	0 hours; no legal ads will need to be placed	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-2

2014-2: Mobility Demonstration	RHA is issuing PBVs for single family homes and condos in low-poverty census tracts to Public Housing families with children who are currently in good standing and who meet the requirements of the program. The University of Nevada at Reno will be conducting a longitudinal study of these families to look at whether moving from a high poverty census tract to a low poverty census tract changes outcomes. 25 units are currently occupied.	None.	21 units expected to be occupied in the first year. Metrics from the new 50900 will be SS#1, SS#2, SS#3, SS#4, SS#5, SS#6, SS#7, SS#8, HC#5, and HC#7. There will also be local metrics in this activity.	None.
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2014-2 SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #2: Increase in Household Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	\$0	Increase of \$25 per year for unemployed tenants.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #3: Increase in Positive Outcomes in Employment Status

Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	No change.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	No change.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	0	2	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	No change.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	No change.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	21	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-2 HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	No change.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

Local metrics:

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Improvement in poverty level of census tract.	Poverty level of PH census tract; this will be established as families move out of PH.	Lower poverty level in census tract into which a family moves.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-3

<p>2014-3: Rent Reform Controlled Study</p>	<p>RHA is bringing at least 150 families with children off of the Housing Choice Voucher waiting list and issuing vouchers limited to five years. For half of the families, the rent will be calculated as a standard HCV voucher. For the other half, rents are set in advance and do not change based on income; rents will only change if the required bedroom size of the unit changes and the family moves. UNR will be tracking these families as well to identify the differences between the two groups. 92 vouchers have been issued for this Activity.</p>	<p>None.</p>	<p>57 families were expected in the first year. RHA will be issuing more vouchers in FY2015. Metrics from the new 50900 will be SS#1, SS#2, SS#3, SS#4, SS#6, SS#7, SS#8, HC#3, CE#1, CE#2, and CE#3.</p>	<p>None.</p>
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2014-3 SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Income on file at time of admission to the program	Increase household income by \$600 per year.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 SS #2: Increase in Household Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	\$0	\$50 increase per household per year.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 SS #3: Increase in Positive Outcomes in Employment Status

Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 SS #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 HC #3: Decrease in Wait List Time

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation: Average cost of interims (\$32.69) * Expected number of interims required to be processed (10% of 57, or 6) + Average cost of annuals (\$53.25) * 57 Equals \$3,231	Expected decrease: Interims will no longer be processed, so \$196, and about half of the annuals will not be necessary, so $26.62 * 57 = \$1,517$; estimated decrease is \$1,713	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Amount of staff time dedicated to interims and annuals prior to implementation: 1.7 hours for an interim * 6 + 2.8 hours for an annual * 57 = 169.8 hours	Expected decrease of staff time dedicated to interims and annuals: Interims will no longer be processed, so $1.7 * 6 = 10.2$, and about half of the hours for an annual, so $1.4 * 57 = 79.8$, totals 90 hours	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-3 CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-4

2014-4: Expand self-sufficiency activities	RHA made the FSS Lite program, which does not include an escrow account, mandatory for Public Housing tenants who are not completing their Community Service hours. FSS Lite is also available to Mobility and Rent Reform clients. RHA has combined Public Housing and HCV FSS to streamline service delivery. 21 families have been assisted through the FSS Lite program.	None.	Metrics from the new 50900 will be SS#1, SS#2, SS#3, SS#4, SS#5, and SS#8. There will also be local metrics in this activity.	None.
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2014-4 SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Income on file at time of admission to the program	Increase household income by \$200 each year	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-4 SS #2: Increase in Household Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	\$0	\$25 increase per household per year	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-4 SS #3: Increase in Positive Outcomes in Employment Status

Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-4 SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-4 SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	0	51 families in the first year will take part in the FSS Lite program	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-4 SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-5

2014-5: Simplify rent calculations and increase the minimum rent	RHA is excluding all educational financial aid from income calculations, allowing self certification of assets under \$10,000, and the minimum rent was increased to \$75. These changes went into effect and will continue in the future.	None.	Metrics from the new 50900 will be SS#1, SS#3, SS#4, SS#8, CE#1, CE#2, CE#3, and CE#5.	None.
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2014-5 SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 SS #3: Increase in Positive Outcomes in Employment Status

Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$0	Exclusion of assets will have a negligible effect. RHA does not expect cost savings for this Activity.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	0.4 hours per student status verification times 336 individuals = 134.4 hours	Verifications sent for dependents only: 91 hours saved Self certification of assets under \$10,000: PH 313 hours saved, HCV 448 hours saved. Total: 852 hours saved	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-5 CE #5: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	\$0	Student status will cost RHA \$7,274. Raising the minimum rent will bring in \$154,200. Net effect will be an increase of \$146,926 in rental revenue.	This will be reported in the FY2014 report; per HUD's instructions, RHA will only report on workable households for this activity metric.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-6

2014-6: Biennial recertifications for elderly/disabled participants on fixed incomes	Elderly and disabled participants in both PH and HCV who are on fixed incomes have recertifications on a biennial schedule rather than annually because the changes to rent are negligible. Cost of Living increases for certain programs are automatically applied. This change went into effect.	This will be replaced by triennial recertifications for these populations.	Metrics from the new 50900 will be CE#1, CE#2, and CE#5.	None.
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2014-6 CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	HCV: \$112,291.50 PH: \$28,642.50	HCV new cost: \$91,989.72 PH new cost: \$21,898.26 Total savings: \$27,046 annually	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-6 CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	HCV: 661.6 hours per month PH: 39.5 hours per month	HCV: 493.3 hours per month PH: 28.8 hours per month Total savings of 179 hours per month, 2,148 hours saved annually.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-6 CE #5: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	\$0	No change.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-7

2014-7: Alternate HQS verification policy	For HCV units that passed the HQS inspection on the first visit, as long as both the landlord and the tenant sign a certification that the unit is still in good shape, the unit will not be inspected until two years following the passed inspection. This change went into effect and will continue into the future.	None.	Metrics from the new 50900 will be CE#1, CE#2, and CE#3.	None.
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2014-7 CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$169,213 cost per year	\$80,019 estimated cost after implementation, a savings of \$89,194	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-7 CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	2,656 hours	1,256 hours expected after implementation, a savings of 1,400 hours.	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-7 CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	No change	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

A. Implemented Activities: 2014-8

<p>2014-8: Partner with local nonprofit to provide special needs housing</p>	<p>RHA is providing project-based voucher units to Committee to Aid Abused Women (CAAW) participants. These PBVs are for two years and CAAW provides supportive services. An agreement with the CAAW is in place and one of their clients has moved in to an RHA unit. This year, RHA will be working with Silver Sage Manor and the City of Reno to provide Project-Based Vouchers for five units at the NSP3 property at 435 Moran Street. RHA anticipates having other possible partnerships.</p>	<p>Another local nonprofit will be added to this activity.</p>	<p>By the end of FY 2015, RHA hopes to have up to 20 units allocated for work with partners.</p> <p>Metrics from the new 50900 will be CE#4, HC#4, HC#5, and HC#7. There will also be local metrics in this activity.</p>	<p>None.</p>
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2014-8 CE #4: Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
<p>Amount of funds leveraged in dollars (increase).</p>	<p>This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.</p>	<p>This has not yet been calculated due to HUD's new metrics. It will be reported in the FY2014 report.</p>	<p>This will be reported in the FY2014 report.</p>	<p>This will be reported in the FY2014 report.</p>

2014-8 HC #4: Displacement Prevention

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
<p>Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.</p>	<p>2</p>	<p>0</p>	<p>This will be reported in the FY2014 report.</p>	<p>This will be reported in the FY2014 report.</p>

2014-8 HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	2	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

2014-8 HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	2	This will be reported in the FY2014 report.	This will be reported in the FY2014 report.

Not yet implemented activities

Not applicable. RHA has implemented all planned activities for 2014.

Activities on hold

Not applicable. RHA is in process with all activities for 2014.

Closed Activities

Not applicable. All of RHA's activities for 2014 are still in process, and 2014 was RHA's first MTW year.

