



Housing Authority of the City of Reno

FY 2016 Moving to Work

Annual Plan

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I. Introduction

What is MTW?

Moving to Work (MTW) is a demonstration program, established by Congress in 1996, that offers a limited number of public housing authorities (PHAs) the opportunity to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies for low-income families that are unique to their local needs and challenges. The program also permits PHAs to combine Federal funds from the Public Housing Operating Fund, Capital Fund and Housing Choice Voucher Program into a single, agency-wide funding source or "block grant." With the U.S. Department of Housing and Urban Development's (HUD) approval, PHAs can waive certain statutes and regulations to explore different and creative ways to improve their housing programs provided that each of the proposed activities 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.

The Housing Authority of the City of Reno (RHA) was selected and designated as one of four new MTW agencies in 2013 after a national competition was held in 2012. The MTW Agreement between RHA and HUD was executed on June 27, 2013 and remains effective through RHA's Fiscal Year 2018. While it is anticipated that the contracts for all MTW agencies will be extended by HUD until 2028, contract extensions have not yet been executed.

FY 2016 MTW Plan Overview

Fiscal Year 2016 (i.e. the period from July 1, 2015 through June 30, 2016) will be RHA's third year as an MTW agency. Each year RHA is required to adopt an Annual MTW Plan for HUD approval in advance of the start of the fiscal year. This plan, which is organized according to HUD's requirements, explains both the planned/proposed MTW activities, and the current ongoing activities that are allowed with HUD's approval utilizing MTW flexibilities.

RHA staff began discussing the FY 2016 MTW Annual Plan, including each of the planned/proposed activities, during Resident Council and Resident Advisory Board meetings in December 2014. Public review and comment was also solicited prior to review and approval by RHA's Board of Commissioners on March 24, 2015 and final submission to HUD. For additional details on RHA's public process, please refer to Section VI of this plan and the accompanying attachments.

During the first two years as an MTW agency, RHA's key goals included a Rent Reform study, a Mobility Demonstration for Public Housing (PH) residents, the elimination of negative rents, the simplification of utility allowances for Housing Choice Voucher (HCV) participants, and several other activities that have streamlined resident requirements and saved RHA time and money. A working relationship with the University of Nevada, Reno (UNR) was also developed to track outcomes and provide data analysis. All of these activities will be continued in FY 2016.



Overview of RHA's Annual Goals and Objectives

Throughout RHA's participation in the MTW demonstration, staff have continued to look for ways to improve each of the planned activities and the implementation of them. Furthermore, RHA staff continue to learn from our own experiences and through the proposals and experiences of other MTW agencies.

A. RHA's planned/proposed FY 2016 MTW Activities:

- Establish simplified medical deductions for all elderly/disabled PH and HCV households.
- Redefine HUD's definition of "near-elderly" (24 CFR 945.105) to include persons who are at least 55 years of age but below the age of 62. This new "near-elderly" definition will be used to determine eligibility and referral to RHA's senior PH units.
- Implement a five-year time limit for all new non-elderly and non-disabled HCV participants with the goal of promoting self-sufficiency.
- Redesign the traditional Family Self-Sufficiency (FSS) Program to better serve existing HCV and PH participants in addition to all new non-elderly and non-disabled HCV participants with time limited vouchers.
- Allow HCV participants, at their option, to lease units that exceed the 40% maximum rent burden to provide them with more housing choice.
- Eliminate Earned Income Disallowance (EID) for PH residents and HCV participants.
- Disregard, for rent purposes only, earned income of PH household members, ages 18-20, who are not the head of household or co-head.
- Implement a \$75 fee for each additional HQS inspection when more than two inspections are required due to the owner/manager's failure to complete the needed repairs.

B. Planned FY 2016 MTW Activities that do not require additional waivers:

- RHA will continue to use single fund flexibility to implement necessary energy and water saving measures at its eight PH complexes. In FY 2016, RHA plans to replace 900 aluminum frame windows throughout the Mineral Manor complex with energy star rated, highly efficient, thermal pane windows. The following table details the number of windows to be replaced:



Mineral Manor single pane windows to be replaced:				
Bedroom size	1	2	3	4
# of units	35	52	43	14
# of windows/unit	5	6	7	8
Total # of windows for all units per bedroom size	175	312	301	112
Total # of windows:				900

C. Short-term MTW Goals and Objectives:

- RHA’s Mobility Demonstration Program was implemented after HUD’s approval of the FY 2014 MTW Annual Plan. The program was set up to provide PH families with children, who meet an established criterion, mobility options that they would not otherwise have without terminating assistance. The goal of the program was to purchase up to 50 properties, using non-MTW funds. To date, 31 properties have been made available for the program and 30 former PH families have moved to low poverty neighborhoods.
- In FY 2014, RHA simplified rent calculations by excluding all educational financial aid from income calculations and allowing self-certification and exclusion of combined assets under \$10,000. This Activity is ongoing and will remain in effect for FY 2016.
- A biennial HQS inspection for certain HCV units was implemented in RHA’s FY 2014 MTW Annual Plan. This approved Activity allowed those units that passed the previous year’s HQS inspection on the first visit to skip an inspection the current year as long as both the tenant and landlord agreed that an inspection was not necessary. This Activity continues to be well received and will remain in effect for FY 2016.
- RHA has assigned 47 Project-Based Vouchers (PBVs) to RHA owned/controlled units without a competitive process and continues to identify and assign more as they become available. This Activity is ongoing and will remain in effect for FY 2016.
- In FY 2015, RHA began performing inspections on all tenant and PBV units regardless of ownership or property management status including those owned and/or managed by RHA. This Activity is ongoing and will remain in effect for FY 2016.
- Single fund flexibility will continue to be used to improve RHA’s Public Housing properties, specifically improvements that are focused on energy and water savings.
- RHA 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/or obtaining work as they move toward their self-sufficiency goals.



- In FY 2015, RHA set aside up to \$50,000 using MTW funding flexibility to assist FSS Lite Program participants with costs related to increasing their self-sufficiency. As transportation is one of the biggest barriers for several of RHA's FSS participants, \$1,535 of this set aside fund has been requested to purchase bus passes and \$695 has been requested to cover the cost for driving lessons at All American Driving School and the accompanying DMV testing fees. Furthermore, Rent Reform clients are now participating in the FSS Lite Program and RHA staff expect that they, along with new FSS Program participants, will take full advantage of this available funding in the coming year. To continue to assist FSS participants with the costs identified in FY 2015 along with any additional expenses related to increasing their self-sufficiency, these FSS funds will continue to be made available to FSS participants in FY 2016.

D. Long-term MTW Goals and Objectives:

RHA continues to work closely with UNR to document the initial values and, over the years, the outcomes of the Mobility Demonstration Program and Rent Reform Controlled Study. A questionnaire has been developed and administered to all participants in both programs to provide RHA and UNR with baseline data to track the annual progress of program participants.

RHA's purchase of vacant single-family homes, duplexes, and condominiums and the assignment of PBVs for the Mobility Demonstration Program continues. Since the beginning of this initiative, RHA staff decided that, in addition to new purchases, currently owned properties in low-poverty census tracts could also be used if they became vacant. In utilizing both new purchases and the reassignment of properties currently owned, 31 properties have been made available for this activity and 30 are currently occupied. RHA now plans to cap this program at 40 units instead of 32, but may consider increasing this number in the future.

A Rent Reform Controlled Study was implemented by RHA after HUD's approval of the FY 2014 MTW Annual Plan. To date, 153 vouchers have been issued to two sets of families with children who collectively make up a control group and a study group. Families participating in the control group have been issued vouchers calculated in the standard fashion; however each voucher has a time limit of five years. Families participating in the study group have a set amount for total tenant payment depending on the year of the program and based on the voucher bedroom size of the family. These families were also issued five-year time limited vouchers. RHA continues to monitor and track these voucher participants.

RHA has partnered with two local non-profits to provide special needs housing. A signed agreement has been executed with the Committee to Aid Abused Women (CAAW) and Casa de Vida. CAAW provides free services for people experiencing family violence and connects individuals and families in Washoe County with the essential resources to help them restore safety and reclaim their lives. Casa de Vida provides home and support services to pregnant young women and their babies. Through a formalized partnership with each agency, RHA is able to offer their clients a place to call home during a time when they are faced with a very difficult situation. To date, five units have been identified for use by one of RHA's non-profit partners.



In addition, RHA continues to work with Silver Sage Manor, Inc. and has submitted the required application to HUD to assign five PBVs to their property located at 435 Moran St. The property was completely rehabilitated by Silver Sage Manor, Inc. using NSP3 funds provided by the City of Reno and houses elderly families in the Reno, Sparks, and Washoe County community who are, or may soon become, homeless. RHA will continue to reach out to other possible non-profit community partners and may explore assisting one with vouchers and/or financial assistance using single fund flexibility.

In FY 2015, RHA removed negative rents entirely for PH residents and HCV program participants. In future years, RHA may look at increasing the minimum rent to \$100.

E. Non-MTW Goals and Objectives:

Non-MTW activities are defined by HUD as those activities that do not require MTW authority or flexibility to implement. In addition to its planned long and short-term MTW activities, RHA will:

- Continue physical needs improvements at RHA's eight PH complexes.
- Update the five-year plan for capital improvement expenditures.
- Conduct a Physical Needs Assessment of RHA's eight PH complexes.
- Complete the upgrade of RHA's software system.



II. General Housing Authority Operating Information

II.1. Housing Stock Information

RHA will not be adding any new Public Housing units in FY 2016.

A. 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 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:

RHA will not be removing any Public Housing units in FY 2016.

B. 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 Name	0	N/A
Total Number of Units to be Removed	0	



C. 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 Demonstration and opportunity properties	10	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. RHA has assigned a total of 33 PBVs to these units (30 Mobility Demonstration Program and 3 opportunity properties) with plans to assign additional PBVs as properties are acquired or repurposed from other RHA programs.
Single Family Home Project-Based Vouchers	10	RHA has a number of single family homes acquired under NSP2 and other programs which will be shifted to Project-Based Vouchers as they become vacant. A total of seven PBVs have currently been assigned. RHA plans to assign additional PBVs as properties are acquired or become vacant.
Yorkshire Terrace	5	RHA has assigned five PBVs to units at Yorkshire Terrace, RHA's 30 unit LIHTC property. This was quite effective, and RHA plans to expand this to include more units as they become vacant. Through Activity 2015-03, PBVs may be assigned to 100% of these units.
Partnerships	5	<p>RHA formalized agreements with CAAW and Casa de Vida, and is exploring working with one or more additional non-profit groups to provide housing while the non-profit group provides services. Currently two units have been assigned PBVs; three additional units have been identified.</p> <p>RHA continues to work with Silver Sage Manor, Inc. and has submitted the required application to HUD to assign five PBVs to their property located at 435 Moran St.</p>
Privately owned properties	10	RHA plans to allocate PBVs to privately owned properties, through a competitive process in exchange for their commitment to provide affordable housing to individuals and/or families who are experiencing homelessness.

Anticipated Total New Vouchers to be Project-Based

40

Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year

92

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

92

*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.



D. 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. Scattered site properties located in low poverty neighborhoods may be identified for use in RHA's Mobility Demonstration. All other properties acquired will be used to provide additional housing choices for low-income families through RHA's opportunity and single family home PBVs.

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.

E. General Description of All Planned Capital Fund Expenditures during the Plan Year

During the coming year, RHA plans to expend over \$900,000 from multiple Capital Fund years to carry out additional necessary capital improvements to its PH communities. RHA will also continue to use MTW funding flexibilities to complete water and energy saving measures at its PH complexes as needed. In FY 2016, RHA is planning to implement the following capital projects based on funding availability:

- **Kitchen cabinet and drain line replacement - expected FY 2015 Expenditure: \$395,235.**
Essex Manor has aging kitchen cabinets and drain lines that need to be replaced.
- **Exterior lighting upgrades - expected FY 2015 Expenditure: \$25,000.**
Lighting upgrades at Essex Manor will be completed.
- **Appliance replacement - expected FY 2016 Expenditure: \$53,500.**
Silverada Manor and McGraw Court both have aging appliances that should be replaced.
- **Exterior painting - expected FY 2016 Expenditure: \$425,000.**
The exterior of the buildings at Stead Manor and Hawk View Apartments need repainting.
- **Cabinet replacement – expected FY 2016 Expenditure: \$30,000.**
The cabinets in the accessible units at Essex Manor need to be replaced.



II.2. Leasing Information

A. 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	745 ¹	8,940
Federal MTW Voucher (HCV) Units to be Utilized	2,382 ¹	28,584
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	3,127	37,524

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** 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.

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

¹ Planned Number of Households to be Served is set at HUD's initial baseline figure for RHA's PH and HCV Programs under PIH Notice 2013-2.

In addition to serving MTW households, RHA uses Federal and non-Federal funds to assist other households through the following non-MTW programs:

Non-MTW Programs	Number
VASH	228
Scattered Site Rentals*	138
RHA Unaided Units	26
Tax Credit	30
Total # of Non-MTW Program households	429

*This is in addition to the 31 properties identified for the Mobility Program.



B. Reporting Compliance with Statutory MTW Requirements

RHA is in compliance with all MTW reporting requirements.

C. 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.



II.3. Wait List Information

A. 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	1,108	Partially Open	Yes
Federal MTW Public Housing Units	Site-Based Stead Manor Family Public Housing	555	Open	N/A
Federal MTW Public Housing Units	Community-Wide Elderly and Disabled Housing	192	Partially Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide	1,587	Open	N/A
Federal MTW Housing Choice Voucher Program	Community-Wide Mod Rehab and SRO	36	Closed	No
Federal MTW Housing Choice Voucher Units	Site-Based Project-Based units owned by RHA	648	Partially Open	No
<p>* <i>Select Housing Program:</i> 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.</p> <p>** <i>Select Wait List Types:</i> 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).</p> <p>*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.</p>				
<p>Community-Wide Family Public Housing: Waiting list is open for two, three and four bedroom units Community-Wide Elderly and Disabled Housing: Waiting list is open for two bedroom units Site-Based Project-Based units owned by RHA: Waiting list is open for three and four bedroom units</p>				
<p>If Local, Non-Traditional Housing Program, please describe:</p> <p style="text-align: center;">N/A</p>				
<p>If Other Wait List Type, please describe:</p> <p style="text-align: center;">N/A</p>				
<p>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.</p> <p style="text-align: center;">There are no changes to the organization structure of the wait list or policy changes regarding the wait list.</p>				



III. Proposed MTW Activities: HUD approval requested

MTW Activity 2016-01: Simplification of medical deductions

A. *Description:*

Under HUD's current rule, if the head, co-head/spouse, or sole member of an applicant household is elderly (62 years of age or older), handicapped or disabled, the entire household may claim, as a deduction, medical expenses that are in excess of three percent of their annual income as long as the expenses are not compensated for or covered by insurance. This deduction includes all anticipated expenses for the next 12 months, payments on accumulated major medical bills, dental expenses, prescription medicines, transportation expenses directly related to medical treatment, eyeglasses and contacts, medical insurance premiums, hearing aids and batteries, and the cost of live-in assistance.

As RHA staff must verify all deductions from income, elderly and disabled households who claim medical deductions spend a substantial amount of time gathering the required documentation that often times is information that they may deem too private to share. Rather than use third party verifications and require residents to provide receipts showing out of pocket medical expenses, RHA is proposing to establish a simplified medical deduction based entirely on the household's gross income. This will not only reduce the amount of time and cost for qualified elderly and disabled households to gather the required documentation, but also alleviate the perceived intrusiveness by those households when claiming the deduction.

RHA proposes the following seven simplified medical deductions based on the household's total gross income for all elderly and disabled PH residents and HCV participants:

Gross Annual Income Range	Proposed Annual Medical Deduction
\$1 - \$5,499	\$20
\$5,500 - \$7,199	\$150
\$7,200 - \$10,899	\$175
\$10,900 - \$14,499	\$450
\$14,500 - \$16,999	\$750
\$17,000 - \$20,699	\$1,050
\$20,700 +	\$1,200

This deduction will apply to all elderly and disabled households regardless of whether or not their portion of total medical expenses exceeds three percent of their annual income. It is anticipated that implementation of this Activity will result in a reduction in the number of verifications required for recertifications, the process will become more simplified and the overall administrative costs will decrease without having to remove the benefit for the family.