V. Sources and Uses of Funds

Annual MTW Plan		
V.1.Plan.Sources and Uses of MTW Funds		
A. MTW Plan: Sources and Uses of MTW Funds		
Estimated Sources of MTW Funding for the Fiscal Year		
<p>PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.</p>		
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$4,928,775
70600	HUD PHA Operating Grants	\$44,638,452
70610	Capital Grants	\$780,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	0
71100+72000	Interest Income	0
71600	Gain or Loss on Sale of Capital Assets	0
71200+71300+71310+71400+71500	Other Income	\$100,000
70000	Total Revenue	\$50,447,227

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$5,461,649
91300+91310+92000	Management Fee Expense	\$1,511,979
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$430,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$896,631
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$2,536,000
95000 (95100+95200+95300+95500)	Total Protective Services	0
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$159,370
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$367,243
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$236,000
97100+97200	Total Extraordinary Maintenance	0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$38,008,000
97400	Depreciation Expense*	\$1,950,413*

97500+97600+97700+97800	All Other Expenses	0
90000	Total Expenses*	\$51,557,285*

Describe the Activities that Will Use Only MTW Single Fund Flexibility

RHA will be utilizing flexibility of funds to complete the xeriscaping landscaping work at Hawkview Apartments, Essex Manor, and possibly Tom Sawyer Village Public Housing complexes. In last year's plan, RHA set aside \$836,205 over three years to complete various xeriscaping at Public Housing complexes. In 2014, RHA expended \$411,000 to complete xeriscaping at Mineral Manor. Hawkview Apartments and Essex Manor xeriscaping work is in process but not completed. RHA will also be using this flexibility to fund the \$50,000 to assist FSS clients with specific expenses as explained in the "FY 2015 Proposed MTW Activities which do not require additional waivers" section

*The uses of funding include a non-cash item, Depreciation Expense, of \$1,950,413, so the sources of funding are \$50,447,227 and the actual cash expenses will be \$49,606,872.

Local Asset Management Plan (LAMP)

B. MTW Plan: Local Asset Management Plan	
Is the PHA allocating costs within statute?	<input type="checkbox"/> Yes or <input type="checkbox"/> No
Is the PHA implementing a local asset management plan (LAMP)?	<input type="checkbox"/> Yes or <input type="checkbox"/> No
If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.	
Has the PHA provided a LAMP in the appendix?	<input type="checkbox"/> Yes or <input type="checkbox"/> No
RHA is not implementing a LAMP.	

VI. Administrative

Attachment A: Certifications of Compliance signed by the Chairperson of the Board of Commissioners and Board resolution regarding MTW plan.

Attachment B: This plan was made available for public review beginning February 20, 2014, and ending April 8, 2014 on RHA's website.

Attachment C: The plan was advertised in the Reno Gazette Journal from February 15, 2014 through February 22, 2014. The public hearing was held March 24, 2014 at 6:00 PM at Silverada Manor's Community Room; the only attendees were staff members.

Attachment D: The plan was also discussed at multiple Resident Advisory Board and Resident Council meetings, and those sign in sheets are attached

Evaluations: RHA is working with UNR to create questionnaires to track participants through the Mobility and Rent Reform programs. These have not yet been finalized.

Attachment E: The Annual Statement/Performance and Evaluation Report (HUD 50075.1) or subsequent form required by HUD for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the Plan Year and all three parts of the report

Attachment F: Certification of Compliance with the Consolidated Plan.

Attachment A

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

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

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*

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 Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2014 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 PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA 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.
5. 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.
6. 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.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address 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 maintain records reflecting these analyses and actions.
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 requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

Attachment A

13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. 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 Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the 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 Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Reno
PHA Name

NV001
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)

Dick Scott
Name of Authorized Official

Chairperson of the Board
Title

Dick Scott
Signature

April 8, 2014
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Attachment A

HOUSING AUTHORITY OF THE CITY OF RENO RESOLUTION 14-04-01 RH

A RESOLUTION APPROVING THE CONTENT AND SUBMISSION OF THE AUTHORITY'S FY 2015 MOVING TO WORK PLAN AND CERTIFICATIONS OF COMPLIANCE TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the Housing Authority of the City of Reno's Moving to Work (MTW) agreement was signed by Sandra B. Henriquez, Assistant Secretary of the U.S. Department of Housing and Urban Development (HUD) on June 27, 2013, and

WHEREAS, the U.S. Department of Housing and Urban Development requires an annual submission of a Moving to Work plan and Certifications of Compliance;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of the City of Reno as follows:

1. That the Board of Commissioners hereby authorizes and directs the Executive Director to submit the Authority's FY 2015 Moving to Work Plan and Certifications of Compliance.
2. That the Housing Authority of the City of Reno (RHA) published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that RHA conducted a public hearing to discuss the Plan and invited public comment.
3. That RHA took into consideration public and resident comments (including those of its Resident Advisory Board) before approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Plan.
4. That RHA certifies that the Board of Commissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
5. That RHA 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. That the Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which RHA is located.
7. That 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 RHA's jurisdiction and a description of the manner in which the RHA Plan is consistent with the applicable Consolidated Plan.
8. That RHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address 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 RHA's involvement and maintain records reflecting these analyses and actions.
9. That RHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. That RHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement Standards and Requirements for Accessibility by the Physically Handicapped.

Attachment A

11. That RHA 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.
12. That RHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
13. That RHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
14. That RHA 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.
15. That RHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.1059(a).
16. That RHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, RHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
17. That with respect to Public Housing RHA 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.
18. That RHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. That RHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. That RHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
21. That RHA 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 Moving to Work Agreement and Statement of Authorizations and included in its Plan.
22. That all attachments to the Plan have been and will continue to be available at all times and all locations that the 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 RHA and at all other times and locations identified by RHA in its Plan and will continue to be made available at least at the primary business office of RHA.
23. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 8 DAY OF April, 2014.



CHAIRPERSON

ATTEST



SECRETARY

Attachment B



February 20, 2014

RENO HOUSING AUTHORITY | Serving Reno, Sparks, and Washoe County

HOME

ABOUT RHA

BOARD MEETINGS

PUBLIC HOUSING

RENTAL ASSISTANCE

MTW

EMPLOYMENT

RENTAL PROPERTIES

YORKSHIRE TERRACE

CONTRACTORS

NSP2

NEWS REPORTS

RFP

XERISCAPING

DOWNLOADS

LINKS

Reno Housing Authority
1525 East Ninth Street
Reno, Nevada 89512

office: 775.329.3630
fax: 775.786.1712
tddy: 775.331.5138 ext. 204

Our History

Public Housing in this country was established by the U.S. Housing Act of 1937. The purpose of the Act was to provide homes for those of low and moderate income and to provide jobs for the unemployed. The Housing Authority of the City of Reno ("Reno Housing Authority" or "RHA"), was founded six years later, in October 1943, as a municipal corporation under Nevada Revised Statute 315. Since its founding, RHA has also been appointed as the Public Housing Authority for the City of Sparks and Washoe County.



Current Operations

RHA currently owns and manages 764 units of Public Housing (475 for families) in seven different locations in the City of Reno and Sparks under the Public Housing programs and, through the use of the Neighborhood Stabilization Programs and other funding, owns over 100 rental properties specifically targeted for low income households. RHA also provides housing subsidies to more than 2,500 low income families in Reno, Sparks, and Washoe County through Rental Assistance programs.



FY 2015 Moving to Work Plan is posted for Public Comment

The MTW plan for the period July 1, 2014-June 30, 2015 will be available for review from February 20 through April 8, 2014 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and on the website [here](#) and an overview of the plan can be found [here](#). Comments on the draft second-year MTW Annual Plan must be received by close of business on April 8, 2014.

A Public Hearing to answer questions and receive comments will be held March 24 at 5:00 PM at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

Stead Manor Public Housing waiting list open as of February 3, 2014

RHA is opening the waiting list for Stead Manor, the Public Housing complex in Stead. This family Public Housing complex consists of two and three bedroom townhouse apartments and is a non-smoking community. To apply, please fill out [this application](#) (prints on legal size paper) and return it to RHA's Admissions Office at 1400 Silverada Blvd., Reno, NV 89512.

RHA is seeking applicants for the Live-In Program

RHA is seeking responsible, capable people with at least some maintenance experience to fill live-in positions. Successful applicants will live rent-free in one of RHA's Public Housing complexes. Please read the application carefully so you fully understand the requirements of the position. If you are interested, please [fill out the application](#) and return it to RHA's main office at 1525 East Ninth Street, Reno, NV 89512

Attachment B



April 2, 2014

RENO HOUSING AUTHORITY | Serving Reno, Sparks, and Washoe County

HOME

ABOUT RHA

BOARD MEETINGS

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RENTAL ASSISTANCE

MTW

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YORKSHIRE TERRACE

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RHA has issued an RFP for legal services

The Housing Authority of the City of Reno is requesting proposals from qualified legal professionals to provide legal services for the Housing Authority. The full RFP can be found [here](#). All proposals must be received by the Housing Authority no later than 5:00 pm on April 25, 2014.

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Attachment C

RENO NEWSPAPERS INC
Publishers of
Reno Gazette-Journal

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RENO HOUSING
AUTHORITY

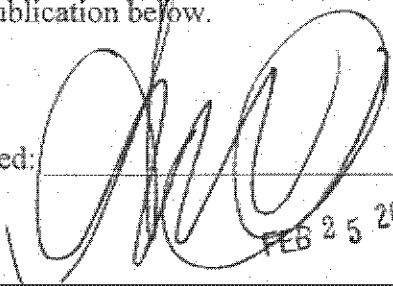
By Farnam
for
Barndart
Arsholt

RENO HOUSING AUTHORITY
1525 E 9TH ST
RENO NV 89512-3012


Customer Acct# 337409
PO# Public Hearing
Ad# 2000026492
Legal Ad Cost \$130.00

STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: 2/15/2014 - 2/22/2014, for exact publication dates please see last line of Proof of Publication below.

Signed: 
FEB 25 2014

Subscribed and sworn to before me

 GINA BRILES
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 11-6105-2 - Expires October 10, 2015



Proof of Publication

PUBLIC NOTICE The Housing Authority of the City of Reno (RHA) is a participant in HUD's Moving to Work Demonstration Program (MTW) and is required to submit an MTW Annual Plan for HUD approval. The MTW plan for the period July 1, 2014 - June 30, 2015 will be available for review from February 20 through April 8, 2014 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and at RHA's website at www.renoha.org. Copies of the second-year MTW Annual Plan may also be obtained by contacting the MTW Coordinator at 775-329-3630; TDDY 775-331-5138 ext. 204 or by email at wbarnhart@renoha.org. Comments on the draft second-year MTW Annual Plan must be received by close of business on April 8, 2014. A Public Hearing to answer questions and receive comments will be held March 24 at 6:00 PM at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512. No. 26492 Feb. 15, 22, 2014

PUBLIC NOTICE
The Housing Authority of the City of Reno (RHA) is a participant in HUD's Moving to Work Demonstration Program (MTW) and is required to submit an MTW Annual Plan for HUD approval.
The MTW plan for the period July 1, 2014 - June 30, 2015 will be available for review from February 20 through April 8, 2014 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and at RHA's website at www.renoha.org. Copies of the second-year MTW Annual Plan may also be obtained by contacting the MTW Coordinator at 775-329-3630; TDDY 775-331-5138 ext. 204 or by email at wbarnhart@renoha.org.
Comments on the draft second-year MTW Annual Plan must be received by close of business on April 8, 2014.
A Public Hearing to answer questions and receive comments will be held March 24 at 6:00 PM at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.
No. 26492 Feb. 15, 22, 2014

Ad Number: 2000026492

Attachment D

Resident Advisory Board for Agency Plan - Attendance 2013-2014

#	Name of Member	12/9/13 1st Meeting Pictures	1/6/14 2nd Meeting	1/27/14 3rd Meeting	1/31/14 Notice in Paper	3/17/14 4th Meeting	3/24/14 Public Hearing	January, February and March RC Meetings
	Public Housing						Attendees: Kim Anhalt, Wendryn Barnhart, Mishon Hurst, David Morton	
1	Aaron Clinton (Mineral Manor)	x	x	x		x		
2	Janet Jergens (Tom Sawyer Village)		x	x		x		
3	Sheri Hill (Silverada Manor)			x				
4	Samantha Zuick (Stead Manor)	x						
5	Bridget Crandall (Hawk View Apartments)							
6	Shannon Smith (Essex Manor)							
7	Angel Varnell (Myra Birch Manor)			x		x		
8	Lisa Ramon (McGraw Court)		x	x				
	HCV							
9	Sheena Wolfe			x				
10	Timothy Hines	x	x	x		x		
11	Mary Kelso	x		x		x		
12	Marilyn Martinez	x	x	x				
13	Monica Salinas		x			x		
14	Rebecca Engle	x	x	x				
15	Karen Walker	x	x	x		x		
16	Susan Durke		x	x		x		
	Need 45 day notification for Public Hearing				1/31/14 + 45 days = 3/17/14			

Attachment D

RESIDENT ADVISORY BOARD SIGN-IN SHEET March 17, 2014

#	Name	Address	Telephone	e-mail address
1	Susan Dorkee	1810 Idlewild Dr Apt 36	775 240 2445	---
2	Tony (John) Jacob	3285 Mackay Ave #40	775 354-9977	
3	Mary Helbo	650 Record	mezzag 324 3974	
4	Aaron Clinton	1635 E 9th Street	345 4836	carpenter-971@yaho.com
5	James Jorgensen	2670 Tom Sawyer E	376-8830	
6	Timothy Hines	2777 Northtowne Lane, 81009	420-0942	
7	Monica Salinas	6780 Pah Rah Dr.	303-9773	
8	Erick Salinas	6780 Pah Rah Dr.	303-9773	
9	Karen Welker	351 Smithridge Park	384-3185	
10				
11				
12				
13				
14				
15	David Morton (RHA)	1525 E. 9th St.		
16	Amy Jones (RHA)	1525 E-9th St.		

Attachment D

RESIDENT ADVISORY BOARD SIGN-IN SHEET January 27, 2014

#	Name	Address	Telephone	e-mail address
1	Debbie Serratore	1482 Silverada Blvd	622-8638	debbieserratore@msn.com
2	Connie Ontiveros	2420 Tom Sawyer #A	313-8918	none
3	Aaron Clayton	1635 E 9th Street	395-9836	carpenter.971@yahoo.com
4	Lisa Raman	2455 Nevada St #	379-775	lisa.raman@comcast.net
5	Mary (Gard)	Po Box 41246 Reno NV		
6	John Jacobs	3585 Mazzone Ave #10	351-9977	Tony.Jacobs31@yahoo.com
7	Rebecca Engel	5843 Magenta Ct Sd	229-6631	rebeccaengel1965@aol.com
8	Jane Jensen	2620 Tom Sawyer Dr	376-3410	
9	Marilyn Martinez	1855 Selmi Dr. #169	843-9682	marilyn@icloud.com
10	Timothy Hiner	2777 Northtowne Lane Apt. 81009	(775) 420-0942	hiner.timothy7@gmail.com
11	Sheena Wolfe	2435 #7 Sycamore glendale spds	420-6171	WOLFE,SHEENA@YAHOO.COM
12	Susan Dorkee	1810 Idlewild Dr. Apt. 36	4240-2443	
13	Karen Walker	351 Smithridge Park	379-4022	KWalker5715@yahoo.com
14				
15	David Morton (PHA)			
16	Mishon Hursi (PHA)			

Attachment D

RESIDENT ADVISORY BOARD SIGN-IN SHEET January 6, 2014

#	Name	Address	Telephone	e-mail address
1	Aaron Clinton	1635 E 9th Street	375-4536	ccirpunter971@yahoo.com
2	Tracey Antares	2420 Tom Sawyer #A	313-8918	crane
3	Susan F. Durkee	1810 Idlewild Dr. Apt 36	240-244 6	∅
4	Molly Mulcahy	2455 Nevada St. #501	3587541	
5	Marie Brethauer	2610 Tom Sawyer ^{2610 # F}	410-9366	mariebrethauer@yahoo.com
6	Joseph Franc	350 RiverFlow Dr.	771-6648	
7	Nick Sauter	2845 Severn Dr	702-281-4998	
8	Karen Walker	351 Smithridge Park	775-379-4022	Kwalker5715@yahoo.com
9	Rebecca Engel	5843 magenta ct	775 2296631	_____
10	Monica Selinas	6780 Park Rah Dr	775 1424-1401	
11	Timothy Hines	2777 Northtowne Lane Apt. B1009	(775) 355-6872	
12	Marilyn Martinez	1855 Selmi Dr.	8575946	martinez198227@edf.net
13	Jean Dergenz	2620 Tom Sawyer	376-3410	-
14	MIGNON HURST ^{RHA}	1525 E. 9th St.	329-3630	
15	David MORTON (RHA)			
16	Nick Sauter (RHA)			

Attachment D

RESIDENT ADVISORY BOARD SIGN-IN SHEET December 9, 2013

#	Name	Address	Telephone	e-mail address
1	MARY	KELSO		
2	Marilyn	1855 Salmi Dr. Reno	8439682	mrilyn@icloud.com
3	Timothy Hines	2777 Northtowne Lane, Apt. B1009	(775) 355-6872	hines.timothy7@gmail.com
4	Rebecca Engel	5843 madent ct Sweet Valley	775 229 6631	rebeccaengel1965@aol.com
5	Samantha Zwick	Spate canyon near Reno	775-223-7020	szwick@yahoo.com
6	Aaron Charles	1635 F. 9th Street	775-345-4836	carpenter971@yahoo.com
7	Karen Walker	351 Smithridge Park	775-379-4022	KWalker5715@yahoo.com
8	Mishon Hurst PHA	1525 E. 9th St.	775-329-3630	
9	David MORTON PHA			
10				
11				
12				
13				
14				
15				
16				

Attachment D Sign-In Sheet

Resident Council: Stead

Date: 3/4/14

Name	Address	Telephone Number	Community Service?
Heidi C. Lanyon	4924 Cocoa Ave	775-223-9215	
Jennifer (Jade)	5038 Cocoa Ave	775-815-3350	
Laura Holt	5080 Bravo Ave Reno 89506	775-622-9792	<input checked="" type="checkbox"/>
Doris Lizette Thomas	5092 Cocoa Ave	775-770-8096	NO
Shawn Zwick	5026 Cocoa Ave	775-223-7070	YES
Keenan Gordon	5086 Cocoa Ave	775-560-0070	YES
Melisa Chavez	5050 Cocoa		
TABITHA PELLETT	5056 Cocoa	775-287-1010	