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 of time staff spend verifying all medical deductions claimed during HCV and PH recertifications.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*

In 2014, elderly and disabled PH residents and HCV participants, including those who did not claim a medical expense during the year, could have claimed a total of \$803,916 in medical expenses. Under the proposed simplified system, these same 1,402 PH residents and HCV participants would claim \$734,625.

Current Cost of PH Residents	\$ 206,261
Current Cost of HCV Participants	\$ 597,655
Total Current Cost Overall	\$ 803,916

New Cost of PH Residents	\$ 181,110
New Cost of HCV Participants	\$ 553,515
Total New Cost Overall	\$ 734,625

Total Overall Savings	\$ 69,291*
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*Total agency cost savings is expected to vary as gross household income fluctuates when families move on and off the PH and HCV Programs.

RHA also anticipates that there will be an overall cost savings to the agency due to the reduced amount of time spent by staff on verifications for each household’s annual recertification.

D. *Provide the anticipated schedules for achieving the stated objective:*

RHA is required to provide a 30 day notice for rent increases. Notification will be issued following HUD approval of this plan and put into effect upon the household’s first annual recertification following July 1, 2015 or approval of this plan.



Activity Metrics:

2016-01 CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	Benchmark
Decrease in the cost associated with PH Program calculations.	<p>Currently medical verifications are conducted for approximately 15.17 Public Housing households per month.</p> <p>It costs RHA \$27.70 per household resulting in an approximate cost to the Agency of \$420 per month or \$5,040 annually.</p> <p>The following table details the costs incurred by RHA per household.</p>	\$0
Decrease in the cost associated with HCV Program calculations.	<p>Currently medical verifications are conducted for approximately 76.34 Housing Choice Voucher households per month.</p> <p>It costs RHA \$22.28 per household resulting in an approximate cost to the Agency of \$1,701 per month or \$20,412 annually.</p> <p>The following table details the costs incurred by RHA per household.</p>	\$0

Time and cost incurred for processing Medical Deductions per household							
PH Program				HCV Program			
	Material	Time	Labor		Material	Time	Labor
Cost for Asset/Assistant Manager	\$4.19	1.05 hrs @ \$22.39 per hr ¹	\$23.51	Cost For Housing Specialist		.325 hrs @ \$18.33 per hr ²	\$5.96
				Cost for Office Clerk	\$4.19	.73 hrs @ \$16.62 per hr ³	\$12.13
Total	\$4.19		\$23.51	Total	\$4.19		\$18.09
	Total Cost per Client:		\$27.70		Total Cost per Client:		\$22.28

¹ Hourly rate based on average Asset Manager salary (\$20.41-\$28.72/hr) and Assistant Asset Manager salary (\$16.79-\$23.63/hr)
² Hourly rate based on average Housing Specialist salary (\$15.23-\$21.43/hr)
³ Hourly rate based on average General Office Clerk salary (\$13.81-\$19.43/hr)



2016-01 CE #2: Staff Time Savings		
Unit of Measurement	Baseline	Benchmark
Decrease in staff time associated with PH Program calculations.	Currently medical verifications are conducted for approximately 15.17 Public Housing households per month. Asset Managers/Assistant Asset Managers spend approximately 15.93 hours per month or 191.14 hours annually.	0
Decrease in staff time associated with HCV Program calculations.	Currently medical verifications are conducted for approximately 76.34 Housing Choice Voucher households per month. Housing Specialists spend approximately 24.81 hours per month or 297.73 hours annually. Office Clerks spend approximately 55.73 hours per month or 668.74 hours annually.	0

2016-01 CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	Baseline	Benchmark
Decrease in error rate associated with PH Program calculations.	Staff routinely conduct audits on tenant files to determine and identify errors based on the various variables to calculate rent within the PH Program. Out of 225 audits conducted, six were found to contain errors or 2%.	0
Decrease in error rate associated with HCV Program calculations.	Staff routinely conduct audits on participant files to determine and identify errors within the HCV Program files. Out of 72 audits conducted, four were found to contain errors or 5%.	0



2016-01 CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	Baseline	Benchmark
Increase in rental revenue associated with PH Program calculations.	\$0	\$11,221 On average, 308 PH residents will have their rent increased by \$3.04 per month; an increase in rental revenue of \$935.08 per month or \$11,221 annually.
Increase in rental revenue associated with HCV Program calculations.	\$0	\$8,765 ¹ On average, 1,094 HCV clients will have their tenant contribution to rent increased by \$0.67 per month; an increase of \$730.46 per month or \$8,765 annually.

¹This is tenant contribution to rent, not an increase in rental revenue to RHA.

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.

In order for RHA to simplify medical deductions for all elderly and disabled PH residents and HCV participants based on the household's total gross income, the following authorizations are needed:

C.11. Rent Policies and Term Limits.

The Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent. The Agency is authorized to adopt and implement any reasonable policies for setting rents in Public Housing including but not limited to establishing definitions of income and adjusted income, or earned income disallowance that differ from those in current statutes or regulations. The Agency is authorized to adopt and implement term limits for its public housing assistance. Such policies must include provisions for addressing hardship cases. *This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634, and 960.255 and 966 Subpart A.*

D.2.a. Rent Policies and Term Limits.

The Agency is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. *This authorization waives*



certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.

These authorizations enable RHA to adopt and implement reasonable policies for calculating rents that differ from those in current statutes or regulations.

Impact Analysis:

RHA proposes the following seven simplified medical deductions based on the household's total gross income for all elderly and disabled PH residents and HCV participants:

Gross Annual Income Range	Proposed Annual Medical Deduction
\$1 - \$5,499	\$20
\$5,500 - \$7,199	\$150
\$7,200 - \$10,899	\$175
\$10,900 - \$14,499	\$450
\$14,500 - \$16,999	\$750
\$17,000 - \$20,699	\$1,050
\$20,700 +	\$1,200

Currently, 1,402 elderly and disabled PH residents and HCV participants will be affected by this policy. Based on current medical expenses being claimed by PH residents and HCV participants, some tenants will see a slight increase in rent with the proposed Activity; however, the average change in rent for the population overall is less than \$2 per month.

Gross Annual Income Range	# of PH Residents effected	# of HCV Participants effected	Average current deduction	New proposed deduction	Average deductible effect on rent	Average per month change in rent
\$1 - \$5,499	8	17	\$21	\$20	\$1	\$0
\$5,500 - \$7,199	4	4	\$172	\$150	\$4	\$1
\$7,200 - \$10,899	92	407	\$182	\$175	\$4	\$0
\$10,900 - \$14,499	80	316	\$486	\$450	\$11	\$1
\$14,500 - \$16,999	34	145	\$786	\$750	\$19	\$1
\$17,000 - \$20,699	35	104	\$1,090	\$1,050	\$26	\$1
\$20,700+	55	101	\$1,457	\$1,200	\$30	\$6

Hardship Policy:

In the event a participant wishes to have their portion of rent calculated based on unreimbursed medical expenses contrary to this Activity, they must request a hardship. RHA will establish a three person committee to review all requests for hardship; however, in order to be considered for a hardship and referred to the committee, participants must meet the following criteria:

- 1) household's monthly rent is no less than RHA's established minimum rent; 2) third party documentation must be provided detailing all anticipated medical expenses including monetary amounts and frequency. Once submitted, the three person committee will review all of the



detailed expenses provided and determine whether a hardship is warranted. If any part of the established criteria is not met, a hardship will not be granted.

Description of Annual Reevaluation of Rent Reform Activity:

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

Transition Period:

RHA is required to provide a 30 day notice for rent increases. Notification will be issued following HUD approval of this plan and put into effect upon the household's first annual recertification following July 1, 2015 or approval of this plan.



MTW Activity 2016-02: Redefine near-elderly person

A. *Description:*

24 CFR 945.105 defines a near-elderly person as a person who is at least 50 years of age but below the age of 62, who may be a person with a disability. Furthermore, a near-elderly family is defined as a family whose head, spouse, or sole member is a near-elderly person. The term “near-elderly family” includes two or more near-elderly persons living together, and one or more near-elderly persons living with one or more persons who are determined to be essential to the care or well-being of the near-elderly person or persons. A near-elderly family may include other family members who are not near-elderly.

RHA’s Admissions and Continued Occupancy Policy (ACOP) for Public Housing establishes tenant selection criteria that currently allows families qualifying as "Elderly" (disabled and handicapped) to be admitted to one of three senior sites: Tom Sawyer Village, Silverada Manor or John McGraw Court. However, RHA’s management staff often have difficulty leasing efficiency units at these sites and on average the units can remain vacant for 20 days. In many instances, there may be near-elderly households between the ages of 55 and 62 who will continue to remain on the waiting list when they could otherwise be offered one of these efficiency units if given the option.

RHA proposes to change the definition of near-elderly for its Public Housing Program to limit it to persons who are at least 55 years of age but below the age of 62 *and* treat these newly defined near-elderly households as “Elderly” to allow for their admission from the waiting list to RHA’s Public Housing senior sites. Implementation of this Activity will increase the number of eligible families for referral to these PH units whose head or co-head is near-elderly without raising concerns with current residents regarding potential lifestyle conflicts. Furthermore, by redefining near-elderly and allowing those households to be treated as “Elderly” for admission to RHA’s senior PH complexes only, RHA increases the affordable housing opportunities for these individuals substantially.

Implementation of this change will **not** qualify the near-elderly family for the Elderly/ Disabled Allowance, triennial recertification schedule or Medical Deduction.

B. *How does this achieve one or more of the statutory objectives?*

This Activity is designed to meet the statutory objective of increasing housing choice for low-income families.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*

Often times, near-elderly households are comprised of single adults or families with no more than two household members. Without a reasonable accommodation for a live-in attendant or some other approved reason for a second bedroom, these near-elderly households can potentially be limited to 35 units at Mineral Manor based on RHA’s established occupancy standards. By redefining near-elderly and allowing those same households to be treated as



“Elderly” for admission to RHA’s senior PH complexes, RHA will increase the affordable housing opportunities for these households by 194 units or 85%.

Furthermore, near-elderly households who qualify for a two bedroom unit per RHA’s established occupancy standards would have their affordable housing opportunities increased by 90 units or 22%.

# of units available to near-elderly households by complex				
		Efficiency	1 bdrm	2 bdrm
Family Sites	Mineral Manor	0	35	52
	Stead Manor	0	0	44
	Hawk View Apartments	0	0	100
	Essex Manor	0	0	70
	Myra Birch Manor	0	0	56
Senior Sites	Tom Sawyer Village	24	50	26
	Silverada Manor	22	64	64
	McGraw Court	0	34	0

Total # of efficiency/one bdrm units available at RHA’s PH Family Sites:	35
Total # of efficiency/one bdrm units available at RHA’s PH Senior Sites:	194
Total # of efficiency/one bdrm units available:	229

Total # of two bedroom units available at RHA’s PH Family Sites:	322
Total # two bedroom units available at RHA’s PH Senior Sites:	90
Total # of two bedroom units:	412

- D. *Provide the anticipated schedules for achieving the stated objective:*
 This Activity can go into effect upon approval of this plan.

Activity Metrics:

2016-02 HC #4: Displacement Prevention		
Unit of Measurement	Baseline	Benchmark
Decrease in the number of households at or below 80% AMI who would lose assistance or need to move.	0*	0*

*This Activity will not cause displacement in any way. RHA will only offer units at one of its senior PH complexes to newly defined near-elderly households if/when a unit becomes vacant.



2016-02 HC #5: Increase in Resident Mobility		
Unit of Measurement	Baseline	Benchmark
Increase in the number of near-elderly households who are able to move to a better unit and/or neighborhood of opportunity.	0*	0*

*RHA's three senior Public Housing complexes are not located in low-poverty areas. Furthermore, as near-elderly applicants will be pulled from the waiting list, there will be no increase in resident mobility as a result of this Activity.

2016-02 RHA Local Metric: Additional Units of Housing Made Available		
Unit of Measurement	Baseline	Benchmark
Increase in the number of new housing units made available to near-elderly households at or below 80% AMI.	0 Currently these units are not being offered to this population.	17 December 31, 2013 - January 6, 2015, RHA experienced 55 vacancies within the three senior PH complexes; approximately 30% of these could have been offered/leased to near-elderly households, or 17 units.

RHA's ACOP for Public Housing establishes the current tenant selection criteria and outlines that tenants shall be selected on the basis of a number of varying preferences. While RHA anticipates that the average applicant time on the wait list for this population will decrease upon implementation of this Activity, tracking whether or not the decrease is entirely due to this policy change would be unreasonably burdensome.

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.

In order for RHA to develop and adopt policies and procedures that allow for the admission of redefined near-elderly families into the Public Housing Program that differ from those in current statutes or regulations, the following authorization is needed:

- C.2. The Agency is authorized to develop and adopt local preferences and admission policies and procedures for admission into the public housing program in lieu of HUD statutes, regulations or other requirements based in the 1937 Act so long as the families assisted qualify as low-income, and that the total mix of families assisted meets the requirements of part I.C of the Amended and Restated MTW Agreement. The Agency is required to revise the Admissions and Continued Occupancy Policy (ACOP), to implement changes in public housing occupancy policy as a result of the MTW program. Regardless of changes to the Agency's adopted ACOP policies and procedures, the Agency must comply with Sections



I(B)(1) and II(D) of the MTW Agreement. The Agency is subject to state and local preferences law. *This authorization waives certain provisions of Section 3 of the 1937 Act and 24 C.F.R. 960.206.*

This authorization permits RHA to change the definition of near-elderly for its Public Housing Program only and furthermore allows RHA to treat these newly defined households as “Elderly” for admission to one of RHA’s senior Public Housing complexes.



MTW Activity 2016-03: Time limited vouchers and redesign of traditional FSS Program

A. *Description:*

Time limited vouchers:

As the number of families in need of housing assistance increases and the amount of time families spend on the waiting list continues to grow, a potential lifetime benefit for those receiving housing assistance seems incredibly unfair. Families on the waiting list could potentially remain on the list for several years, and in many cases, these families make up the population who need housing assistance the most. Therefore, RHA is proposing to establish a five-year time limit for all new non-elderly/non-disabled applicants participating in the HCV Program with the goal of promoting self-sufficiency and increasing housing opportunities.

In an effort to assist more families in need and promote self-sufficiency, work-able non-elderly and non-disabled households receiving subsidies will be given an impetus to become self-sufficient and cycle off of the program through the implementation of five-year time limited vouchers. RHA believes that one of the greatest motivations for these HCV families to work diligently towards becoming self-sufficient is the awareness that they will only have five years to do so. Furthermore, to assist them in achieving success and becoming self-sufficient, these families will need to be provided with the appropriate tools and resources.

Prior to being issued a time limited voucher, all new non-elderly/non-disabled applicants will be required to attend an in depth, eight hour financial literacy class conducted by the Financial Guidance Center (FGC). FGC is a HUD approved, consumer credit counseling agency that assists families in managing debt, increasing their credit scores, as well as providing advice on savings, money management, and homeownership preparation. In addition to reinforcing that all participants have a five-year time limit, FGC will encourage participants to take full advantage of all aspects of supportive services provided by RHA's FSS Program as well as thoroughly cover the following topics:

1. Budgeting
2. Credit
3. Banking
4. Asset Building

Should a family choose not to participate in the class, they will be removed from the HCV waiting list entirely and will need to reapply.

In addition to the mandatory financial literacy class, all new non-elderly and non-disabled HCV participants will meet with an FSS Coordinator within three months of lease-up to create an Individual Training and Service Plan (ITSP). The ITSP will outline the family's goals to achieve self-sufficiency within five years. All new non-elderly and non-disabled time limited voucher holders will also be required to meet annually with an FSS Coordinator to review the ITSP and track their progress toward achieving self-sufficiency. FSS Coordinators will also be available to assist time-limited voucher holders throughout the year, if needed.



Redesign of traditional FSS Program:

In order to better serve existing HCV and PH FSS participants and all new non-elderly/non-disabled HCV participants with time limited vouchers, RHA is also proposing to redesign the traditional HCV and PH FSS Program. This redesign will eliminate the escrow accrual for all new HCV participants while allowing PH FSS participants to continue to participate in FSS with the traditional escrow accrual; however, upon successful completion of the FSS Program, the PH resident will only receive their escrow balance upon forfeiture of their housing assistance. Should the family choose to forfeit the balance of their accrued escrow, they will be allowed to maintain their PH unit. All current/existing HCV and PH FSS participants will be allowed to continue their escrow accrual through the expiration of their FSS contracts and maintain housing assistance under current FSS Program guidelines.

To assist all FSS Program participants, RHA's FSS Coordinators will continue to strengthen current partnerships and explore new potential partnerships with local agencies and educational institutions in the Reno, Sparks and Washoe County community through the Program Coordinating Committee (PCC). RHA's FSS Program has cultivated a vast number of community partnerships which will be made available to all FSS participants.

The following partnerships are already in place:

1. Unemployment
 - a. Job Connect (job search, skills training, etc.)
 - b. Pro Net (professional development for those with AA and higher degrees)
 - c. JOIN (paid job training and specialized)
 - d. CV Virtual (technical employment opportunities)
 - e. Applied Staffing (clerical and warehousing employment)
 - f. Community Services Agency (job skills workshops)

2. Education (High School equivalency)
 - a. Washoe High School
 - b. Northern Nevada Literacy Council
 - c. TMCC – Adult Education
 - d. Women's and Children's Center of the Sierra

3. Education (Post High School equivalency)
 - a. TMCC Re-Entry Center
 - b. Healthy Families Foundation (scholarships)

4. Financial Stability
 - a. Financial Guidance Center
 - i. Lending Circles (build credit score)
 - ii. Debt Management
 - iii. IDA
 - iv. Down-Payment Assistance

Through these established partnerships, participants are provided with the resources and tools to help them overcome some of the most common barriers to becoming self-sufficient.



Furthermore, all FSS participants also have access to the Self-Sufficiency Fund created by RHA using single fund flexibility in the 2015 MTW Annual Plan. This fund covers designated costs associated with specific self-sufficiency activities and will be utilized whenever possible to assist participants in achieving self-sufficiency. By providing the appropriate education, resources, and incentives RHA hopes to advance capable HCV families to becoming self-sufficient.

B. *How does this achieve one or more of the statutory objectives?*

This Activity supports MTW statutory purposes by creating incentives for families to work, seek work, or prepare for work and become economically self-sufficient through their involvement in the training and supportive services portions of the FSS Program.

As HCV participants progress through their five-year time limit, increase their annual income and reach their self-sufficiency goals, the Activity should reduce costs and achieve greater cost effectiveness in Federal expenditures as the amount of the family's Housing Assistance Payment (HAP) decreases. RHA also anticipates that the length of time spent on the waiting list will also be positively impacted as HCV participants transition off of the program resulting in an increase in housing choice for low-income families.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*

This Activity's main objective is to rigorously promote 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.

Each of the new non-elderly/non-disabled HCV families will come from no housing assistance to obtaining subsidized housing assistance and provided with access to valuable supportive services. RHA anticipates that many of these new HCV participants will remain engaged, be encouraged to handle money more effectively and by providing follow up and referrals to available community resources, these participants will gain employment and become self-sufficient.

RHA anticipates that this initiative will also provide all FSS Program participants with the necessary guidance and support to increase opportunities for career placement or advancement, building a foundation for long-term success and asset development. It is, however, recognized that this will create an increased workload for the two FSS Coordinators on staff. To provide staff with additional support, RHA will hire up to three UNR interns who will assist in providing self-sufficiency centered services to all FSS participants.

Furthermore, in an effort to increase accessibility to online GED programs and employment services, RHA will provide all FSS participants with computer access, if needed, at RHA's main office.



- D. *Provide the anticipated schedules for achieving the stated objective:*
 Time limits consisting of a five-year period for all new non-elderly/non-disabled HCV participants and the redesign of the traditional FSS Program will become effective following HUD approval of this plan.

RHA has entered into a partnership agreement with FGC to provide the required financial literacy class once a month in English and quarterly in Spanish for all new non-elderly/non-disabled HCV participants. This financial literacy class will also be available to all FSS Program participants, as space permits. Upon approval of this plan, a formal agreement between RHA and FGC will be executed. RHA will compensate FGC \$2,000 for each workshop or \$32,000 annually. This fee includes all necessary preparation and workshop presentation by FGC staff, all materials/handbooks to be provided to the participants which they will be allowed to keep upon completion of the workshop, and the use of FGC facilities should they be used to conduct the workshop.

Activity Metrics:

2016-03 CE #4: Increase in Resources Leveraged		
Unit of Measurement	Baseline	Benchmark
Increase in amount of funds leveraged in dollars.	\$23,300 Based on the average number of referrals for RHA's 40 current traditional FSS participants.	\$95,138 Based on the average number of referrals for RHA's current traditional FSS participants (\$23,300) and the anticipated referrals for time-limited voucher households (\$71,838).

2016-03 SS #1: Increase in Household Income		
Unit of Measurement	Baseline	Benchmark
Average earned income of households affected by this policy in dollars.	Average earned income on file at time of admission.	Increase average household earned income by \$600 each year.

2016-03 SS #2: Increase in Household Savings		
Unit of Measurement	Baseline	Benchmark
Average amount of savings/escrow of households affected by this policy in dollars.	Average savings on file at time of admission.	\$50 increase per household.



2016-03 SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark
Head(s) of households employed full-time prior to implementation.	15	29
Percentage of total work-able households employed full-time prior to implementation.	37.5% 15 out of 40 current traditional FSS participants are employed full-time.	21%*
Head(s) of households employed part-time prior to implementation.	11	25
Percentage of total work-able households employed part-time prior to implementation.	27.5% 11 out of 40 current traditional FSS participants are employed part-time.	18%*
Head(s) of households enrolled in an educational program prior to implementation.	7	17
Percentage of total work-able households enrolled in an educational program prior to implementation.	17.5% 7 out of 40 current traditional FSS participants are enrolled in an educational program.	13%*
Head(s) of households enrolled in job training program prior to implementation.	7	17
Percentage of total work-able households enrolled in job training program prior to implementation.	17.5% 7 out of 40 current traditional FSS participants are enrolled in an educational a job training program.	13%*

* RHA anticipates the total number of households receiving FSS related services to increase by 96. This increase is in addition to the 40 households currently enrolled in the traditional FSS Program; or 136 total households by the end of FY 2016.



Head(s) of households unemployed prior to implementation.	13	44
Percentage of total work-able households unemployed prior to implementation.	32% 13 out of 40 current traditional FSS participants are unemployed.	32% The percentage of FSS participants who are unemployed is expected to remain unchanged.

2016-03 SS #4: Households removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark
Number of households receiving TANF assistance.	Number of households receiving TANF at time of admission.	5

2016-03 SS #5: Households assisted by Services that Increase Self-Sufficiency

Unit of Measurement	Baseline	Benchmark
Number of households receiving services aimed to increase self-sufficiency.	82 Includes traditional FSS participants (40) and FSS Lite Program participants (42).	178 Currently, eight (8) non-elderly/non-disabled families are admitted onto the HCV Program each month or 96 households annually.

2016-03 SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars.	Average amount of Section 8 subsidy per household at time of admission.	Currently, the average amount of Section 8 subsidy per household is \$617. This is expected to remain unchanged during the first year of implementation.



2016-03 SS #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark
Increase in PHA rental revenue in dollars due to 5-year time limited vouchers.	\$274,337/month ¹ The average TTP for current non-elderly/non-disabled HCV clients is \$350.81 per client or \$274,337 each month.	This is expected to remain unchanged during the first year of implementation.

¹This is tenant contribution to rent, not an increase in rental revenue to RHA.

2016-03 SS #8: Households Transitioned 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.

Unit of Measurement	Baseline	Benchmark
Number of households transitioned to self-sufficiency.	On average eight traditional FSS participants transition to self-sufficiency per year.	RHA anticipates maintaining an average of eight FSS participants transitioning to self-sufficiency. This is expected to increase in future years.

2016-03 HC #3: Decrease in Wait List Time

Unit of Measurement	Baseline	Benchmark
Decrease in average applicant time on wait list in months.	The average amount of time of applicants spent on the wait list at time of admission.	This is expected to remain unchanged during the first year of implementation.

2016-03 HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark
Increase in number of households receiving services aimed to increase housing choice.	40 RHA currently has 40 traditional FSS participants.	74 Currently, eight (8) non-elderly/non-disabled families are admitted onto the HCV Program each month or 96 households annually. Based on overall participation of HCV Rent Reform clients (Activity 2014-03), 35% or 34 of these households are expected to sign an FSS Lite agreement and receive services that increase their housing choice.



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.

The following authorizations are needed to allow RHA to establish five-year time limits for all new non-elderly/non-disabled HCV participants, operate its FSS Program exempt from HUD program requirements, and establish relationships with local agencies:

- D.1.b. The Agency is authorized to determine the length of the lease period, when vouchers expire and when vouchers will be reissued. *This authorization waives certain provisions of Sections 8(o)(7)(a), 8(o)(13)(F) and 8(o)(13)(G) of the 1937 Act and 24 C.F.R. 982.303, 982.309 and 983 Subpart F.*
- D.1.c. The Agency is authorized to define, adopt and implement a reexamination program that differs from the reexamination program currently mandated in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.*
- D.2.d. The Agency is authorized to implement term limits for HCV units designated as part of the MTW demonstration. *This authorization waives certain provisions of Sections 8(o)(7) and 8(o)(13)(F)-(G) of the 1937 Act and 24 C.F.R. 982 Subpart L and 983 Subpart E.*
- E. The Agency is authorized to operate any of its existing self-sufficiency and training programs, including its Family Self-Sufficiency (FSS) Program and any successor programs exempt from certain HUD program requirements. These may include those requirements governing program size or participation, including whether to establish escrow accounts and other rent incentives and whether to establish mandatory self-sufficiency participation requirements. If the Agency receives dedicated funding for an FSS Coordinator, such funds must be used to employ a self sufficiency coordinator. In developing and operating such programs, the Agency is authorized to establish strategic relationships and partnerships with local and public agencies and service providers to leverage expertise and funding. *This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R. 984.*

These authorizations enable RHA to determine when vouchers expire, adopt and implement a reexamination program, implement term limits for HCV units, require mandatory self-sufficiency participation and establish relationships with local agencies.

Furthermore, in order to provide mandatory services to applicants on RHA's waitlists, the following authorization within Attachment D is also needed:

Use of MTW Funds

The Agency and HUD acknowledge that Section 204(a) of the Omnibus Consolidated Rescissions and Appropriations Act of 1996 (Pub. L. 104-134) provides that an agency



participating in the MTW demonstration program may combine public housing operating and capital funds provided under Section 9 of the U.S. Housing Act of 1937 (the "1937 Act") and voucher program funds provided under Section 8 of the 1937 Act "to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work on such terms and conditions as the agency may propose and the Secretary may approve."

Notwithstanding any language to the contrary, those provisions in this Agreement or its attachments that restrict the use of funds to Sections 8 and 9 are repealed, and the Agency may use MTW Funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute [i.e., including but not limited to the requirements to maintain a comparable mix of families and serve substantially the same number of families as would have been assisted if the Agency were not in the MTW demonstration, assuring that housing assisted under the demonstration meets housing quality standards established or approved by the Secretary, that at least 75 percent of the families assisted be very low income families, that the agency has established a reasonable rent policy that is designed to encourage employment and self-sufficiency by participating families, that the requirements of sections 12 of the 1937 Act applied to any housing assisted under the demonstration other than housing assisted solely because of occupancy by families receiving tenant-based assistance, and that Section 18 of the 1937 Act shall continue to apply to public housing notwithstanding the use of any use of the housing under the demonstration] and have been proposed in an Agency's Annual MTW Plan and approved by HUD.

Notwithstanding the above, such funds remain Federal funds, and are subject to any and all other Federal requirements outside of the 1937 Act (e.g., including but not limited to Appropriations Acts, competitive HUD notices of funding availability under which the Agency has received an award, state and local laws, Federal statutes other than the 1937 Act, and OMB Circulars and requirements), as modified from time to time.

Impact Analysis:

Through the Rent Reform Controlled Study (Activity 2014-03), RHA established five-year time limits focused entirely on families with children. This planned/proposed Activity, uses the same time limited approach and would become effective for all new non-elderly/non-disabled HCV participants.

On average eight non-elderly/non-disabled families are admitted onto the HCV Program each month. In order to assess each family's progress toward becoming self-sufficient over the five-year period, they will be required to meet with an FSS Coordinator within three months of lease up and during their subsequent annual recertifications. These meetings are essential to assessing whether the family is progressing toward becoming self-sufficient prior to the expiration of their housing assistance. If needed, RHA's FSS Coordinators will provide additional referral services and follow up.



At the end of the five-year time limit, the family will be terminated from assistance; however they can then re-apply to the HCV Program, for placement according to existing waiting list preferences.

Hardship Policy:

A committee of three staff persons will be established to review hardship requests based on inability to pay rent once the hardship has lasted more than 30 days. If the hardship documentation is accepted by the committee, rents may be set as low as the greater of \$75 or utility costs. There will be no negative rents. The committee will determine the length of the exemption, up to a maximum of six months.

The hardship policy for the end of the five-year time limit will be very limited. Should the head or co-head of the family become elderly or disabled during the five-year time period and continues to require housing assistance, an unrestricted voucher will be issued. Other than that, there will be no hardship exemptions from the five-year time limitation.

Description of Annual Reevaluation of Rent Reform Activity:

RHA will track and evaluate the changing statuses of these HCV families to determine whether or not it is possible for the majority of the population to become self-sufficient prior to voucher expiration.

Transition Period:

As this Activity affects only new non-elderly/non-disabled HCV applicants as well as new FSS Program participants, no transition period is needed. Existing/current FSS participants will be allowed to retain their escrow accrual through the term of their original contract. This Activity will begin once the 2016 MTW Annual Plan is approved by HUD and will go into effect as non-elderly/non-disabled families are provided vouchers from the waiting list.



MTW Activity 2016-04: Allow HCV participants to lease units that exceed the 40% rent burden

A. Description:

The regular HCV Program limits tenant rent plus utilities to no more than 40% of monthly adjusted income; however, once a family is on the program they are then permitted to go higher. In many cases, tenancy is not approved because the tenant's portion of rent exceeds this maximum 40% rent burden by a relatively small amount. Therefore, RHA proposes to allow HCV participants, at their option, to lease units that exceed the 40% maximum rent burden; however, the initial maximum rent burden cannot exceed 50% of their monthly adjusted income at the time of approving tenancy and executing a HAP contract.

Implementation of this Activity will offer HCV participants a choice of housing in accordance with their individual financial circumstances. Residents may choose housing that is more costly than otherwise permitted under HUD regulations in order to live in lower poverty neighborhoods with better schools and employment opportunities.

B. How does this achieve one or more of the statutory objectives?

This Activity is designed to meet the statutory objective of increasing housing choice for low-income families by providing them with more of a choice at lease up.

C. Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:

Currently 85.4% of HCV participants spend under 40% of their adjusted income on rent and an additional five percent spend less than 50% one year after program participation. On average HCV participants who spend more than 40% but less than 50% of their adjusted monthly income one year after participation, have an average rent burden of 44.37%.

Average rent burden of RHA's HCV participants one year after participation		
	Gross Annual Income	Adjusted Income
Under 40%	88.2%	85.4%
40% to 50%	5.1%	5.1%
Over 50%	6.8%	9.6%
Average rent burden of participants who pay 40% to 50% one year after participation:	42.87%	44.37%

RHA anticipates that families will be able to choose from a larger number of units within the Reno, Sparks and Washoe County community. This increased choice will allow HCV participants to determine how they choose to allocate their resources.