Staff: Eric / Debbie

Attachment D Sign-In Sheet

Resident Council: Stead

Date: 2/4/14

Name	Address	Telephone Number	Community Service?
Lauren Holtzer	5080 Brand Ave	622 4792	Yes
Doris Lorette Thomas	5092 Cocoa Ave	775-770-8096	NO
Jennifer Yodanis	5038 Cocoa Ave	815-33500	NO
Heidi C. Lamyon	4924 COCOA Ave	223-9215	
Jaime Villa	5050 Cocoa Ave	—————	NO
Keweenaw Garden	5086 Cocoa Ave	775 560 0070	Yes

Staff: Eric / Debra

Attachment D Sign-In Sheet

Resident Council: Essex

Date: 02/11/14

Name	Address	Telephone Number	Community Service?
Kenia Macias	750 Carlyle Ct	351-3290	
Ellen Quintero	710 Devon Dr	857-6405	Y
Cheryl Cronkite	191 Saint Arms St	420-5356	Y
Joni Coppe	711 Birmingham Pl.	972-5441 (725)	
Ana Sanchez	739 Carlyle Ct	6863003	Y
Joaquin Rojas	701 Saint Arms	971-8417	
Lisa McDowell	779 Cornwall Cir	351-8396	
Shannan Smith	771 Devon Dr.	250-8245	Y
Rayna Guerra	730 Pendleton Pl.	386-5139	
Lucie Gutierrez	780 Devon	3792728	
Anita Escobedo	739 Cornwall Cir	287-1393	Y

Staff: Deborah / Mishm / Dario

Attachment D Sign-In Sheet

Resident Council: Hawkins

Date: 03/01/14

Name	Address	Telephone Number	Community Service?
FRANK ROSKHE	1516 Steelwood Ln #2	247-0237	
Bridget Crandall	1516 Steelwood Ln #2	391-1868	✓
Wila Moshier Hernandez	1540 steelwood LN #3	232-1378	
Juith Cooper	2527 Tripp DR #3	333-0813	✓
Shellie Dewey	2535 Tripp dr. #3	443-2682	✓
EUSEBIO NAVA	2535 Tripp Dr. #2	351-3187	
RENISE McMillian	1524 steelwood LN #4	525-4747	
Jim DANNENBRING	1520 STEELWOOD #1	223-5318	
Khayla Fields	1508 steelwood Ln #3	378 8628	✓
Renee Seymour	2535 Tripp Dr. Apt 1	386-8468	✓

Staff: DubDF/walter

Attachment D Sign-In Sheet

Resident Council: Hankinew

Date: 12/10/14

Name	Address	Telephone Number	Community Service?
Rosa Guerrero	1540 Steelwood Ln #4		
Ron Gurne	1540 Steelwood Ln #4	879 4274	
Lila Mosher-hernandez	1540 Steelwood Ln #3	232-1378	
RENISE MUMFORD	1524 Steelwood Ln #4	347-2623	
FRANK ROJETTA	1516 Steelwood Ln #2	247-0237	
Bridget Crandall	1516 Steelwood Ln #2	391-1868	✓
Anthony Allen	1524 Steelwood Ln #4		✓
EUSEBIO NAVA	2535 TRIPP DR. #2	351-3187	
Shellie Dewey	2535 Trippdr. #3	775-443-2682	
Fencie Seymour	2535 Tripp #1	232 3173	

Staff: Walter D. Duff

Attachment D Sign-In Sheet

Resident Council: Mineral

Date: 03/12/14

Name	Address	Telephone Number	Community Service?
Renee Jones	805 Erbium Cir	324-0975	
Aaron Clinton	1635 E. 9th Street	345-4836	
Dora Reyes	845 Dolomite Cir	329-32-63	✓
Danny Will	1675 9th St.	322-4215	
Adalberto Ortega	921 Sage St.		
Jennifer Friend	1910 Andesite Ave	750-5143	
DANA VILLA	1945 9 th ST	3547102	
Jeisaa Dollison			
E. R. Salloum			
Rosa Acosta	1710 Andesite Ave	328-3162	—
Vannia [Signature]	900 Fluente Circle	229-0989	—

Staff: Kristen / Dede

Attachment D Sign-In Sheet

Resident Council: Mineral Manor

Date: 2.12.14

Name	Address	Telephone Number	Community Service?
Renee Jones	865 Erbium Cir		
Aaron Clinton	1635 E 9th Street	345-4836	
Dora Reyes	345 Dolomite Cir	379-32-63	
Dana VILLA	1945 E 9 th St	354-7102	
Jennifer Friend	1910 Andesite Ave	750 5143	
Jessica DeLeon	1970 Andesite	378-8364	✓
Rose Acosta	1740 Andesite	378-3162	
Lyn Morales	875 Fluorite Cir	360-6648	
Daniel H. Will	835 Borite Circle	322-4215	
Dana Guerrero	1830 E 9th	686-3014	✓
E. R. Satterwhite	420 8438		
Sunny	1925 East Street	870-2878	yes
Maria Velez A.	860 Erbium cir	348-2013	yes

Staff: ~~Debbie~~ / Kristin / Debbie
 David

Attachment E

Updated 03/19/14 FY 2015 MTW Plan												4/2/14 2:15 PM		
YEAR 1, FY 2015			YEAR 1, FY 2015			YEAR 1, FY 2016			YEAR 1, FY 2017			YEAR 1, FY 2018		
Dev. Number/Name	Quan	Estimated	Dev. Number/Name	Quan	Estimated	Dev. Number/Name	Quan	Estimated	Dev. Number/Name	Quan	Estimated	Dev. Number/Name	Quan	Estimated
Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs
NV39-P001-001: MINERAL MANOR			NV39-P001-001: MINERAL MANOR			NV39-P001-001: MINERAL MANOR			NV39-P001-001: MINERAL MANOR			NV39-P001-001: MINERAL MANOR		
												Accessible Entry	100%	40,000
												Andesite St. Repavement	100%	370,000
												Appliance Repl.	50%	20,500
												Asphalt Repairs & Sealing	60%	20,000
												Bathroom Exhaust fans	100%	51,000
												Concrete Repairs	20%	40,000
												Exterior Door Repl.	100%	864,000
												Ground Electrical Circuits	100%	150,000
												Interior Water Conservation	100%	60,000
												Landscape Improvements	40%	350,000
												Lighting Upgrades	100%	8,000
												Rain gutter installation	100%	45,000
												Roof coating	100%	5,000
												Security Improvements	25%	30,000
												Siding Repl.	100%	728,000
												Water Heater Repl.	35%	30,000
												Window Repl.	100%	327,000
NV39-P001-001: Proj. Tot.	0		NV39-P001-001: Proj. Tot.	0		NV39-P001-001: Proj. Tot.	0		NV39-P001-001: Proj. Tot.	0		NV39-P001-001: Proj. Tot.		3,138,500
NV39-P001-002: TOM SAWYER VILLAGE			NV39-P001-002: TOM SAWYER VILLAGE			NV39-P001-002: TOM SAWYER VILLAGE			NV39-P001-002: TOM SAWYER VILLAGE			NV39-P001-002: TOM SAWYER VILLAGE		
Electrical Upgrades	100%	200,000				Clubhouse kitchen remodel	100%	12,000				Appliance Repl.	50%	30,000
Water Heater Repl.	100%	80,000										Asphalt Repairs & Sealing	60%	10,000
Landscape Improvements	35%	44,257										Bathroom Vanity Repl.	100%	20,000
												Cable Outlet Install.	100%	25,500
												Concrete Repl.	40%	200,000
												Exterior Painting	30%	60,000
												Garbage Disposal	100%	30,000
												Landscape Improvements	20%	20,000
												Parking Lot Repairs	20%	42,400
												Parking lot light upgrades	100%	115,000
												Roof Coating	100%	15,000
												Security Improvements	25%	30,000
												Shower faucet upgrades	100%	100,000
												Solar Install - Comm bldg	100%	31,000
												Thermostat Repl.	100%	10,000
												Wall insulation	100%	350,000
												Water submeter installation	100%	100,000
NV39-P001-002: Proj. Tot.	324,257		NV39-P001-002: Proj. Tot.	0		NV39-P001-002: Proj. Tot.	12,000		NV39-P001-002: Proj. Tot.	0		NV39-P001-002: Proj. Tot.		1,188,900
NV39-P001-003: SILVERADA MANOR			NV39-P001-003: SILVERADA MANOR			NV39-P001-003: SILVERADA MANOR			NV39-P001-003: SILVERADA MANOR			NV39-P001-003: SILVERADA MANOR		
						Hydronic Repairs	100%	180,000	Electrical System Upgrades	100%	225,000	Accessible showers/tubs	100%	450,000
												Appliance Repl.	40%	41,000
												Asphalt Repairs & Sealing	90%	10,000
												Attic insulation	100%	38,000
												Boiler Room Replacement	100%	300,000
												Broadleaf Repavement	100%	250,000
												Carpet Installation	65%	100,000
												Concrete Repl.	40%	280,000
												Electrical Outlet on Porch Install	100%	15,000
												Entry Door Repl.	100%	66,000
												Exterior Painting	31%	35,000
												Interior Door Repl.	80%	126,000
												Kitchen Sink Repl.	100%	35,000
												Landscape Improvements	25%	50,000
												Laundry Upgrades	100%	20,000
												Parking Lot Repairs	20%	30,000
												Security Improvements	30%	35,000
												Sewer Line Repl.	75%	400,000
												Soffit Support Install.	100%	100,000
												Solar Install - Comm bldg	100%	37,000
												Water conservation	100%	60,000