- D. *Provide the anticipated schedules for achieving the stated objective:*
This Activity will be implemented upon approval of RHA's plan.

Activity Metrics:

2016-04 HC #5: Increase in Resident Mobility		
Unit of Measurement	Baseline	Benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity upon lease up as a result of increasing the maximum rent burden to 50%.	0 Currently no new tenants are allowed to lease units that exceed the maximum rent burden of 40%.	52 On average RHA staff deny tenancy to approximately one unit per week due to the unit exceeding the 40% maximum rent burden at lease up by a relatively small amount.

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.

The following authorization will allow RHA to operate, adopt and implement a reasonable rent policy:

- D.2.a. The Agency is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.*

This authorization enables RHA to change its rent policy to allow HCV participants to lease units that exceed the 40% rent burden.



MTW Activity 2016-05: Eliminate Earned Income Disallowance (EID)

A. *Description:*

Earned Income Disallowance (EID) allows eligible tenants in the PH and HCV Programs to increase their incomes through employment without triggering rent increases. Currently any assisted families in the PH Program, and any assisted family in the HCV Program with a family member(s) with disabilities, are eligible for EID when an unemployed or under-employed family member obtains a job or increases their wages. The resulting income increase is fully excluded for 12 months and 50% excluded for an additional 12 months. Full and partial exclusion of wages is limited to 48 consecutive months. Further complicating the calculation is that each family may be in a different exclusion phase or month count, making EID cumbersome for RHA staff to administer.

While the goal of EID is to motivate people who qualify for the program to accept employment, EID participants are often unable to maintain steady employment and frequently have issues once the EID period runs out because they have not learned how to effectively manage their money. Through Activity 2015-04, RHA began requiring all PH residents participating in EID to take part in a savings plan through the Financial Guidance Center (FGC) aimed at assisting these families in planning for their future and achieving self-sufficiency. Response to this Activity has been minimal. To date, 15 PH residents have been referred to the FGC and only four have signed up for a savings plan. In future years, RHA plans to discontinue Activity 2015-04.

In FY 2015, 99 individuals are currently enrolled in EID between RHA's PH and HCV Programs; and only 45 of these individuals are employed and benefiting from the EID calculation. As current EID regulations are cumbersome to apply and affect approximately three percent of families in the PH and HCV Programs, RHA is proposing to eliminate the HUD-mandated EID from the calculation of rent. Existing/current EID participants, including those participating in the required savings plan through Activity 2015-04, will be phased off of the EID program. RHA does, however, recognize the impact this may have on rent calculations for some of these participants. Therefore, current EID participants will be allowed to retain their EID benefits for one full year following implementation to assist them as they transition off of EID.

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 saving the staff time necessary to track EID participants throughout their eligibility period.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*

Implementation of this Activity will result in savings to the agency, decrease the amount of staff time required to calculate a family's rent portion, and further reduce the likelihood of errors associated with calculating potential income exclusions.



RHA anticipates an increase in rental revenue and a decrease in HAP dollars once current EID participants begin to transition off of the program. This is detailed in the following table:

Potential Savings to RHA through the Elimination of EID during FY 2016												
	Jul 2015	Aug	Sep	Oct	Nov	Dec	Jan 2016	Feb	Mar	Apr	May	Jun
PH	\$6,043	\$3,712	\$3,493	\$3,025	\$2,853	\$2,853	\$2,397	\$1,815	\$1,466	\$1,307	\$1,092	\$821
HCV	\$1,418	\$1,418	\$1,335	\$940	\$940	\$940	\$693	\$576	\$517	\$517	\$420	\$420
Total	\$7,461	\$5,130	4,828	\$3,965	\$3,793	\$3,793	\$3,090	\$2,391	\$1,983	\$1,824	\$1,512	\$1,241

Average Savings	
PH EID	\$2,573
HCV EID	\$845
Total Average Savings	\$3,418

In future years, it will be impossible to determine how many new PH residents or HCV participants would have enrolled in the program once the Activity is implemented and EID is eliminated in order to determine ongoing savings.

- D. *Provide the anticipated schedules for achieving the stated objective:*
 This Activity will be implemented upon approval of RHA's plan. At that time, RHA will not enroll any new households in EID. Existing EID participants will be allowed to retain their benefits for one year following plan approval.

Activity Metrics:

2016-05 CE #1: Agency Cost Savings		
While RHA will cease executing new EID rent calculations, the work load for current participants will remain the same during the transitional year; therefore, no noticeable cost savings are anticipated.		
Unit of Measurement	Baseline	Benchmark
Decrease in costs associated with EID calculations in the PH Program.	<p>Currently 74 PH residents are participating in EID; of which 35 are employed.</p> <p>It costs RHA \$53.74 per employed household resulting in an approximate annual cost to the Agency of \$1,881. Moreover, regular monthly tracking by six staff members results in an additional cost of \$55.98/month (25 minutes per staff member) or \$672 annually. Total annual cost is \$2,553.</p> <p>The following table details the costs incurred by RHA per client.</p>	During the transitional year, no agency cost savings are anticipated.



<p>Decrease in costs associated with EID calculations in the HCV Program.</p>	<p>Currently 25 HCV clients are participating in EID; of which 10 are employed.</p> <p>It costs RHA \$43.99 per household resulting in an approximate cost to the Agency of \$440 annually.</p> <p>The following table details the costs incurred by RHA per client.</p>	<p>During the transitional year, no agency cost savings are anticipated.</p>
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Time and cost incurred for processing EID per client				
PH Program – Based on cost for Asset Manager & Assistant Asset Manager			HCV Program – Based on cost for Housing Specialist	
	Time	Labor		Labor
Annual Recertification	0.8 hrs @ \$22.39 per hr ¹	\$17.91	Annual Recertification	0.8 hrs @ \$18.33 per hr ² \$14.66
Changes to Income (on average two changes requested per household)	1.6 hrs @ \$22.39 per hr ¹	\$35.82	Changes to Income (on average two changes requested per household)	1.6 hrs @ \$18.33 per hr ² \$29.33
Total Cost per Client: \$53.74			Total Cost per Client: \$43.99	

¹ Hourly rate based on average Asset Manager salary (\$20.41-\$28.72/hr) and Assistant Asset Manager salary (\$16.79-\$23.63/hr)

² Hourly rate based on average Housing Specialist salary (\$15.23-\$21.43/hr)

2016-05 CE #2: Staff Time Savings		
<p>While RHA will cease executing new EID rent calculations, the work load for current beneficiaries will remain the same during the transitional year; therefore, no noticeable savings in work hours is anticipated.</p>		
Unit of Measurement	Baseline	Benchmark
<p>Decrease in staff time associated with EID calculations in the PH Program.</p>	<p>Currently EID rent calculations are conducted for 35 households on an annual basis (28 hrs). On average, each household also requests two changes to their EID rent calculations based on a change in their earned income (56 hrs). Furthermore, PH staff track EID participants on a monthly basis (30 hrs).</p> <p>Asset Managers/Assistant Asset Managers spend approximately 114 hours annually.</p>	<p>During the transitional year, no staff time savings are anticipated.</p>



<p>Decrease in staff time associated with EID calculations in the HCV Program.</p>	<p>Currently EID rent calculations are conducted for 10 households on an annual basis (8 hrs). On average, each household also requests two changes to their EID rent calculations based on a change in their earned income (16 hrs). Housing Specialists spend approximately 24 hours annually.</p>	<p>During the transitional year, no staff time savings are anticipated.</p>
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2016-05 CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark
<p>Decrease in error rate associated with PH Program calculations.</p>	<p>Staff routinely conducts audits on tenant files to determine and identify errors based on the various variables to calculate rent in the PH Program. Out of 225 audits conducted over the last year, only one was found to contain an error associated with EID calculations. This is less than 1% of the current population rendering the average error rate negligible.</p>	<p>0</p>
<p>Decrease in error rate associated with HCV Program calculations.</p>	<p>Out of 2,564 participants in the HCV Program, 25 are participating in EID and only 10 are currently employed. While staff have not audited files based on EID calculations, the number of households enrolled is less than 1% of the current population rendering the average error rate negligible.</p>	<p>0</p>

2016-05 CE #5: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark
<p>Increase in rental revenue associated with PH Program calculations.</p>	<p>\$0</p>	<p>\$28,171 Benchmark assumes participating PH residents will remain employed with relatively consistent earned income throughout FY 2016 until they transition off of EID.</p>



<p>Increase in rental revenue associated with HCV Program calculations.</p>	<p>\$0</p>	<p>\$4,747¹ Benchmark assumes participating HCV clients will remain employed with relatively consistent earned income throughout FY 2016 until they transition off of EID.</p>
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¹ This is tenant contribution to rent, not an increase in rental revenue to RHA.

It is anticipated that tracking under this Activity will be very labor intensive given the complexities of the rule and the declining income percentage that is calculated over potentially 48 months. Each change must be tracked, not only on an annual basis, but on an intermittent basis throughout the year every time a reduction in a household's earned income is experienced. In addition to tracking the households that are covered by this rule at the time of plan approval, staff must then also track those households that could have been covered had the Activity not been adopted to determine an exact cost savings to the Agency for increased rental revenue and HAP savings. Doing so would result in tracking for MTW reporting purposes eliminating the cost savings in staff time; therefore the only metrics identified to be tracked by RHA are directly related to a future savings in the amount of staff time all others will be estimated based on current EID participants.

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.

The following authorizations are needed to allow RHA to operate, adopt and implement a reasonable rent policy for its PH and HCV Programs:

C.11. The Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent. The Agency is authorized to adopt and implement any reasonable policies for setting rents in public housing including but not limited to establishing definitions of income and adjusted income, or earned income disallowance that differ from those in current statutes or regulations. The Agency is authorized to adopt and implement term limits for its public housing assistance. Such

policies must include provisions for addressing hardship cases. *This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A.*

D.2.a. The Agency is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program



requirements in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.*

These authorizations permit RHA to implement a reasonable rent policy that can include the elimination of EID in both the PH and HCV Programs.

Impact Analysis:

Currently 74 PH residents are participating in EID who are either in the initial year (100% exclusion), phase-in year (50% exclusion) or on hold (currently no exclusion due to loss of income but still within the 48 month time period). Of these 74 residents, only 35 are employed. These 35 residents represent 4% of all PH households, and \$550,909 of their current earned income has been excluded.

Similarly 25 HCV participants are participating in EID who are in the initial year, phase-in year or on hold. Of these 25 participants, only 10 are employed. This represents less than 1% of the RHA's total voucher allocation and \$110,224 of their current earned income has been excluded.

Hardship Policy:

As current EID PH residents and HCV participants will be allowed to keep their benefits for one year following plan approval, there is no need for a hardship policy.

Description of Annual Reevaluation of Rent Reform Activity:

As this Activity is implemented, RHA will review the outcomes of families whose rent was changed. If there is a negative impact on EID eligible adults with regard to payment of rent, an analysis will be completed to determine if a change in the Activity should be implemented, and under what circumstances.

Transition Period:

This Activity will be implemented upon approval of RHA's plan. At that time, RHA will not enroll any new households in EID and existing households will be phased out. During this transition, current EID PH residents and HCV participants will be allowed to keep their benefits for one year following plan approval; after which time, all participants will have their EID benefits eliminated upon their first annual recertification or immediately following the termination of employment income.



MTW Activity 2016-06: Disregard earned income of PH household members, age 18-20, who are not the head of household or co-head

A. Description:

Current HUD regulations for PH require that all earned income of adult children, between the ages of 18 and 20, be factored into the household's rent. In many cases where an adult child works, the head of household has no control over the child's willingness to contribute to the rent. In some cases, this increased rent burden may place the family at risk for being terminated from the program if the head of household is unable to pay their portion of the increased rent.

RHA proposes to provide these adult children, ages 18-20 who live in PH and are not the head of household or co-head, an incentive to pursue employment and become economically self-sufficient by revising the definition of countable income. This revision will exclude all earned income for these young adults when determining rent for the entire household.

B. How does this achieve one or more of the statutory objectives?

This Activity supports MTW statutory purposes by creating incentives for young adults to work, seek work, or prepare for work in order to become economically self-sufficient.

C. Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:

RHA anticipates that the implementation of this Activity will create an incentive for young people in the PH Program to seek and maintain work as doing so will not increase the amount of rent paid by the family.

D. Provide the anticipated schedules for achieving the stated objective:

This Activity will become effective the first of the following month 30 days after HUD approval of this plan. Those currently participating in EID will be required to forfeit their participation in EID prior to utilizing this new exemption.

Activity Metrics:

2016-06 CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	Baseline	Benchmark
Increase in rental revenue in dollars.	\$0	\$0 Income for adult children, ages 18-20, who are not the head or co-head will be excluded from rent calculations. There will be no increase in RHA's rental revenue.



2016-06 SS #1: Increase in Household Income		
Unit of Measurement	Baseline	Benchmark
Average earned income of adult children, ages 18-20, living in PH affected by this policy.	There are currently 31 tenants in PH with adult children between the ages of 18-20; 13 are currently employed. On average they earn \$11,481.	RHA anticipates an increase in their average earned income by 10% or \$12,629.

2016-06 SS #8: Households Transitioned 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.		
Unit of Measurement	Baseline	Benchmark
Increase in the number of households transitioned to self-sufficiency.	0 This Activity is not expected to transition these households to self-sufficiency.	0

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.

The following authorization is needed to allow RHA to operate, adopt and implement a reasonable rent policy for its PH program:

- C.11. The Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent. The Agency is authorized to adopt and implement any reasonable policies for setting rents in public housing including but not limited to establishing definitions of income and adjusted income, or earned income disallowance that differ from those in current statutes or regulations. The Agency is authorized to adopt and implement term limits for its public housing assistance. Such policies must include provisions for addressing hardship cases. *This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A.*

This authorization enables RHA to disregard the earned income for rent purposes of PH household members, age 18-20, who are not the head of household or co-head.



Impact Analysis:

There are currently 32 households in RHA's Public Housing Program that would be affected by this policy. Of the 32 tenants living in PH with adult children ages 18-20 in the household, 13 are currently employed.

Average earned income of adult children (ages 18-20) who are not the head of household or co-head	
	PH residents
Maximum Amount Earned	\$31,227
Minimum Amount Earned	\$3,218
Average Amount Earned	\$11,481

Total earned income amount	
Total amount of income earned by adult children (ages 18-20) in the PH Program who were not the head of household or co-head	\$149,255

Currently \$85,615 of the \$149,255 total earned income is being excluded through participation in EID. If RHA excludes the earned income for all 13 households with adult children, between the ages of 18-20 who are not the head or co-head, a loss of \$1,591 per month is anticipated or an average savings to the residents of \$122 per month from their current portion of rent.

Hardship Policy:

Although this is technically a Rent Reform Activity, the benefit of the Activity is going directly to the PH household, therefore a hardship policy is not necessary.

Description of Annual Reevaluation of Rent Reform Activity:

Once implemented, this Activity will directly benefit the PH household. RHA will review the outcomes of families whose rent was changed and the overall cost to the agency. If there is a negative impact on the household or the cost to the agency proves to be too burdensome, an analysis will be completed to determine if a change in the Activity should be implemented, and under what circumstances.

Transition Period:

This Activity will be implemented upon approval of RHA's plan and become effective the first of the following month 30 days after HUD approval of this plan. Those adult children, ages 18-20, who are currently participating in EID will be required to forfeit their participation in EID prior to utilizing this new exemption.



MTW Activity 2016-07: Implement a \$75 fee for each additional HQS inspection when more than two inspections are required

A. *Description:*

Currently RHA is required to conduct a re-inspection on units that fail an annual HQS inspection to ensure that the owner/manager has corrected the noted violations. If the unit fails HQS, the owner/manager is notified in writing of the deficiencies and repairs that need to be made within 30 days. If the owner/manager does not take the required corrective action within the specified time period, RHA can abate the HAP beginning 30 days from the date of the first inspection until the required work is totally complete. Frequently, a third inspection is required to verify the completion of the noted deficiencies.

To encourage owners/managers to correct the noted violations quickly and provide RHA's clients with safer living conditions, RHA is proposing to charge the owner/manager a \$75 fee for each additional HQS inspection when more than two inspections are required due to the owner/manager's failure to complete the necessary repairs. This fee for the inspection does not remove the abatement of the subsidy, but seeks to cover the administrative costs of conducting a third inspection that would not have been required had the landlord corrected the violations in a timely manner. This fee **cannot** be passed on to the tenant.

Owners/managers frequently request extensions to complete the necessary repairs prior to the third inspection, and this is anticipated to continue. Once this Activity is implemented, an extension will not be granted for more than 30 days following the date of the second inspection.

B. *How does this achieve one or more of the statutory objectives?*

This Activity will reduce cost and achieve greater cost effectiveness in Federal expenditures by saving the staff time necessary to conduct more than two inspections on a single property due to the owner/manager's failure to complete the needed repairs.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*

From the period of November 1, 2013 through November 1, 2014, RHA staff conducted 248 third inspections, 101 of which were due to the owner/manager's failure to correct the noted violations. RHA anticipates that charging a \$75 fee for each additional HQS inspection that is needed after two due to the owner/manager's failure to complete the needed repairs will create a monetary incentive for owners/managers to correct the noted health and safety hazards more timely.

During the first year, RHA anticipates revenues to increase by approximately \$7,575 although this will ultimately decrease as the number of requests for third inspections diminishes as owners/managers change their behavior to avoid the fee. If successful, this Activity will result in a revenue increase to the Agency of \$0 and a significant savings in staff time should be realized.



- D. *Provide the anticipated schedules for achieving the stated objective:*
 This Activity will be implemented upon HUD's approval of this plan.

Activity Metrics:

2016-07 CE #1: Agency Cost Savings		
Unit of Measurement	Baseline	Benchmark
Decrease in the total cost to complete an HQS inspection after the second fail.	<p>RHA recently conducted 248 third inspections, 101 of which were due to the owner's/ manager's failure to complete the needed repairs.</p> <p>Each third inspection costs RHA \$33.20 per inspection resulting in an approximate annual cost to the Agency of \$3,353.</p> <p>The following table details the costs incurred by RHA per inspection.</p>	<p>\$1,677</p> <p>RHA anticipates that approximately 50% of these inspections will be corrected in a timelier manner to avoid the \$75 monetary fee.</p> <p>If 50% of these inspections incur the \$75 monetary fee, it would also result in RHA receiving an additional \$3,788. RHA anticipates this amount to become \$0 over time once inspections are corrected in a timelier manner to avoid the monetary fee.</p>

Cost incurred for third HQS inspection		
		Cost
Cost for HCV Housing Inspector	1 hr @ \$24.57 per hr ¹	\$24.57
Average roundtrip mileage per HQS inspection	15 miles @ \$0.575 per mile	\$8.63
Total Cost per Inspection:		\$33.20

¹ Hourly rate based on average HCV Housing Inspector salary (\$20.41-\$28.72)



2016-07 CE #2: Staff Time Savings		
Unit of Measurement	Baseline	Benchmark
Decrease in staff time to complete an HQS inspection after the second fail.	RHA recently conducted 248 third inspections, 101 of which were due to the owner's/ manager's failure to complete the needed repairs. HCV Housing Inspectors spend approximately one hour per inspection or 101 hours annually.	50 RHA anticipates that approximately 50% of these inspections will be corrected in a timelier manner to avoid the \$75 monetary fee.

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.

The following authorization is needed to allow RHA to set the term and content of HAP contracts with owners:

- D.1.a The Agency is authorized to determine the term and content of Housing Assistance Payment (HAP) contracts to owners during the term of the MTW demonstration. However, any revised HAP contract must include language noting that the funding for the contract is subject to the availability of Appropriations. *This authorization waives certain provisions of Section 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162.*

This authorization enables RHA to implement a \$75 fee for each additional HQS inspection when more than two inspections are required.



MTW Activity 2016-08: Expand Project Based Voucher Program

A. *Description:*

RHA currently allocates PBVs to agency owned units which are utilized in several of RHA's housing programs. PBV allocations are also utilized to assist RHA's local nonprofit partners in housing high risk families who have immediate housing needs. RHA is requesting to expand its PBV program even further and allocate up to 50 PBVs to privately owned properties in exchange for the owner's commitment to provide affordable housing to individuals and/or families who are experiencing homelessness. Depending on the size of the owner's complex, it is possible that 100% of the units will need to be project based. Therefore, RHA proposes to allow more than 25% of the units in a single development to be project based under this activity.

Local nonprofits and developers will compete for the opportunity to receive an allocation of PBVs which will provide a minimum of a 10 year HAP contract providing rental subsidy to expand affordable housing units. Each applicant property owner must commit to accepting referrals from RHA's partnering service providers with whom a Memorandum of Understanding (MOU) outlining the provider's responsibilities has been executed. The service provider has agreed to provide the necessary case management to assist each of the individuals and/or families with their long term stability. The applicant property owners must also agree to work collaboratively with the partnering service provider.

Each of the households referred and assisted with PBVs under this activity will be subject to the regular operational/rent policies that RHA has in place. If necessary, a waiting list may be established and maintained by the applicant property owner in compliance with RHA's standards.

B. *How does this achieve one or more of the statutory objectives?*

This activity supports MTW statutory purposes by increasing housing choices for low-income families.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*

The anticipated impact of this initiative is that 50 of Washoe County's homeless individuals and/or families will be given the opportunity to have a permanent affordable residence effectively increasing housing choice for these low-income individuals and/or families.

According to HUD's 2014 Continuum of Care Homeless Assistance Programs, there are approximately 452 homeless individuals/families in Washoe County, 151 of whom are currently unsheltered.



Chronic Homeless & Special Needs Count			
Summary of homeless persons by subpopulations reported:			
	Sheltered	Unsheltered	Total Population
Chronically Homeless	55	69	124
Severely Mentally Ill	23	29	52
Chronic Substance Abuse	74	21	95
Veterans	104	15	119
HIV/AIDS	0	0	0
Victims of Domestic Violence	45	17	62
Totals	301	151	452

Based on HUD's 2014 Continuum of Care Homeless Assistance Programs, the existing supply of units is 1,460.

Existing Supply: Continuum of Care Units	
	Number of Units
Permanent Supportive Housing	
HUD Shelter Plus Care	278
VASH Vouchers	255
Transitional Housing	
Families	21
Mixed Populations	8
Adult Individuals	375
Emergency Shelter	
Families	102
Mixed Populations	39
Adult Individuals	370
Youth (under 18 yrs.)	12
Total Existing Continuum of Care Units	1,460

Using projections derived from the U.S. Interagency Council on Homelessness Strategic Planning Guide based on HUD's 2014 Continuum of Care Point in Time and Housing Inventory Counts, Washoe County is expected to need an additional 1,650 units over the next 4 years to keep up with increasing demand.

Demand: Homeless - Continuum of Care Units	
Additional Units Needed (4-yr. timeline)	
	Number of Units
Permanent Affordable Housing	865
Permanent Supportive Housing (chronic homeless)	135
Transitional Housing	150
Emergency Shelter	470
Safe Haven	30
Total Additional Units Needed	1,650



By allocating up to 50 PBVs, RHA anticipates impacting the demand for Permanent Supportive Housing needs by 37%.

D. *Provide the anticipated schedules for achieving the stated objective:*

This activity will be implemented upon HUD's approval of this plan as amended. Once approved, RHA will solicit proposals from local nonprofits and developers. RHA plans to allocate up to 10 PBVs in the first year of implementation.

Northern Nevada HOPES, a local nonprofit partner, has agreed to provide all of the initial case management services. RHA may, however, continue to identify additional community partnerships who can provide case management services as needed. Each partnering nonprofit agency will conduct initial and on-going eligibility appointments, and assist the residents in filling out paperwork and gathering verification documents. All required documents will be forwarded to RHA for review, quality control, final determination, certification processing and HUD 50058 submission.

Activity Metrics:

<i>2016-08 HC #3: Decrease in Wait List Time</i>		
Unit of Measurement	Baseline	Benchmark
Average applicant time on wait list in months (decrease).	TBD	TBD

<i>2016-08 HC #4: Displacement Prevention</i>		
Unit of Measurement	Baseline	Benchmark
Number of households at or below 80% AMI that would lose assistance or need to move.	0*	0*

* RHA will include a clause within the RFP that requires all units to be vacant before a PBV can be assigned.

<i>2016-08 RHA Local Metric: Increase in Resident Mobility</i>		
Unit of Measurement	Baseline	Benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of partnership.	0	50 10 are expected in the first year.



2016-08 RHA Local Metric: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark
Number of households receiving services aimed to increase housing choice.	0	50 10 are expected in the first year.

Data source from which metric data will be compiled:

In order for a household to be approved for a PBV through this activity, they must be verified and documented homeless by the applicant property owner. Once the file is referred from the property owner, RHA will have the documentation showing the circumstances of their homelessness. This documentation will provide the data source from which this data will be tracked.

Upon approval of a PBV, RHA will be in direct contact with the case management services to ensure the household remains in compliance.

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.

The following authorizations are needed:

- D.1.e. The Agency is authorized to determine the percentage of housing voucher assistance that it is permitted to project-base, and criteria for expending funds for physical improvements on those units that differs from the percentage and criteria requirements currently mandated in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Section 8 (o)(13) of the 1937 Act and 24 C.F.R. 983.*

- D.4. The Agency is authorized to determine waiting list procedures, tenant selection procedures and criteria and preferences, including authorizing vouchers for relocation of witnesses and victims of crime that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Sections 8(o)(6), 8(o)(13)(J), and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.*

These authorizations enable RHA to waive the 25% per development cap for PBVs and allow for an alternate waiting list with direct referrals from the applicant property owner.



IV. Approved MTW Activities: HUD approval previously granted

The Activities discussed in this section have been approved by HUD in previous fiscal years. The following table provides an overview of all approved MTW activities including the year it was implemented, the primary statutory objective(s) the Activity is intended to impact and the Authorization(s) cited.

Approved MTW Activities				
Activity #	Fiscal Year Implemented	Activity Name	Statutory Objective(s)	Authorization(s)
2014-01	2014	PBV to RHA Owned/ Controlled Units without competitive process	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.7.a., and Section D.2.b.
2014-02	2014	Mobility Demonstration	Increase housing choice for low-income families.	Attachment C Section D.1.b., Section D.4., Section D.7.a., and Section E.
2014-03	2014	Rent Reform Controlled Study	Create incentives for families to work, seek work or prepare for work <i>and</i> reduce costs and achieve greater cost effectiveness.	Attachment C Section D.1.b., Section D.1.c., Section D. 2. a., and Section D.4.
2014-04	2014	Expand Self-Sufficiency Activities	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.
2014-05	2014	Simplify rent calculations and increase the minimum rent	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.4., Section C.11, Section D.2.a., and Section D.3.b.
2014-06	2014	Triennial recertifications for elderly/disabled participants on fixed incomes	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.4., and Section D.1.c.
2014-07	2014	Alternate HQS verification policy	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.5.
2014-08	2014	Partner with local nonprofit to provide special needs housing	Increase housing choices for low-income families <i>and</i> reduce costs and achieve greater cost effectiveness.	Attachment C Section B.4., Section D.1.b., and Section D.7.a.



Activity #	Fiscal Year Implemented	Activity Name	Statutory Objective(s)	Authorization(s)
2015-01	2015	Elimination of all negative rents and simplification of HCV Utility Allowances	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.2.a., and Section C.11.
2015-02	2015	Allow RHA to inspect its own HCV units	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.9.a., and Section D.5.
2015-03	2015	Assign PBVs to up to 100% of units in non-Public Housing RHA-owned properties	Reduce costs and achieve greater cost effectiveness <i>and</i> increase housing choices for low-income families.	Attachment C Section D.1.e., Section D.7., and Section D.7.a.
2015-04	2015	Required Savings Plan for Earned Income Disallowance (EID) PH clients	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.



A. Implemented Activities

2014-01: PBV to RHA Owned/Controlled Units without competitive process

Description:

RHA owns a number of scattered site single family homes and condominiums throughout the City of Reno, City of Sparks and Washoe County and continues to purchase more. In order to increase housing choice for low-income families, RHA requested and received approval from HUD in FY 2014 to assign Project-Based Vouchers (PBVs) to several of these units without a competitive process. These units continue to be used for several programs and have effectively increased housing choice for a number of low-income families.

Status:

This Activity was approved and implemented in FY 2014. To date, 47 units have gone through HUD's approval process and an additional 10 have been identified as properties where PBVs may be assigned. RHA will continue to utilize this flexibility in future years to ensure increased housing choice for RHA participants.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2014-02: Mobility Demonstration

Description:

RHA's Mobility Demonstration enables PH families with children to move to deconcentrated neighborhoods with more economic opportunities. The program allows low-income PH households to reside in low-poverty census tracts, effectively increasing the availability of higher-income positions in the neighborhood and surrounding areas. RHA is issuing PBVs for single family homes and condominiums in these low-poverty census tracts to PH families who are currently in good standing and who meet the established requirements for the program. UNR is conducting a longitudinal study of these families to track whether moving from a high poverty census tract to a low poverty census tract changes the outcomes for this population.

Status:

This Activity was approved and implemented in FY 2014. To date, 30 PH families with children have moved to properties in low-poverty census tracts.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.



Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2014-03: Rent Reform Controlled Study

Description:

RHA is bringing at least 150 families with children off of the HCV waiting list and issuing vouchers limited to five-years. For at least half of the families in the control group, the rent has been calculated as a standard HCV voucher. For the remaining families in the study group, rents have been set in advance and do not change based on income; however, rents will change if the required bedroom size of the unit changes and the family moves.

For the first two years, the study group's rent will be set at 95% of the average Total Tenant Payment (TTP) with no negative rents. After the second year, the family's rent will automatically increase to 105% of the same measure, again with no negative rents. This rent level will remain in effect until the family has been on the program for five full years.

UNR is tracking these families to identify the differences between the two groups.

Status:

This Activity was approved and implemented in FY 2014. To date, 153 families have leased up under this Activity.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2014-04: Expand self-sufficiency activities

Description:

RHA made the FSS Lite Program, which does not include an escrow account, mandatory for PH tenants who are not completing their required Community Service hours. FSS Lite is also available to Mobility and Rent Reform clients.

Status:

This Activity was approved and implemented in FY 2014. Currently 42 families are being assisted through the FSS Lite Program: 23 Rent Reform clients, 15 EID PH families and four PH tenants who have not completed their Community Service hours.



Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2014-05: Simplify rent calculations and increase the minimum rent

Description:

In addition to increasing the minimum rent to \$75, RHA excluded all educational financial aid from income calculations and allowed for self-certification of assets under \$10,000.

Status:

This Activity was approved and implemented in FY 2014 and will continue in the future.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2014-06: Triennial recertifications for elderly/disabled participants on fixed incomes

Description:

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.

Status:

This Activity was implemented in FY 2014 and was well received. In FY 2015, RHA revised the Activity to allow for recertifications on a triennial schedule for this population.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.



2014-07: Alternate HQS verification policy

Description:

RHA established an alternate HQS verification policy for HCV units that passed the HQS inspection on the first visit. This Activity allows for HCV units that passed the HQS inspection on the first visit to be inspected two years following the passed inspection, as long as both the landlord and the tenant sign a certification that the unit is still in good shape.

Status:

This change went into effect in FY 2014 and will continue in FY 2016.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2014-08: Partner with local non-profit to provide special needs housing

Description:

RHA is providing Project-Based Voucher units to the Committee to Aid Abused Women (CAAW) and Casa de Vida participants. These PBVs are for two years and CAAW and Casa de Vida provide supportive services. A formal agreement has been put in place with both organizations. Two units have been made available and an additional two units have been identified.

RHA is also working with Silver Sage Manor, Inc. to provide PBVs for five units at their property located at 435 Moran St. The property was completely rehabilitated by Silver Sage Manor, Inc. using NSP3 funds provided by the City of Reno and houses elderly families in the Reno, Sparks, and Washoe County community who are, or may soon become, homeless.