Attachment E

YEAR 1, FYY 2014 2015 MTW Plan			YEAR 1, FYY 2015			YEAR 1, FYY 2016			YEAR 1, FYY 2017			YEAR 1, FYY 2018		
Dev. Number/Name (Approved)		Quantified	Dev. Number/Name	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated
Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs
NV39-P001-003: Proj. Tot. 0			NV39-P001-003: Proj. Tot. 0			NV39-P001-003: Proj. Tot. 180,000			NV39-P001-003: Proj. Tot. 225,000			Water submeter installation 100% 120,000		
NV39-P001-006: STEAD MANOR			NV39-P001-006: STEAD MANOR			NV39-P001-006: STEAD MANOR			NV39-P001-006: STEAD MANOR			NV39-P001-003: Proj. Tot. 2,598,000		
Appliance Repl. 20% 10,000									Smoke Alarm Relocation 100% 16,000			Air-conditioning installation 100% 270,000		
												Appliance Repl. 75% 25,500		
												Asphalt Repairs & Sealing 100% 10,000		
												Bathroom exhaust fans 100% 46,000		
												Brick Repl. 100% 125,000		
												Concrete Repl. 40% 50,000		
												Exterior Painting 100% 150,000		
												Playground Rehabilitation 67% 60,000		
												Security Improvements 25% 25,000		
												Water submeter installation 100% 90,000		
NV39-P001-006: Proj. Tot. 10,000			NV39-P001-006: Proj. Tot. 0			NV39-P001-006: Proj. Tot. 0			NV39-P001-006: Proj. Tot. 16,000			NV39-P001-006: Proj. Tot. 851,500		
NV39-P001-007:HAWK VIEW APTS.			NV39-P001-007:HAWK VIEW APTS.			NV39-P001-007:HAWK VIEW APTS.			NV39-P001-007:HAWK VIEW APTS.			NV39-P001-007:HAWK VIEW APTS.		
Appliance Repl. 11% 10,000			Exterior venting 50% 25,000			Bedroom Lights Install. 100% 40,000						Appliance Repl. 40% 32,000		
												Asphalt Repairs & Sealing 100% 65,000		
												Bathroom exhaust fans 100% 35,000		
												Bathroom upgrades 75% 75,000		
												Bedroom ceiling fan install 100% 65,000		
												Brick Veneer Repair 100% 300,000		
												Exterior Painting 100% 275,000		
												Flooring Repl. 100% 400,000		
												Landscape Improvements 100% 100,000		
												Laundry Room Rehabilitation 100% 35,000		
												Parking Lot Improvements 100% 450,000		
												Retaining Wall Repl. 100% 200,000		
												Security Improvements 25% 30,000		
												Sidewalk Repl. 100% 300,000		
												Solar energy retrofit 100% 210,000		
												Water submeter installation 100% 70,000		
NV39-P001-007: Proj. Tot. 10,000			NV39-P001-007: Proj. Tot. 25,000			NV39-P001-007: Proj. Tot. 40,000			NV39-P001-007: Proj. Tot. 0			NV39-P001-007: Proj. Tot. 2,642,000		
NV39-P001-009: ESSEX MANOR			NV39-P001-009: ESSEX MANOR			NV39-P001-009: ESSEX MANOR			NV39-P001-009: ESSEX MANOR			NV39-P001-009: ESSEX MANOR		
Appliance Repl. 8% 5,000			Kitchen Cabinet Repl. 100% 323,500			Bedroom Lights Install. 100% 50,000						Appliance Repl. 40% 24,000		
Landscape Improvements 38% 150,000												Asphalt Repairs & Sealing 100% 35,000		
Security Improvements 45% 15,000												Bedroom ceiling fan install 100% 65,000		
												Concrete Repl. 60% 240,000		
												Cupboards in Acces. Units 100% 9,000		
												Drain Line Replacement 100% 53,000		
												Exterior Lighting Upgrades 28% 14,054		
												Exterior Painting 100% 212,000		
												Floor replacement 55% 95,000		
												Garbage disposal install 100% 100,000		
												Landscape Improvements 62% 250,000		
												Parking Lot Repl. 100% 475,000		
												Playground Rehabilitation 67% 60,000		
												Roof coating 100% 9,000		
												Security Improvements 50% 20,000		
												Solar Install - Comm bldg 100% 25,000		
												Thermostat Repl. 100% 10,000		
												Water Heater Repl. 20% 10,000		
NV39-P001-009 Proj. Tot. 170,000			NV39-P001-009 Proj. Tot. 323,500			NV39-P001-009 Proj. Tot. 50,000			NV39-P001-009 Proj. Tot. 0			NV39-P001-009 Proj. Tot. 1,706,054		
NV39-P001-010: MYRA BIRCH MANOR			NV39-P001-010: MYRA BIRCH MANOR			NV39-P001-010: MYRA BIRCH MANOR			NV39-P001-010: MYRA BIRCH MANOR			NV39-P001-010: MYRA BIRCH MANOR		
Appliance Repl. 11% 5,000						Stair modifications 100% 30,000			Mechanical Room Locks 100% 15,000			Appliance Repl. 50% 22,500		
									Exterior Painting 100% 70,000			Asphalt Repairs & Sealing 75% 7,000		
												Living room ceiling fan install 100% 45,000		
												Concrete Repl. 50% 25,000		
												Landscape Improvements 50% 25,000		
												Security Improvements 100% 20,000		
NV39-P001-010 Proj. Tot. 5,000			NV39-P001-010 Proj. Tot. 0			NV39-P001-010 Proj. Tot. 30,000			NV39-P001-010 Proj. Tot. 85,000			NV39-P001-010 Proj. Tot. 144,500		
NV39-P001-018: McGRAW COURT			NV39-P001-018: McGRAW COURT			NV39-P001-018: McGRAW COURT			NV39-P001-018: McGRAW COURT			NV39-P001-018: McGRAW COURT		

Attachment E

YEAR 1, FY 2014			YEAR 1, FY 2015			YEAR 1, FY 2016			YEAR 1, FY 2017			YEAR 1, FY 2018		
Dev. Number/Name (Approved)	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated	Dev. Number/Name	Quantified	Estimated
Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs	Major Work Category	%	Costs
						Security Improvements	45%	15,000				Appliance Replacement	40%	12,500
												Asphalt Repairs Sealing	100%	8,000
												Concrete Repl.	100%	15,000
												Exterior Painting	100%	60,000
												Landscape Improvements	50%	25,000
												Recycle area upgrades	100%	2,000
												Security Improvements	50%	20,000
												Water conservation	100%	14,000
												Water submeter installation	100%	35,000
NV39-P001-018: Proj. Tot.	0		NV39-P001-018: Proj. Tot.	0		NV39-P001-018: Proj. Tot.		15,000	NV39-P001-018: Proj. Tot.	0		NV39-P001-018: Proj. Tot.		191,500
TOTAL, PHYS. IMPROVE.	1450	519,257	TOTAL, PHYS. IMPROVE.	1450	348,500	TOTAL, PHYS. IMPROVE.	1450	327,000	TOTAL, PHYS. IMPROVE.	1450	326,000	TOTAL, PHYS. IMPROVE.	1450	12,460,954
	1460			1460			1460			1460			1460	
ADMINISTRATION	1410	87,806	ADMINISTRATION	1410	100,000	ADMINISTRATION	1410	100,000	ADMINISTRATION	1410	100,000	ADMINISTRATION	1410	200,000
MANAGEMENT IMPROVE.	1408	97,000	MANAGEMENT IMPROVE.	1408	97,000	MANAGEMENT IMPROVE.	1408	97,000	MANAGEMENT IMPROVE.	1408	97,000	MANAGEMENT IMPROVE.	1408	200,000
A&E, PERMIT, INSPECTION	1430	100,000	A&E, PERMIT, INSPECTION	1430	100,000	A&E, PERMIT, INSPECTION	1430	100,000	A&E, PERMIT, INSPECTION	1430	100,000	A&E, PERMIT, INSPECTION	1430	695,000
AUDIT	1411	3,000	AUDIT	1411	3,000	AUDIT	1411	3,000	AUDIT	1411	3,000	AUDIT	1411	3,000
NON DWELLING EQUIPMENT	1475	71,000	NON DWELLING EQUIPMENT	1475	71,000	NON DWELLING EQUIPMENT	1475	71,000	NON DWELLING EQUIPMENT	1475	71,000	NON DWELLING EQUIPMENT	1475	100,000
FY 2014 from HUD		878,063	Est. FY 2015 from HUD			Est. FY 2016 from HUD			Est. FY 2017 from HUD					
Budgeted:		878,063	Budgeted:		719,500	Budgeted:		698,000	Budgeted:		697,000	Budgeted:		13,658,954