Status:

This Activity is ongoing; RHA anticipates having other possible partnerships in the coming year.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.



2015-01: Elimination of all negative rents and simplification of HCV Utility Allowances

Description:

In FY 2015, RHA proposed and received approval for the elimination of all negative rents and the simplification of the HCV utility allowance schedule. RHA simplified the HCV utility allowances by creating a flat utility allowance based on three structure types and authorized voucher bedroom size. These changes allow clients to know exactly what they will receive; encouraging them to seek out energy efficient units and conserve energy and water.

Status:

This Activity was implemented in FY 2015 and will continue in FY 2016.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2015-02: Allow RHA to inspect its own HCV units

Description:

RHA owns a significant number of units which, previously, had to be inspected by other entities. Under HUD requirements, RHA had to hire an outside agency to certify that a unit met HQS standards. This resulted in much longer lead times before the unit was available for a tenant. This Activity authorized RHA to perform 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.

Status:

This Activity was implemented in FY 2015 and will continue in FY 2016.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.



2015-03: Assign PBVs to up to 100% of units in non-Public Housing RHA-owned properties

Description:

RHA owns non-Public Housing dwelling units and complexes which have been useful in the Mobility Program and in helping more people move off of the wait lists. In FY 2015, RHA received approval to lift the 20% limitation for PBVs resulting in more housing choice for low-income families and an increase in rental revenue.

Status:

This Activity was implemented in FY 2015 and has effectively allowed RHA to assist more people; it will continue in FY 2016.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.

2015-04: Required Savings Plan for Earned Income Disallowance (EID) PH clients

Description:

In order for PH families to be eligible for EID benefits, RHA began requiring new EID participants to take part in a savings plan through the Financial Guidance Center (FGC). Participation in the program requires a \$50 per month minimum deposit to go into one of two identified savings options. Those who choose not to participate in the savings plan have opted out of EID.

Status:

This Activity was implemented in FY 2015. To date, the response to the program has been minimal with only four new participants signing up for the required savings plan. In this year's plan, RHA is proposing to eliminate EID for both PH residents and HCV participants. If approved, RHA will stop enrolling new participants in EID immediately. Current EID participants will remain on the program for one year following plan approval.

Anticipated Changes/ Modifications to Activity:

RHA does not anticipate any changes/ modifications to this Activity during the transitional year.

Metric/ baseline/ benchmark changes:

RHA does not anticipate any metric/ baseline/ benchmark changes in 2016.

Authorization changes?

RHA does not anticipate any Attachment C authorization changes.



B. Not yet implemented activities

Not applicable. RHA has implemented all planned activities.

C. Activities on hold

Not applicable. RHA is in process with all activities.

D. Closed Activities

Not applicable. All of RHA's activities are still in process.



V. Sources and Uses of Funds

A. MTW Plan - Sources and Uses of MTW Funds

During FY 2016, RHA has estimated uses that are less than sources. Should this overage occur, RHA anticipates it being used for identified capital improvement projects at its Public Housing complexes, including the aforementioned window replacement at Mineral Manor.

Estimated Sources of MTW Funding for the Fiscal Year		
PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.		
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$5,178,093
70600	HUD PHA Operating Grants	\$43,642,969
70610	Capital Grants	\$93,212
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$15,302
71100+72000	Interest Income	\$24,110
71600	Gain or Loss on Sale of Capital Assets	(\$203,026)
71200+71300+71310+71400+71500	Other Income	\$398,045
70000	Total Revenue	\$49,148,705
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	\$5,698,551
91300+91310+92000	Management Fee Expense	\$90,813
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$595,366
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$878,044
93500+93700	Labor	0



94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$2,674,874
95000 (95100+95200+95300+95500)	Total Protective Services	0
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$243,223
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$218,426
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$262,818
97100+97200	Total Extraordinary Maintenance	0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$36,012,151
97400	Depreciation Expense	\$2,125,945*
97500+97600+97700+97800	All Other Expenses	0
90000	Total Expenses	\$48,800,211*

*The uses of funding include a non-cash item, Depreciation Expense, of \$2,125,945, so the sources of funding are \$49,148,705 and the actual cash expenses will be \$46,674,266.

Describe the Activities that Will Use Only MTW Single Fund Flexibility

RHA will be utilizing flexibility of funds to replace 900 existing windows at Mineral Manor, a family Public Housing complex, with energy star rated, highly efficient, thermal pane windows at an approximate cost of \$500,000.

RHA will also be using this flexibility to fund the \$32,000 annual cost required by the Financial Guidance Center to conduct 16 Financial Literacy classes (12 English, 4 Spanish). This in depth class will be required by all new non-elderly and non-disabled HCV participants prior to the issuance of a time limited voucher.

To assist RHA's FSS Coordinators, up to three UNR interns will be hired to provide self-sufficiency centered services at an approximate cost of \$48,494.



B. Local Asset Management Plan (LAMP)

Local Asset Management Plan	
Is the PHA allocating costs within statute?	<input type="button" value="Yes"/> or <input type="button" value="No"/>
Is the PHA implementing a local asset management plan (LAMP)?	<input type="button" value="Yes"/> or <input type="button" value="No"/>
<p>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.</p>	
Has the PHA provided a LAMP in the appendix?	<input type="button" value="Yes"/> or <input type="button" value="No"/>
<div style="background-color: yellow; border: 1px solid black; padding: 5px; display: inline-block;">RHA is not implementing a LAMP.</div>	



VI. Administrative

Initial Plan Submission

Attachment A:

Certifications of Compliance signed by the Chairman of the Board of Commissioners and Board Resolution 15-03-04 RH approving the content and submission of the FY 2016 MTW Annual Plan.

Attachment B:

The FY 2016 MTW Annual Plan was made available for public review on RHA's website beginning January 30, 2015. The plan remained available for review and comment until the Board of Commissioners approval on March 24, 2015.

Attachment C:

An invitation for public review and comment was included in the Housing Reporter, RHA's tenant newsletter. This edition of the newsletter, announcing the availability of RHA's plan for review and comment as well as the date of the scheduled public hearing, was mailed to all PH residents, HCV participants and other local officials on January 22, 2015.

Attachment D:

The FY 2016 MTW Annual Plan was advertised in the Reno Gazette Journal on January 24, 2015 and January 31, 2015. This advertisement also announced/included the date of RHA's public hearing. A public hearing to discuss the plan and receive comments was held on March 2, 2015 at 6:00 PM in Silverada Manor's Community Room; the only attendees were staff members.

Attachment E:

The FY 2016 MTW Annual Plan was discussed at multiple Resident Advisory Board and Resident Council meetings beginning in December 2014 and continuing through February 2015. In total, the plan was reviewed and discussed at four Resident Advisory Board meetings and 18 Resident Council meetings; those sign in sheets are attached.

Attachment F:

The Annual Statement/Performance and Evaluation Report (HUD 50075.1 and HUD 50075.2) 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 G:

Certification of Compliance with the Consolidated Plan.

Evaluations:

RHA continues to work with UNR to administer questionnaires that are being used to track the overall status of participants in the Mobility Demonstration and Rent Reform Controlled Study. First / initial year data for participants in each program has been collected and data collection for year two is currently underway.



Attachment A – Certifications of Compliance signed by Board Chairman (page 1 of 2)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

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
<p>Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*</p> <p>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 <u>July 1, 2015</u>, 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:</p> <ol style="list-style-type: none"> 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. 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). 	



Attachment A – Certifications of Compliance signed by Board Chairman (page 2 of 2)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

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

Chairman, Board of Commissioners
Title

Dick Scott
Signature

March 24, 2015
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 – Board Resolution 15-03-04 RH (page 1 of 2)

HOUSING AUTHORITY OF THE CITY OF RENO RESOLUTION 15-03-04 RH

A RESOLUTION APPROVING THE CONTENT AND SUBMISSION OF THE AUTHORITY'S FY 2016 MOVING TO WORK ANNUAL 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 2016 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 and Resident Councils) 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 – Board Resolution 15-03-04 RH (page 2 of 2)

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 24 DAY OF March, 2015.



CHAIRPERSON

ATTEST


SECRETARY



Attachment B – plan posted on RHA's website beginning January 30, 2015



January 30, 2015

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

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. For more information on all of RHA's programs, please review the [Applicant's Guide to Housing Assistance](#).



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.



Comuníquese con la Autoridad de Viviendas de Reno al (775)329-3630 en caso de que necesite una forma diferente de comunicación que no sea verbal o por escrito en inglés.

FY 2016 Moving to Work Annual Plan is posted for Public Comment

The FY 2016 MTW Annual Plan for the period July 1, 2015 - June 30, 2016 will be available for public review from January 30 through March 24, 2015 at RHA's Administrative Office, 1526 E. Ninth St., Reno, NV 89512 and on the website [here](#). An overview of the FY 2016 proposed activities can be found [here](#). Comments on the draft third year MTW Annual Plan must be received by noon on March 24, 2015.

A Public Hearing to answer questions and receive comments will be held March 2, 2015 at 6:00 p.m. at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

Waiting list for certain Project Based Voucher properties is open

RHA has opened the waiting list for three and four bedroom Project Based Vouchers. The waiting lists for one and two bedroom Project Based Vouchers are currently closed. These vouchers will be associated with single family homes, duplexes, condos, and townhomes throughout Reno, Sparks, and Washoe County. 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.

Reno Housing Authority
1525 East Ninth Street
Reno, Nevada 89512

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



Attachment C – Excerpt from Housing Reporter, RHA's tenant newsletter (Winter 2015)

RHA's MTW Plan Available for Public Comment

Third Year Moving to Work (MTW) Demonstration Program Plan for Fiscal Year 2016



The Authority's Moving to Work Plan for Fiscal Year 2016 is being reviewed and discussed at meetings of the Resident Advisory Board and all of the Resident Councils. It is available for public review at the RHA Administrative Offices at 1525 E. 9th Street.

Planning for MTW

With HUD approval RHA staff have implemented a number of waivers designed to (1) reduce costs and achieve greater cost-effectiveness in federal expenditures; (2) give incentives to families to obtain employment and become economically self-sufficient; and (3) increase housing choices for low income families.

FY 2016 is RHA's third MTW year. During the first two years as an MTW agency, RHA's key goals included a Rent Reform study, a Mobility Demonstration for Public Housing residents, the elimination of negative rents, the simplification of utility allowances for Housing Choice Voucher participants, and several other activities that have streamlined resident requirements and saved RHA time and money.

Invitation for Public Comment on Draft MTW Plan

Reno Housing Authority invites RHA residents and other interested parties to submit comments on its Moving to Work (MTW) Demonstration Program Plan for Fiscal Year

2016 for consideration prior to its adoption.

Public comments should be submitted by March 24, 2015.

All written comments should be submitted so that they arrive at the RHA Administrative Offices no later than **March 24, 2015**. Comments should be mailed or hand delivered to:

David C. Morton
Executive Director
Reno Housing Authority
1525 East 9th Street
Reno, NV 89512-3012

Comments may be faxed to (775) 786-1712 or emailed to kan-halt@renoha.org.

A public hearing regarding the proposed plan will be held at **6:00pm on Monday, March 2, 2015** at 1400 Silverada Boulevard in Reno. Written and oral comments on the MTW Plan will be accepted then or any time prior to the adoption of the final MTW Plan during the regular meeting of RHA's Board of Commissioners on **March 24, 2015**.

Please direct any questions regarding the MTW Plan process to Executive Director David C. Morton or MTW Coordinator Kim Anhalt. Both can be reached at (775) 329-3630.

RESIDENT COUNCIL TEAM WORK

RHA is fortunate to have very dedicated resident leaders who organize activities for residents during the year. Pictured are three of them at Mineral Manor after a successful holiday party for the youth of their complex.





Attachment D – Reno Gazette Journal Proof of Publication

RENO NEWSPAPERS INC
Publishers of
Reno Gazette-Journal

955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200
Legal Advertising Office 775.788.6394

Og Financ
" ch
" Asphalt
" Horton

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

Customer Acct# 337409
PO# MTW Notice
Ad# 2000049170
Legal Ad Cost \$138.00

RECEIVED
FEB - 9 2015
RENO HOUSING AUTHORITY

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: 1/24/2015 - 1/31/2015, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *Talicia Stawerman*

[Signature]
AMERICA ACEVEDO
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 06-25-2018
Certificate No: 14-14489-2

Proof of Publication

" 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, 2015 - June 30, 2016 will be available for review from January 30 through March 24, 2015 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and at RHA's website at www.renoha.org. Copies of the third-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 kanhalt@renoha.org. Comments on the draft third-year MTW Annual Plan must be received by close of business on March 24, 2015. A Public Hearing to answer questions and receive comments will be held March 2 at 6:00 PM at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512. No. 49170 January 24, 31, 2015



Attachment D – Reno Gazette Journal newspaper clipping

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, 2015 - June 30, 2016 will be available for review from January 30 through March 24, 2015 at RHA's Administrative Office, 1525 E. Ninth St. Reno, NV 89512 and at RHA's website at www.renoha.org. Copies of the third-year MTW Annual Plan may also be obtained by contacting the MTW Coordinator at 775-329-3630; TDD: 775-331-5138 ext. 204 or by email at kanhart@renoha.org.

Comments on the draft third-year MTW Annual Plan must be received by close of business on March 24, 2015.

A Public Hearing to answer questions and receive comments will be held March 2 at 6:00 PM at Silverada Manor's Community Room, 1400 Silverada Blvd, Reno, NV 89512.

No. 49170 January 24, 31, 2015

LEGALS **LEGALS**



Attachment E – Resident Advisory Board attendance overview

Resident Advisory Board for Agency Plan - Attendance 2014-2015

#	Name of Member	12/1/14 1st Meeting Pictures	1/5/15 2nd Meeting	1/20/15 3rd Meeting	1/30/15 Notice in Paper	2/23/15 4th Meeting (Optional)	3/2/15 Public Hearing	December, January, February RC Meetings
Public Housing								
1	Aaron Clinton (Mineral Manor)			x				
2	Connie Onitveros (Tom Sawyer Village)	x	x	x				
3	Barbara Waits (Silverada Manor)	x						
4	Samantha Zuick (Stead Manor)							
5	Lila Hernandez Mosher (Hawk View Apartments)							
6	Stacy Phillips (Essex Manor)							
7	Shane Campagnola (Myra Birch Manor)							
8	Lisa Ramon (McGraw Court)		x	x				
HCV								
9	Frank Rosette	x		x				
10	Timothy Hines		x	x				
11	Mary Kelso	x	x	x				
12	Marilyn Martinez	x	x					
13	Benson Muleri							
14	Rebecca Engle			x				
15	Karen Walker(Hudson)	x	x	x				
16	Susan Durke	x	x	x				
	Need 30 day posting prior to Public Hearing, need 15 days in between public hearing and board approval, plan to be submited 60				1/30/15 + 45 days = 3/17/15			



Attachment E – Resident Advisory Board meeting (December 1, 2014)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
December 1, 2014

#	Name	Address	Telephone	e-mail address
1	Mary Kelso	PO Box 41246 Reno, NV 89512	324-3774	none
2	CONIE DAVINEERS	2420 TOM SPURVEYER DR RENO NV 89512	775-800-1854	none
3	SusanFDurkee	1810 Idlewild Dr. #36	89509 219-2045	JD
4	FRANK ROSSETTE	3124 Bristol Ranch Dr	794-2567	JD
5	MARIE SEERAMPPE	1482 SILVERBOND BLVD	622-9638	debbieseramppe@earthlink.com
6	Karen Hudson	351 Smithridge Park	379-4022	Kawkes5715@yahoo.com
7	Marilyn Martinez	1855 Solini Dr	843-9682	mrllyn@icloud.com
8				
9				
10				
11				
12				
13	David Morton (PHA)			
14	Amy Jones (PHA)			
15	Kim Anhalt (PHA)			
16	Mishon Hurst (PHA)			

RACINF0RES ADV2012.2013SIGNIN.FRM



Attachment E – Resident Advisory Board meeting (January 5, 2015)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
January 5, 2015

#	Name	Address	Telephone	e-mail address
1	Mary Kaldo	Reno, NV PO Box 41246 89504	none	none
2	Carrie Cativeras	2420 75th A 89512	775-800-834	none
3	Lisa Evans	2455 Oldwood	379-1715	-
4	Timothy Hines	2777 Northtowne Lane Apt 81009	420-0942	-
5	Karen Hudson	351 Smithridge Park	379-4622	-
6	Marilyn Martinez	1055 Sini Drive	735-6682	none
7	Susan F Durkee	1810 Idlewild Dr #36	219 2045	∅
8				
9				
10				
11				
12	David Martin (RHA)			
13	Amy Jones (RHA)			
14	Kevin Gray (RHA)			
15	Kim Ambreit (RHA)			
16	Mishern Hurst (RHA)			

RICINFORESADV2012.2013SIGNIN.FRM



Attachment E – Resident Advisory Board meeting (January 20, 2015)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
January 20, 2015

#	Name	Address	Telephone	e-mail address
1	Mary Keller	80 Box 41246	on file	mk@rha.com
2	Timothy Hines	2777 Northwane Lane	420.0742	-
3	Karen Hudson	351 Smithridge Park	375-4022	
4	Susan E. Durkee	1810 Idlewild Dr. #30	2192045	
5	Lisa Ramon	2450 R. O. Vada St		-
6	FRANK ROSETTI	3124 Brittle Branch Dr.	384-2563	
7	CONMONTIVEROS	ON FILE		
8	Aaron Clinton	1035 E 9th Street	345-4830	
9	Rebecca Engel	5843 Magenta Ct SV	209-966-31	rebeccaengel@rha.com
10				
11				
12				
13	Amy Jones (RHA)			
14	Kim Ansell (RHA)			
15	David Minton (RHA)			
16	Mishon Hurst (RHA)			

RICINFORESADV2012.2013SIGNIN.FRM



Attachment E – Resident Advisory Board meeting (March 19, 2015)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
March 19, 2015

#	Name	Address	Telephone	e-mail address
1	Wynne	on Riva Ave	324-3074	
2	Genice Paterson	2420 Tom Sawyer #A	800-1854	
3	Lebbie Serrano	1492 S. Sunnyside	622-8638	
4	Barbara Lewis	1498 S. Sunnyside		
5	Anna Turner	2455-ORV Road 8	576-1715	
6	Kim Hudson	307 Smithridge Park	379-4022	
7	David Martinez	1855 Stone Dr. #169	843-9682	
8	Kelode Engel	503 Magenta	219-2581	
9	FRANK ROETH	7124 B.B. #1E Brand	247-0237	
10				
11				
12				
13				
14				
15				
16				

Amy Jones, RHA
Mishon Hurst, RHA
David Morton, RHA
Kim Anhalt, RHA

RICINFORESADV2012.2013SIGNIN.FRM



Attachment E – Stead Manor Resident Council meeting (December 2, 2014)

Sign-In Sheet

Resident Council: Stead Manor

Date: 12/2/14

Name	Address	Telephone Number	Community Service?
Lauren Holtzer	5080 Bravo Ave	622 4792	no
Shenise Wright	5074 Bravo	775- 318-8696	NO
Samantha Zwick	5006 Cocoa Ave	223-7020	U
Heidi C. Lanyon	4929 Cocoa Ave	223-4215	NO
Melba Chavez	5050 Cocoa Ave		NO

Staff: Eric [unclear] / [unclear] / Mr. Morton



Attachment E – Tom Sawyer Village Resident Council meeting (December 3, 2014)

TOM SAWYER VILLAGE
Resident Council Meeting
12-3-14
attendance

1. Connie Ontiveros
2. Marie Brethauer
3. Bella Heufmann
4. Bernice Krohn
5. Ana Chinchilla
6. Janet Jergens
7. Carol Quirle
8. V. Kackler

Heidi McAndrew
Sally Essin
OSCAR Aguilar



Attachment E – Hawk View Apartments Resident Council meeting (December 4, 2014)

Sign-In Sheet

Resident Council: Hawk View
Date: 12/4/14

Name	Address	Telephone Number	Community Service?
Renee McMillan	1524 Steelwood Ln #4	704-68623	
Wile Mosher	1540 Steelwood N #3	232 1378	
Khayla Fields	1508 Steelwood Ln #3		✓
Larrie Harper	1536 Steelwood Ln #4	(775) 445-4129	
Lemmi Symons	2535 Tripp Dr. Apt 1	775-530-2562	
Aimee Moser	2527 Tripp Dr #1	775 203 9492	✓

Staff: _____



Attachment E – Silverada Manor Resident Council meeting (December 9, 2014)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Silverada Manor Dec 9, 2014
DATE:

Name	Address	Telephone #	CS*
Debbie Bersatore	1482 Silverada	622-8638	
Deborah Keckler	1378		
Melody Cornelius	1432 Silverada	386-6731	
Andy Holden	2481 Carville	359-5094	
Sheila Hill			
Barbara Wain			
Laura Lemme			
Jennifer Mitchell Keppeler			
Glebe Sutt		331-8405	
Peter Lewis		358-6682	
Ann McEwen			
Melba Price	1528 Silverada		
ED BRADY	1444 Silverada	544-3065	
Frank J Lewis			
Greg J. Lewis	1504 SILVERADA	233938	
Don			

* CR – Community Service Credit



Attachment E – Essex Manor Resident Council meeting (December 9, 2014)

Sign-In Sheet

Resident Council: Essex Manor

Date: 12/9/14

Name	Address	Telephone Number	Community Service?
Cheryl D. Hoggatt	7998 Chapman Pl.	(775) 772-9045	
Joaquin Rojas	701 St. Arms	971-7851	
Joseph O. Ollis	740 Suffolk	378-4500	
Sharon Smith	771 Devon Dr.	250-8245	
Leslie GEORGE	771 Suffolk Cir	702-915-4792	
Maribel Sanchez	739 Carville		

Staff: Julia Acosta



Attachment E – Mineral Manor Resident Council meeting (December 10, 2014)

Sign-In Sheet

Resident Council: Mineral Manor

Date: 12/10/14

Name	Address	Telephone Number	Community Service?
Fanny Garcia	1928 E 9th Street	775-870-2870	Yes
Jessica Dollison	1970 Andesite	378-8364	
Dora A Reyes	845 Dolomite Cir	379-3263	
DANA VILLA	1945 E 9 TH ST	857-0511	
Bencee Sones	865 Erbium Cir	671-6503	
Rebecca Sharp	960 Fluorite Cir	384-9114	
Mary White	1610 Andesite	453-2217	
Veronica Martinez	900 Fluorite Circle	432-1026	
Daniel H. Will	1675 E. 9 th St.	322-4215	
Jennifer Friend	1910 Andesite Ave	780-5143	No
E. R. Sather	842 Erbium		
Laura Vazquez	1695 E 9th	322-2932	

Staff: Kristin, David and Julia



Attachment E – Myra Birch Manor Resident Council meeting (December 11, 2014)

Sign-In Sheet

Resident Council: Myra Birch
Date: 12/11/2014

Name	Address	Telephone Number	Community Service?
DAVID SMITH	3584 MDZ #H	384-6912	
Graham Cetta	3584 Carlos Ln #D	219-0250	NO
Glenn & GAIL BAKER	3584 CARLOS LN #A	870-3807	NO
Tamburley Nelson	3575 Mazzone #D	202-2521	NO
Maribah Campagnola	3575 Mazzone #D	530-8639	NO
Shane Campagnola	3575 Mazzone #D	530-8639	NO
Veronica Almaraz	3584 Mazzone 7B	775-829085	yes

Staff: _____



Attachment E – Stead Manor Resident Council meeting (January 6, 2015)

Sign-In Sheet

Resident Council: Stead Manor

Date: 1/6/15

Name	Address	Telephone Number	Community Service?
Rose Tijerina	5032 cocoa	6820943	
Pam Schuette	1	1	
Lou Helber	5080 Bravo Ave	6254794	

Staff: _____



Attachment E – Hawk View Apartments Resident Council meeting (January 8, 2015)

Sign-In Sheet

Resident Council: Hawk View

Date: 1/8/2015

Name	Address	Telephone Number	Community Service?
Zoe Guerrero	1540 Steelwood #4		
Renee Symons	2535 Tripp Dr #1	917 5720 530-2562	NA
Sheellie Dewey	2535 Tripp #3	209-531-7191	Yes
Lucia Juarez	2539 Tripp Drive #1	527-6830	
Khayla Field's	1508 Steelwood Ln #3		Yes
Elanar Karpfen	1536 Steelwood #4	45-443-442	NO
Renee McMillan	1520 Steelwood Ln #4	409-2623	NO
Ula Hernandez	1540 Steelwood #3	232-1378	N/A
Dawn Pooley	2509 tripp drive #2	300-4532	N/A

Staff: _____



Attachment E – Silverada Manor Resident Council meeting (January 13, 2015)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Silverada Manor

DATE: JAN 13, 2014

Name	Address	Telephone #	CS*
<i>Kara Lee</i>			
<i>Jemell Patten</i>			
<i>Barbara White</i>			
<i>Linda Hutchens</i>			
<i>Melody Korndius</i>			
<i>Ann Lee Parker</i>			
<i>Melba Price</i>			
<i>Patty Appleton</i>			
<i>Leah Jones</i>			
<i>Glynda Smith</i>			
<i>Mikhael M... ..</i>			
<i>Jennifer Mitchell-Koppin</i>			

* CR – Community Service Credit



Attachment E – Mineral Manor Resident Council meeting (January 14, 2015)

Sign-In Sheet

Resident Council: Mineral Manor

Date: 1-14-15

Name	Address	Telephone Number	Community Service?
Ryann Jones	805 Elbium Cir	671-6503	
G. Daelson	1970 Andesite	378 8364	
Aaron Clinto	1635 E. 9th Street	345-4836	
Mary White	1620 Andesite Ave		
Adalberto Ortega	921 Sage St.		
Laura Vazquez	1695 E 9th	322-2932	

Staff: Christina / Mr. Morton / Julia



Attachment E – Stead Manor Resident Council meeting (February 3, 2015)

Sign-In Sheet

Resident Council: Stead Manor

Date: 2/3/2015

Name	Address	Telephone 775-378- Number 8696	Community Service? NO
Shenae Wright	5074 Bravo Ave	775- 622-4792	NO
Laura Holtz	5080 Bravo Ave	223-4215	NO
Heidi Lanyon	4924 COCOA	—	NO
Jaime Villa	5050 COCOA	247-4922	NO
Stephanie DAVIS	4912 BRAND AVE.		

Staff: _____



Attachment E – Hawk View Apartments Resident Council meeting (February 4, 2015)

Sign-In Sheet

Resident Council: Hawk View

Date: 2/4/2015

Name	Address	Telephone Number	Community Service?
<i>John Hernandez</i>	1540 Steelwood LN #3	232-1378	N
<i>R. Mendez</i>	1524 Steelwood LN #4	775-401-6223	N
ANDREW McCURDY	2535 TRIPP #2	775-225-7629	
ELIZABETH McCURDY	2535 TRIPP #2	775-892-1634	
Khayla Field's	1508 Steelwood Ln #3	378-8628	∞
Dawn Poolley	2509 Tripp Drive #2	322-4532	∞
Elanor Harper	536 Steelwood #4	775-443-1429	

Staff: _____



Attachment E – Essex Manor Resident Council meeting (February 10, 2015)

Sign-In Sheet

Resident Council: Essex Manor

Date: 2/10/15

Name	Address	Telephone Number	Community Service?
<i>Sharon Smith</i>	771 Devon Dr.	250 8245	
Joaquin Rocas	701 Saint Pms	971-7851	
Ana Sanchez	739 Carlylect	379 1020	

Staff: *[Signature]*



Attachment E – Mineral Manor Resident Council meeting (February 11, 2015)

Sign-In Sheet

Resident Council: Mineral Manor

Date: 2/11/15

Name	Address	Telephone Number	Community Service?
Jessica Dollican	1970 Andesite	318 8364	
Renee Jones	865 Erbium Cir	324-0975	
Aaron Clinton	1635 E. 9 th Street	845-4836	
Claudia Orfyer	921 SAGE	335(921)	
Dora A Reyes	845 Dolomite Cir	379-32-63	

Staff: Kristen, Julia, Mr. Merton



Attachment E – Myra Birch Manor Resident Council meeting (February 12, 2015)

Sign-In Sheet

Resident Council: Myra Birch

Date: 2/12/15

Name	Address	Telephone Number	Community Service?
<i>[Signature]</i>			
<i>Glenn & Mel Bayley</i>			
<i>[Signature]</i>	3584 Carlos Ln Unit D.	(775) 219-0258	no
<i>Margarita Padilla</i>	3584 Carlos Ln #6 Reno NV. 89502	(775) 827-2057	Yes
* <i>Lambert</i>	3575 Mazzoni #B 89502	New: * 219-8294 *	

Staff: *[Signature]*



Attachment F – 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of May 26, 2015

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: Housing Authority of the City of Reno		Capital Fund Program Grant No: NV39-P001-50113		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant	Original Annual Statement and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies		Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²				
3	1408 Management Improvements	97,000	97,000	78,740	21,300
4	1410 Administration (may not exceed 10% of line 21)	78,839	78,839	59,912	59,912
5	1411 Audit	3,000	3,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	83,636	83,636
8	1440 Site Acquisition				
9	1450 Site Improvement	195,599	195,599	189,858	189,858
10	1460 Dwelling Structures	256,961	256,961	248,492	206,214
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	56,986	56,986	56,955	49,054
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 F – 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of May 26, 2015

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval:	
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:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: 3)			
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost ¹ 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	717,592
21	Amount of line 20 Related to LBP Activities		609,974
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		Signature of Public Housing Director	
		Date 5/26/15	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 CFFP Grants for operations.
⁴ RHIF funds shall be included here.