Housing Authority of the City of Reno

December 17, 2013

Mr. Jesse Wu
Acting Director, Office of Public Housing
U.S. Department of Housing & Urban Development
San Francisco Regional Office – Region IX
600 Harrison Street, 2nd Floor
San Francisco, CA 94107

Attn: Ms. Norma Penamante

Re: Capital Fund Program (CFP) NV39-P001-50113

Dear Mr. Wu:

Enclosed for your review and approval are one original and three copies of the following documents adopted by our Board of Commissioners on December 17, 2013 to revise the FY 2013 budget:

1. CFP Project NV39-P001-50113, revision to the Annual Statement/Performance and Evaluation Report, parts one and two.
2. A copy of the Housing Authority of the City of Reno Board of Commissioners Resolution 13-12-03 RH approving a Budget Revision for FY 2013 CFP NV39-P001-50113.
3. One Certificate of Recording Officer dated December 17, 2013.

Please contact C. James Caufield (775) 329-3630 ext. 226 if you have any questions or require any additional information.

Sincerely,

David C. Morton
Executive Director

Enclosures

Attachment E

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50113 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2013 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	97,000	97,000	0	0	
4	1410 Administration (may not exceed 10% of line 21)	78,839	78,839	0	0	
5	1411 Audit	3,000	3,000	0	0	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000	100,000	27	27	
8	1440 Site Acquisition					
9	1450 Site Improvement	130,866	150,866	0	0	
10	1460 Dwelling Structures	287,680	287,680	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	0	0	0	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	71,000	71,000	0	0	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Attachment E

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50113 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2013 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	788,385	788,385	27	27
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/17/2013		Signature of Public Housing Director	
				Date	

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

Attachment E

ANNUAL STATEMENT PERFORMANCE AND EVALUATION REPORT									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Reno			Grant Type and Number Capital Fund Program Grant No: NV39P00150113 Replacement Housing Factor Grant No:				Federal FY of Grant: 2013		
Development Number Name	General Description Proposed Work Categories	Develop. Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-001 MINERAL MANOR	Concrete Repair	1450		30,000	0	30,000	0	0	
	Furnace Replacement	1460		267,680	0	267,680	0	0	
	Security Improvements	1460		0	10,000	10,000	0	0	from 2017
	PROJECT TOTAL			297,680	10,000	307,680	0	0	
NV39-P001-002 TOM SAWYER									
	PROJECT TOTAL			0	0	0	0	0	
NV39-P001-003 SILVERADA MANOR	Landscape Improvements	1450		55,866	0	55,866	0	0	
	Carpet Replacement	1460		20,000	(20,000)	0	0	0	to 2011
	Appliance Replacement	1465		20,000	(20,000)	0	0	0	to 2012
	PROJECT TOTAL			95,866	(40,000)	55,866	0	0	
NV39-P001-006 STEAD MANOR									
	PROJECT TOTAL			0	0	0	0	0	
NV39-P001-007 HAWK VIEW APARTMENTS	Asphalt Repair	1450		45,000	0	45,000	0	0	
	Sidewalk Replacement	1450		0	20,000	20,000	0	0	from 2012
	Security Improvements	1460		0	10,000	10,000	0	0	from 2017
	PROJECT TOTAL			45,000	30,000	75,000	0	0	
NV39-P001-009 ESSEX MANOR									
	PROJECT TOTAL			0	0	0	0	0	

Attachment E

<i>NV39-P001-010</i> <i>MYRA BIRCH MANOR</i>									
PROJECT TOTAL				0	0	0	0	0	
<i>NV39-P001-018</i> <i>McGRAW COURT</i>									
PROJECT TOTAL				0	0	0	0	0	
PHYSICAL IMPROVEMENTS TOTAL				438,546	0	438,546	0	0	
		1450		130,866	20,000	150,866	0	0	
		1460		287,680	0	287,680	0	0	
		1465		20,000	(20,000)	0	0	0	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work	
			Original	Difference	Revised	Funds Obligated	Funds Expended		
<i>NV39-P001-PHA WIDE</i>	FEES AND COSTS	1430							
	FEES & COSTS TOTAL		100,000	0	100,000	27	27		
<i>NV39-P001-PHA WIDE</i>	ADMINISTRATION	1410							
	ADMINISTRATION TOTAL		78,839	0	78,839	0	0		
<i>NV39-P001-PHA WIDE</i>	MANAGEMENT IMPROVEMENTS	1408							
	MANAGEMENT IMPROVEMENTS TOTAL		97,000	0	97,000	0	0		
<i>NV39-P001-PHA WIDE</i>	NON DWELLING EQUIPMENT Computers / Telecommunications	1475.1							
	NON DWELLING EQUIPMENT TOTAL		71,000	0	71,000	0	0		
<i>NV39-P001-PHA WIDE</i>	OTHER COSTS Audit Costs	1411							
	OTHER COSTS TOTAL		3,000	0	3,000	0	0		
TOTAL COSTS			788,385	0	788,385	27	27		

Attachment E

HOUSING AUTHORITY OF THE CITY OF RENO RESOLUTION 13-12-03 RH

A RESOLUTION APPROVING A BUDGET REVISION AND PERFORMANCE AND EVALUATION REPORT FOR FY 2013 CAPITAL FUND PROGRAM (CFP) NV39-P001-50113.

WHEREAS, the Housing Authority of the City of Reno (RHA) has received Capital Fund Program funding for modernization of its Public Housing complexes and management improvements, and

WHEREAS, the Department of Housing and Urban Development requires submission of performance and evaluation reports when changes have been made to the budget;

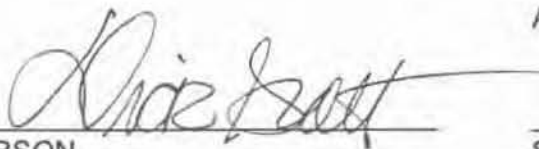
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of the City of Reno as follows:

1. That the Board of Commissioners hereby authorizes and directs the Executive Director to submit the budget revision for FY 2013 Capital Fund Program NV39-P001-50113 in substantially the form attached hereto as Exhibit 131203-A.
2. That RHA will comply with all policies, procedures and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient and economical manner;
3. That RHA has established controls to ensure that any activity funded by the CFP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
4. That RHA will not provide to any development more assistance under the CFP than is necessary to provide affordable housing, after taking into account other government assistance provided.
5. That the proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968 or 24 CFR 905;
6. That the proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved RHA Comprehensive Plan.
7. That RHA will comply with applicable civil rights requirements under 24 CFR 968 or 24 CFR 905 and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973.
8. That RHA has adopted a goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR 968; or RHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.
9. That RHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and (j), and will not obligate, in any manner, the expenditure of CFP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until RHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities.

Attachment E

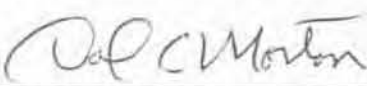
10. That RHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d).
11. That RHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e).
12. That RHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(g) and the Section 504 transition plan needs were met no later than July 1994.
13. That RHA will comply with the requirements for access to records and audits under 24 CFR 968.110(j) and 24 CFR 905.120(g).
14. That RHA will comply with the uniform administrative requirements under 24 CFR 968.110(j) or 24 CFR 905.120(h).
15. That RHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) and 24 CFR 905.120(g).
16. That RHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and(c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments hereto;
17. That RHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a homeownership development;
18. That RHA will comply with the special requirements of 24 CFR 968-235 with respect to a Section 23 leased housing bond-financed development; and
19. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.
20. In connection with the operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the RHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 941, 24 CFR 8.50 and 24 CFR 8 which implements Section 504 of the Rehabilitation Act of 1973, or 24 CFR 24.630 which implements the Drug-Free Workplace Act of 1988 Certification, as appropriate, and all HUD regulations relating to the operation of public housing projects.
21. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 17 DAY OF December, 2013.



CHAIRPERSON

ATTEST



SECRETARY

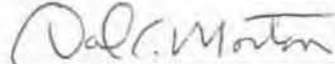
Attachment E

CERTIFICATE
OF
RECORDING OFFICER

I, the undersigned, the duly qualified and acting Secretary of the Board of Commissioners of the Housing Authority of the City of Reno, do hereby certify:

1. That the attached Resolution is a true and correct copy of a Resolution as finally adopted at a duly called meeting of the **Board of Commissioners of the Housing Authority of the City of Reno** held December 17, 2013, and fully recorded in the official records of this Body, that the Resolution has not been amended, modified, or rescinded, and is now in full force and effect;
2. That the meeting was duly convened and held in all respects in accordance with law; that to the extent required by law, that due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and that a legally sufficient number of members of the **Board of Commissioners of the Housing Authority of the City of Reno** voted in the proper manner for adoption of said Resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of the Resolution, including the publication, if required, have been duly fulfilled, carried out, and otherwise observed; that I am authorized to execute this Certificate; and that the seal affixed below constitutes the official seal of the Housing Authority of the City of Reno and this Certificate is hereby executed under such official seal.

IN WITNESS WHEREOF, I have hereunto set my hand on December 17, 2013.



David C. Morton
Executive Director/Secretary



Attachment E

U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

RECEIVED

FEB 14 2014
RENO HOUSING
AUTHORITY

FEB 04 2014

Mr. David C. Morton
Executive Director
Reno Housing Authority
1525 East Ninth Street
Reno, NV 89512

SUBJECT: Capital Fund Grant Program (CFP)
Budget Revision Approval
Project Number: NV39P00150112

Dear Mr. Morton:

We are pleased to approve the enclosed budget revision for Project Number NV39P00150112. The Budget Line Items (BLI's) have been revised in our Line of Credit Control System (LOCCS) to reflect the revision.

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Jesse Wu
Acting Director
Office of Public Housing

Attachment

03 Morton
11 chen
11 Confell
11 O'Fallon
11 Hurst
11 Ansell

Attachment E

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50112 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	10,130	5,130	0	0	
4	1410 Administration (may not exceed 10% of line 21)	81,870	81,870	20,707	20,707	
5	1411 Audit	3,000	3,000	0	0	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	44,281	44,281	36,920	36,920	
8	1440 Site Acquisition					
9	1450 Site Improvement	77,696	45,786	23,090	23,090	
10	1460 Dwelling Structures	516,000	507,816	487,816	80,950	
11	1465.1 Dwelling Equipment—Nonexpendable	55,719	110,998	90,998	90,998	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	30,000	19,815	0	0	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Attachment E

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50112 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2012 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	818,696	818,696	659,531	252,665
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>D.P. Morton</i>		Date 12/17/2013		Signature of Public Housing Director <i>[Signature]</i> ACTING DIRECTOR	
				Date FEB 04 2014	

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

Attachment E

ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Reno			Grant Type and Number Capital Fund Program Grant No: NV39P00150112 Replacement Housing Factor Grant No:				Federal FY of Grant: 2012		
Development Number Name	General Description Proposed Work Categories	Develop. Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-001 MINERAL MANOR	Appliance Replacement	1465		30,719	(1,914)	28,805	28,805	28,805	COMPLETE
	Appliance Replacement	1465		0	39,561	39,561	39,561	39,561	from 2011
	PROJECT TOTAL			30,719	37,647	68,366	68,366	68,366	
NV39-P001-002 TOM SAWYER	Lighting	1460		50,000	3,200	53,200	53,200	39,100	CONTRACTED
	Furnace Replacement	1460		180,000	(54,084)	125,916	125,916	2,750	CONTRACTED
	Appliance Replacement	1465		25,000	(2,368)	22,632	22,632	22,632	COMPLETE
	PROJECT TOTAL			255,000	(53,252)	201,748	201,748	64,482	
NV39-P001-003 SILVERADA MANOR	Lighting	1460		25,000	14,100	39,100	39,100	39,100	COMPLETE
	Landscape	1460		0	20,000	20,000	0	0	
	Security Improvements	1460		5,000	(5,000)	0	0	0	to 2011
	Appliance Replacement	1465		0	20,000	20,000	0	0	from 2013
	PROJECT TOTAL			30,000	49,100	79,100	39,100	39,100	
NV39-P001-006 STEAD MANOR	Sewer Line Landscape	1450		22,696	0	22,696	0	0	
	Kitchen Remodel	1460		256,000	13,600	269,600	269,600	0	CONTRACTED
	PROJECT TOTAL			278,696	13,600	292,296	269,600	0	
NV39-P001-007 HAWK VIEW APARTMENTS	Sidewalk Replacement	1450		20,000	(20,000)	0	0	0	to 2013
	PROJECT TOTAL			20,000	(20,000)	0	0	0	
NV39-P001-009 ESSEX MANOR									
	PROJECT TOTAL			0	0	0	0	0	

Attachment E

NV39-P001-010 MYRA BIRCH MANOR									
PROJECT TOTAL				0	0	0	0	0	
NV39-P001-018 McGRAW COURT									
Landscape Improvements		1450	0	35,000	(11,910)	23,090	23,090	23,090	COMPLETE
PROJECT TOTAL				35,000	(11,910)	23,090	23,090	23,090	
PHYSICAL IMPROVEMENTS TOTAL				649,415	15,185	664,600	601,904	195,038	
		1450		77,696	(31,910)	45,786	23,090	23,090	
		1460		516,000	(8,184)	507,816	487,816	80,950	
		1465		55,719	55,279	110,998	90,998	90,998	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	FEES AND COSTS	1430							
	FEES & COSTS TOTAL			44,281	0	44,281	36,920	36,920	
NV39-P001-PHA WIDE	ADMINISTRATION	1410							
	ADMINISTRATION TOTAL			81,870	0	81,870	20,707	20,707	
NV39-P001-PHA WIDE	MANAGEMENT IMPROVEMENTS	1408							
	MANAGEMENT IMPROVEMENTS TOTAL			10,130	(5,000)	5,130	0	0	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT Computers / Telecommunications	1475.1		30,000	(10,185)	19,815	0	0	
	NON DWELLING EQUIPMENT TOTAL			30,000	(10,185)	19,815	0	0	
NV39-P001-PHA WIDE	OTHER COSTS Audit Costs	1411		3,000	0	3,000	0	0	
	OTHER COSTS TOTAL			3,000	0	3,000	0	0	
TOTAL COSTS				818,696	0	818,696	659,531	252,665	



Housing Authority of the City of Reno

December 17, 2013

Mr. Jesse Wu
Acting Director, Office of Public Housing
U.S. Department of Housing & Urban Development
San Francisco Regional Office – Region IX
600 Harrison Street, 2nd Floor
San Francisco, CA 94107

Attn: Ms. Norma Penamante

Re: Capital Fund Program (CFP) NV39-P001-50111

Dear Mr. Wu:

Enclosed for your review and approval are one original and three copies of the following documents adopted by our Board of Commissioners on December 17, 2013 to revise the FY 2011 budget:

1. CFP Project NV39-P001-50111, revision to the Annual Statement/Performance and Evaluation Report, parts one and two.
2. A copy of the Housing Authority of the City of Reno Board of Commissioners Resolution 13-12-01 RH approving a Budget Revision for FY 2011 CFP NV39-P001-50111.
3. One Certificate of Recording Officer dated December 17, 2013.

Please contact C. James Caufield (775) 329-3630 ext. 226 if you have any questions or require any additional information.

Sincerely,

David C. Morton
Executive Director

Enclosures

Attachment E

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	6,600	1,193	1,193	1,193	
4	1410 Administration (may not exceed 10% of line 21)	92,272	92,272	92,272	92,272	
5	1411 Audit	2,500	2,500	2,500	2,500	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	35,282	47,630	47,630	47,630	
8	1440 Site Acquisition					
9	1450 Site Improvement	103,663	107,699	107,699	107,699	
10	1460 Dwelling Structures	614,894	654,282	611,906	611,906	
11	1465.1 Dwelling Equipment—Nonexpendable	56,702	17,141	17,141	17,141	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	10,804	0	0	0	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Attachment E

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	922,717	922,717	880,071	880,071
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>(DRC. Morton)</i>		Date 12/17/2013		Signature of Public Housing Director	
				Date	

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

Attachment E

ANNUAL STATEMENT PERFORMANCE AND EVALUATION REPORT									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Reno			Grant Type and Number Capital Fund Program Grant No: NV39P00150111 Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name	General Description Proposed Work Categories	Develop. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work	
			Original	Difference	Revised	Funds Obligated	Funds Expended		
NV39-P001-001 MINERAL MANOR	Appliance Replacement	1465	39,561	(39,561)	0	0	0	to 2012	
	PROJECT TOTAL		39,561	(39,561)	0	0	0		
NV39-P001-002 TOM SAWYER	Bathroom Exhaust Fan	1460	15,700	190	15,890	15,890	15,890	COMPLETE	
	PROJECT TOTAL		15,700	190	15,890	15,890	15,890		
NV39-P001-003 SILVERADA MANOR	Carpet Replacement	1460	0	20,000	20,000	0	0	from 2013	
	Exterior Painting	1460	74,999	0	74,999	74,999	74,999	COMPLETE	
	Bathroom Exhaust Fan	1460	58,800	1,852	60,652	60,652	60,652	COMPLETE	
	Screen Doors	1460	21,665	0	21,665	21,665	21,665	COMPLETE	
	Security Improvements	1460	0	22,376	22,376	0	0	from 2012	
	PROJECT TOTAL		155,464	44,228	199,692	157,316	157,316		
NV39-P001-006 STEAD MANOR	Appliance Replacement	1465	12,098	0	12,098	12,098	12,098	COMPLETE	
	Sewer Line	1450	103,653	4,036	107,699	107,699	107,699	COMPLETE	
	PROJECT TOTAL		115,761	4,036	119,797	119,797	119,797		
NV39-P001-007 HAWK VIEW APARTMENTS	Appliance Replacement	1465	2,609	0	2,609	2,609	2,609	COMPLETE	
	PROJECT TOTAL		2,609	0	2,609	2,609	2,609		
NV39-P001-009 ESSEX MANOR	Appliance Replacement	1465	1,250	0	1,250	1,250	1,250	COMPLETE	
	Attic Venting	1460	49,380	0	49,380	49,380	49,380	COMPLETE	
	Attic Venting - GABLE	1460	15,948	0	15,948	15,948	15,948	COMPLETE	
	Bathtub and Surround	1460	223,134	(6,883)	216,251	216,251	216,251	COMPLETE	
	PROJECT TOTAL		289,712	(6,883)	282,829	282,829	282,829		

Attachment E

<i>NV39-P001-010</i> MYRA BIRCH MANOR	Roof Replacement	1460		132,760	1,853	134,613	134,613	134,613	COMPLETE
	Appliance Replacement	1465		1,184	0	1,184	1,184	1,184	COMPLETE
	Gutter Replacement	1460		15,198	0	15,198	15,198	15,198	COMPLETE
	PROJECT TOTAL			149,142	1,853	150,995	150,995	150,995	
<i>NV39-P001-018</i> McGRAW COURT	Exterior Trim Replacement	1460		7,310	0	7,310	7,310	7,310	COMPLETE
	PROJECT TOTAL			7,310	0	7,310	7,310	7,310	
PHYSICAL IMPROVEMENTS TOTAL				775,259	3,863	779,122	736,746	736,746	
		1450		103,663	4,036	107,699	107,699	107,699	
		1460		614,894	39,388	654,282	611,906	611,906	
		1465		56,702	(39,561)	17,141	17,141	17,141	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
<i>NV39-P001-PHA WIDE</i>	FEES AND COSTS	1430							
	FEES & COSTS TOTAL			35,282	12,348	47,630	47,360	47,360	
<i>NV39-P001-PHA WIDE</i>	ADMINISTRATION	1410							
	ADMINISTRATION TOTAL			92,272	0	92,272	92,272	92,272	
<i>NV39-P001-PHA WIDE</i>	MANAGEMENT IMPROVEMENTS inspections	1408		6,600	(5,407)	1,193	1,193	1,193	
	MANAGEMENT IMPROVEMENTS TOTAL			6,600	(5,407)	1,193	1,193	1,193	
<i>NV39-P001-PHA WIDE</i>	NON DWELLING EQUIPMENT Computers / Telecommunications	1475.1		10,804	(10,804)	0	0	0	
	NON DWELLING EQUIPMENT TOTAL			10,804	(10,804)	0	0	0	
<i>NV39-P001-PHA WIDE</i>	OTHER COSTS Audit Costs	1411		2,500	0	2,500	2,500	2,500	
	OTHER COSTS TOTAL			2,500	0	2,500	2,500	2,500	
TOTAL COSTS				922,717	0	922,717	880,071	880,071	

Attachment E

HOUSING AUTHORITY OF THE CITY OF RENO RESOLUTION 13-12-01 RH

A RESOLUTION APPROVING A BUDGET REVISION AND PERFORMANCE AND EVALUATION REPORT FOR FY 2011 CAPITAL FUND PROGRAM (CFP) NV39-P001-50111.

WHEREAS, the Housing Authority of the City of Reno (RHA) has received Capital Fund Program funding for modernization of its Public Housing complexes and management improvements, and

WHEREAS, the Department of Housing and Urban Development requires submission of performance and evaluation reports when changes have been made to the budget;

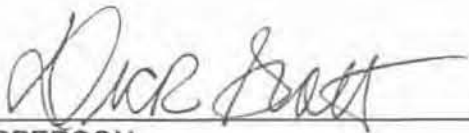
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of the City of Reno as follows:

1. That the Board of Commissioners hereby authorizes and directs the Executive Director to submit the budget revision for FY 2011 Capital Fund Program NV39-P001-50111 in substantially the form attached hereto as Exhibit 131201-A.
2. That RHA will comply with all policies, procedures and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient and economical manner;
3. That RHA has established controls to ensure that any activity funded by the CFP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
4. That RHA will not provide to any development more assistance under the CFP than is necessary to provide affordable housing, after taking into account other government assistance provided.
5. That the proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968 or 24 CFR 905;
6. That the proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved RHA Comprehensive Plan.
7. That RHA will comply with applicable civil rights requirements under 24 CFR 968 or 24 CFR 905 and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973.
8. That RHA has adopted a goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR 968; or RHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.
9. That RHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and (j), and will not obligate, in any manner, the expenditure of CFP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until RHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities.

Attachment E

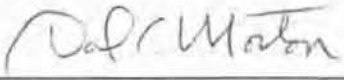
10. That RHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d).
11. That RHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e).
12. That RHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(g) and the Section 504 transition plan needs were met no later than July 1994.
13. That RHA will comply with the requirements for access to records and audits under 24 CFR 968.110(j) and 24 CFR 905.120(g).
14. That RHA will comply with the uniform administrative requirements under 24 CFR 968.110(j) or 24 CFR 905.120(h).
15. That RHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) and 24 CFR 905.120(g).
16. That RHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and(c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments hereto;
17. That RHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a homeownership development;
18. That RHA will comply with the special requirements of 24 CFR 968-235 with respect to a Section 23 leased housing bond-financed development; and
19. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.
20. In connection with the operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the RHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 941, 24 CFR 8.50 and 24 CFR 8 which implements Section 504 of the Rehabilitation Act of 1973, or 24 CFR 24.630 which implements the Drug-Free Workplace Act of 1988 Certification, as appropriate, and all HUD regulations relating to the operation of public housing projects.
21. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 17 DAY OF December, 2013.



CHAIRPERSON

ATTEST



SECRETARY

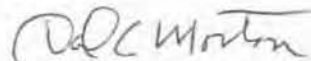
Attachment E

CERTIFICATE
OF
RECORDING OFFICER

I, the undersigned, the duly qualified and acting Secretary of the Board of Commissioners of the Housing Authority of the City of Reno, do hereby certify:

1. That the attached Resolution is a true and correct copy of a Resolution as finally adopted at a duly called meeting of the **Board of Commissioners of the Housing Authority of the City of Reno** held December 17, 2013, and fully recorded in the official records of this Body, that the Resolution has not been amended, modified, or rescinded, and is now in full force and effect;
2. That the meeting was duly convened and held in all respects in accordance with law; that to the extent required by law, that due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and that a legally sufficient number of members of the **Board of Commissioners of the Housing Authority of the City of Reno** voted in the proper manner for adoption of said Resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of the Resolution, including the publication, if required, have been duly fulfilled, carried out, and otherwise observed; that I am authorized to execute this Certificate; and that the seal affixed below constitutes the official seal of the Housing Authority of the City of Reno and this Certificate is hereby executed under such official seal.

IN WITNESS WHEREOF, I have hereunto set my hand on December 17, 2013.



David C. Morton

Executive Director/Secretary

**Certification of Consistency
with the Consolidated Plan**

**U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the City of Reno

Project Name: Moving to Work Demonstration Program

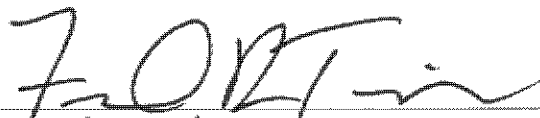
Location of the Project: Reno, Sparks, and Washoe County Nevada

Name of the Federal Program to which the applicant is applying: Moving to Work Demonstration Program

Name of Certifying Jurisdiction: Washoe County HOME Consortium - Reno, Sparks, Washoe County

Certifying Official of the Jurisdiction Name: Fred Turnier

Title: Community Development Director

Signature: 

Date: 3/27/14