Attachment F – 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of May 26, 2015

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 Furnace Replacement	1450 1460	71,324 198,138	0 0	71,324 198,138	71,324 198,138	71,324 198,138	COMPLETED COMPLETED	71,324 198,138	0	
	PROJECT TOTAL		269,462	0	269,462	269,462	269,462		269,462	0	
NV39-P001-002 TOM SAWYER	Clubhouse/kitchen remodel	1460	20,000	0	20,000	13,991	13,991	FROM 2016	0	0	
	PROJECT TOTAL		20,000	0	20,000	13,991	13,991		0	0	
NV39-P001-003 SILVERADA MANOR	Landscape Improvements	1450	55,866	0	55,866	50,125	50,125	CONTRACTED	50,125	0	
	PROJECT TOTAL		55,866	0	55,866	50,125	50,125		50,125	0	
NV39-P001-006 STEAD MANOR											
	PROJECT TOTAL		0	0	0	0	0		0	0	
NV39-P001-007 HAWK VIEW APARTMENTS	Asphalt Repair Sidewalk Replacement Security Camera Improvements	1450 1450 1460	42,935 25,474 8,076	0 0 0	42,935 25,474 8,076	42,935 25,474 8,076	42,935 25,474 8,076	COMPLETED COMPLETED COMPLETED	42,935 25,474 8,076	0	
	PROJECT TOTAL		76,485	0	76,485	76,485	76,485		76,485	0	
NV39-P001-009 ESSEX MANOR	Security Camera Improvements	1460	12,588	0	12,588	12,588	12,588		0	0	
	PROJECT TOTAL		12,588	0	12,588	12,588	12,588		0	0	



Attachment F – 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of May 26, 2015

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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

Part I: Summary		FFY of Grant: 2014 FFY of Grant Approval:			
PHA Name: Housing Authority of the City of Reno		Capital Fund Program Grant No: NV39-P001-50114 Replacement Housing Factor Grant No:			
Grant Type and Number Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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	5,038	5,038
4	1410 Administration (may not exceed 10% of line 21)	87,806	87,806	13,320	13,320
5	1411 Audit	3,000	3,000		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	19,213	19,213
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	16,000	16,000		
14	1485 Demolition				
15	1492 Moving to Work Demonstration	574,257	574,257	259,948	100,957
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 F – 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of May 26, 2015

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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

Part I: Summary		FFY of Grant: 2014	
PHA Name: Housing Authority of the City of Reno		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: NV39-P001-50114 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost ¹	
Line	Original	Revised ²	Obligated
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)	878,063	297,519
21	Amount of line 20 Related to LBP Activities		138,528
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>[Signature]</i>		Signature of Public Housing Director	
Date 5/26/15		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 F – 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of May 26, 2015

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: Replacement Housing Factor Grant No:		Total Estimated Cost				Federal FY of Grant:		2014	
Development Number Name	General Description Proposed Work Category/Code	Develop Account Number	Original	Difference	Revised	Total Actual Cost		Status of Proposed Work			
						Funds Obligated	Funds Expended				
NV39-P001-001 MINERAL MANOR			0	0	0	0	0	0			
NV39-P001-002 TOM SAWYER	Electrical Upgrades Water Heater replacements Landscape Improvements	1492 1492 1492	200,000 80,000 44,257	(134,847) 120,000 12,368	85,453 200,000 56,625	21,700 0 56,625	0 0 21,325	0 0 CONTRACTED			
NV39-P001-003 SILVERADA MANOR	Hydronic Repairs	1492	180,000	(120,000)	60,000	0	0	FROM 2016			
NV39-P001-006 STEAD MANOR	Appliance Replacement	1492	10,000	(10,000)	0	0	0				
NV39-P001-007 HAWK VIEW APARTMENTS	Appliance Replacement	1492	10,000	(4,357)	5,643	5,643	0				
NV39-P001-009 ESSEX MANOR	Appliance Replacement Landscape Improvements Security Camera Improvements	1492 1492 1492	5,000 150,000 15,000	643 - 2,412	5,643 150,000 17,412	5,643 139,444 17,412	0 100,957 -	CONTRACTED			
PROJECT TOTAL			170,000	3,055	173,055	162,499	100,957				



Attachment F – 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of May 26, 2015

Development No/ Name	General Description Proposed Work Item	Develop Account Number	Total Estimated Cost			Total Actual Cost	Status of Proposed Work
			Original	Difference	Revised		
NV39-P001-010 MYRA BIRCH MANOR	Appliance Replacement	1492	5,000	8,481	13,481	13,481	0
NV39-P001-018 McGRAW COURT	PROJECT TOTAL		5,000	8,481	13,481	13,481	0
	PROJECT TOTAL		599,257	(125,000)	574,257	259,948	100,957
	PHYSICAL IMPROVEMENTS TOTAL	1492				27,343	0
		1492	599,257	(125,000)	574,257	232,605	100,957
						0	0
Development No/ Name	General Description Proposed Work Item	Develop Account Number	Original	Difference	Revised	Total Actual Cost	Status of Proposed Work
NV39-P001-PHA WIDE	FEES AND COSTS	1492 1430	100,000		100,000	19,213	
	FEES & COSTS TOTAL		100,000	0	100,000	19,213	
NV39-P001-PHA WIDE	ADMINISTRATION	1410	87,806		87,806	13,320	
	ADMINISTRATION TOTAL		87,806	0	87,806	13,320	
	MANAGEMENT IMPROVEMENTS	1492 1408					
	Upgrade Computer Systems		97,000	0	97,000	5,038	
	MANAGEMENT IMPROVEMENTS TOTAL		97,000	0	97,000	5,038	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1492 1475					
	Computers / Telecommunications		16,000	0	16,000	0	
	NON DWELLING EQUIPMENT TOTAL		16,000	0	16,000	0	
NV39-P001-PHA WIDE	OTHER COSTS	1492 1411					
	Audit Costs		3,000	0	3,000	0	
	OTHER COSTS TOTAL		3,000	0	3,000	0	
	TOTAL COSTS		1,003,063	(125,000)	878,063	297,519	138,528



Attachment F – 2015 Capital Fund Program (CFP) (NV39-P001-50115)

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

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

Part I: Summary		Grant Type and Number		FY of Grant: 2015	
PHA Name: Housing Authority of the City of Reno		Capital Fund Program Grant No. NV39-P001-50115 Replacement Housing Factor Grant No. Date of CFFP:		EY of Grant Approval:	
Type of Grant	Performance and Evaluation Report for Period Ending:	Summary by Development Account	Original	Revised	Total Actual Cost Expended
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies				
<input type="checkbox"/> Performance and Evaluation Report	<input type="checkbox"/> Final Performance and Evaluation Report				
Line		Total Estimated Cost	Obligated		
1	Total non-CFP funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	89,400			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration		790,257		
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 F – 2015 Capital Fund Program (CFP) (NV39-P001-50115)

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

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

Part I: Summary		FFY of Grant: 2015 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of Reno		Grant Type and Number Capital Fund Program Grant No: NV39-P001-50115 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²
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)	894,635	
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.L.C. Martin</i>		Signature of Public Housing Director	
		Date 03/05/2015	
		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 CFF Grants for operations.
⁴ RHF funds shall be included here.



Attachment F – Five-Year Plan (as of March 5, 2015)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary		Locality (City/County & State) Reno/Washoe County, NV					Original 5-Year Plan		Revision No: 1
PHA Name/Number Housing Authority of the City of Reno NV001		Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019			
A.	Development Number and Name	Annual Statement	568,500	571,000	640,500	10,904,954			
B.	Physical Improvements Subtotal		31,000	47,000	31,000	200,000			
C.	Management Improvements		71,000	54,000	16,000	100,000			
D.	PHA-Wide Non-dwelling Structures and Equipment		85,900	86,000	86,000	200,000			
E.	Administration		103,000	103,000	103,000	698,000			
F.	Other								
G.	Operations								
H.	Demolition								
I.	Development								
J.	Capital Fund Financing – Debt Service								
K.	Total CFP Funds		859,400	861,000	876,500	12,102,954			
L.	Total Non-CFP Funds								
M.	Grand Total		859,400	861,000	876,500	12,102,954			



Attachment F – Five-Year Plan (as of March 5, 2015)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)

PHA Name/Number Housing Authority of the City of Reno/NV001	Locality (City/County & State) Reno/Washoe County, NV	Original 5-Year Plan					Revision No: 1
		Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019	
NV39-P001-001: MINERAL MANOR		Annual Statement 60,000	0	0	50,500	2,893,000	
NV39-P001-002: TOM SAYWER VILLAGE		0	0	0	30,000	1,127,900	
NV39-P001-003: SILVERADA MANOR		41,000	225,000	330,000	2,340,000	606,500	
NV39-P001-006: STEAD MANOR		150,000	171,000	0	85,000	2,112,000	
NV39-P001-007: HAWK VIEW APTS.		275,000	90,000	80,000	1,519,054	137,500	
NV39-P001-009: ESSEX MANOR		30,000	85,000	30,000	169,000		
NV39-P001-010: MYRA BIRCH MANOR		0	0	0			
NV39-P001-018: MCGRAW COURT		12,500					



Attachment F – Five-Year Plan (as of March 5, 2015)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Capital Fund Program—Five-Year Action Plan

Work Statement for Year 1 FFY 2015	Work Statement for Year 5 FFY 2019			Work Statement for Year 5 FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	NV39-P001-002: TOM SAWYER VILLAGE			NV39-P001-003: SILVERADA MANOR		
	Exterior painting	30%	60,000	Kitchen sink replacement	100%	35,000
	Garbage disposal	100%	30,000	Landscaping improvements	25%	50,000
	Landscaping improvements	40%	20,000	Laundry upgrades	100%	20,000
	Parking lot repairs	20%	42,400	Parking lot repairs	20%	30,000
	Parking lot light upgrades	100%	115,000	Security improvements	30%	35,000
	Roof coating	100%	15,000	Sewer line replacement	75%	400,000
	Shower faucet upgrades	100%	100,000	Soffit support installation	100%	100,000
	Thermostat replacement	100%	10,000	Solar install	90%	120,000
	Wall insulation	100%	350,000	Water conservation	100%	60,000
	Water submeter installation	100%	100,000	Water submeter installation	100%	120,000
	NV39-P001-003: SILVERADA MANOR			NV39-P001-006: STEAD MANOR		
	Accessible showers/tubs	100%	450,000	Air conditioning installation	100%	270,000
	Asphalt repairs & sealing	90%	10,000	Appliance replacement	75%	25,500
	Attic insulation	100%	38,000	Asphalt repairs & sealing	100%	10,000
	Broadleaf repavement	100%	250,000	Bathroom exhaust fans	100%	46,000
	Carpet installation	65%	100,000	Brick replacement	100%	125,000
	Concrete replacement	40%	280,000	Security improvements	25%	25,000
	Electrical outlet on porch installation	100%	15,000	Exterior lighting upgrades	100%	15,000
	Entry door replacement	100%	66,000	Water submeter installation	100%	90,000
	Exterior painting	31%	55,000			
	Interior door replacement	80%	126,000			
	Subtotal of Estimated Cost		\$2,212,400	Subtotal of Estimated Cost		\$1,576,500



Attachment F – Five-Year Plan (as of March 5, 2015)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Capital Fund Program—Five-Year Action Plan

Work Statement for Year 1 FFY 2015	Work Statement for Year 5 FFY 2019			Work Statement for Year 5 FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	NV39-P001-007: HAWK VIEW APARTMENTS			NV39-P001-009: ESSEX MANOR		
	Appliance replacement	40%	32,000	Exterior painting	100%	212,000
	Bathroom exhaust fans	100%	35,000	Floor replacement	55%	95,000
	Bathroom upgrades	75%	75,000	Garbage disposal installation	100%	100,000
	Bedroom ceiling fan installation	100%	65,000	Landscape improvements	62%	250,000
	Bedroom lights installation	100%	40,000	Parking lot replacement	100%	475,000
	Brick veneer repair	100%	300,000	Roof coating	100%	9,000
	Flooring replacement	100%	400,000	Security improvements	50%	20,000
	Landscape improvements	100%	100,000	Water heater replacement	20%	10,000
	Laundry room rehabilitation	100%	35,000	NV39-P001-010: MYRA BIRCH MANOR		
	Parking lot improvements	100%	450,000	Appliance replacement	50%	22,500
	Retaining wall replacement	100%	200,000	Living room ceiling fan installation	100%	45,000
	Security improvements	25%	30,000	Concrete replacement	50%	25,000
	Sidewalk replacement	100%	280,000	Landscape improvements	50%	25,000
	Water submeter installation	100%	70,000	Security improvements	100%	20,000
	NV39-P001-009: ESSEX MANOR			NV39-P001-018: McGRAW COURT		
	Appliance replacement	40%	24,000	Asphalt repairs & sealing	100%	8,000
	Asphalt repairs & sealing	100%	35,000	Concrete replacement	100%	15,000
	Bedroom ceiling fan installation	100%	65,000	Exterior painting	100%	60,000
	Bedroom lights installation	100%	50,000	Landscape improvements	50%	25,000
	Concrete replacement	60%	160,000	Recycle area upgrades	100%	2,000
	Exterior lighting upgrades	28%	14,054	Security improvements	100%	10,000
				Water conservation	100%	14,000
				Water submeter installation	100%	35,000
	Subtotal of Estimated Cost		\$2,460,054	Subtotal of Estimated Cost		\$1,477,500

Form HUD-50075.2 (4/2008)

Page 6 of 8



Attachment G – Certification of Consistency with the Consolidated Plan

OMB Approval No. 2506-0112 (Exp. 7/31/2012)

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 (WCHC)

Certifying Official of the Jurisdiction Name: Des Craig

Title: Senior Planner, Community Housing, City of Reno; Manager, WCHC

Signature: 

Date: March 5, 2015



Plan Amendment

Attachment H:

Certifications of Compliance signed by the Chairman of the Board of Commissioners and Board Resolution 16-01-04 RH approving the content and submission of the amended FY 2016 MTW Annual Plan.

Attachment I:

The amended FY 2016 MTW Annual Plan was made available for public review on RHA's website beginning December 1, 2015. The plan remained available for review and comment until January 25, 2016, one day prior to the Board of Commissioners approval on January 26, 2016. RHA received no comments during the comment period.

Attachment J:

An invitation for public review and comment was included in a special newsletter which was sent out to both PH residents and HCV participants. This newsletter announced the availability of RHA's amended plan for review and comment as well as the date of the scheduled public hearing. It was mailed to all HCV participants on November 24, 2015 and distributed to all PH residents with the Resident Council agendas on or before December 1, 2015.

Attachment K:

The amended FY 2016 MTW Annual Plan was advertised in the Reno Gazette Journal on November 19, 2015 and November 26, 2015. This advertisement also announced/included the date of the public hearing.

Attachment L:

A public hearing to discuss the amended plan and receive comments was held on January 6, 2016 at 6:00 PM in Silverada Manor's Community Room. The only attendees were RHA staff.

Attachment M:

The amended FY 2016 MTW Annual Plan was discussed at multiple Resident Council meetings in December 2015. In total, the amended plan was reviewed and discussed at seven Resident Council meetings; those sign in sheets are attached.



Attachment H – Certifications of Compliance signed by Board Chairman (page 1 of 2)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

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*	
<p>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 <u>July 1, 2015</u>, 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:</p> <ol style="list-style-type: none"> 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. 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). 	

Attachment B



Attachment H – Certifications of Compliance signed by Board Chairman (page 2 of 2)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

- 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

Chairman, Board of Commissioners
Title



1/26/16
Date

Signature

*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 H – Board Resolution 16-01-04 RH approving the amended plan (page 1 of 2)

HOUSING AUTHORITY OF THE CITY OF RENO

RESOLUTION 16-01-04 RH

A RESOLUTION APPROVING THE AMENDMENT TO THE AUTHORITY'S FY 2016 MOVING TO WORK ANNUAL 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 Amendment to the Authority's FY 2016 Moving to Work Plan and Certifications of Compliance in substantially the form attached hereto marked Exhibit 160104-A.
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 and Resident Councils) 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.

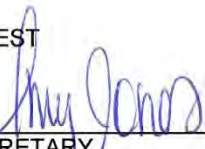


Attachment H – Board Resolution 16-01-04 RH approving the amended plan (page 2 of 2)

- 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 26 DAY OF January, 2016.


CHAIRPERSON

ATTEST

SECRETARY



Attachment I – amended plan posted on RHA's website beginning December 1, 2015

The screenshot shows the Reno Housing Authority website interface. At the top, there is a browser window with the address bar showing 'www.renoha.org'. Below the browser window is a navigation menu with links for HOME, ABOUT RHA, BOARD MEETINGS, PUBLIC HOUSING, RENTAL ASSISTANCE, MTW, EMPLOYMENT, RENTAL PROPERTIES, YORKSHIRE TERRACE, SECTION 3, NSP2, NEWS REPORTS, RFP, XERISCAPING, and LINKS. The main content area features a header with the date 'December 1, 2015' and the text 'RENO HOUSING AUTHORITY | Serving Reno, Sparks, and Washoe County'. The 'Our History' section describes the establishment of Public Housing in 1937 and the founding of RHA in 1943. The 'Current Operations' section states that RHA owns and manages 764 units of Public Housing and 100 rental properties. The 'Amendment to FY 2016 MTW Annual Plan' section details a proposal to establish a new activity for Project Based Vouchers. A public hearing is scheduled for January 6, 2016. The 'RHA's Admissions Office has moved' section notes the new location at the main office.



Attachment J – Newsletter sent to all HCV participants on 11/24/15 (page 1 of 2)



The Reno Housing Authority Housing Choice Voucher Newsletter

November 2015

Section 8 & Public Housing Kids Thrive at Grizzly Creek Ranch

The Reno Housing Authority (RHA) had the opportunity to send 52 youth to the Grizzly Creek Ranch Camp during the Washoe County School District's fall break. Through the partnership between the RHA and Sierra Nevada Journeys, RHA youth experienced a week long outdoor educational camp. During their time at the camp they spent time learning about forest ecology and pond ecology. The youth participated in team building activities that focused on communication and problem solving. They were challenged to build a forest shelter, patient while learning to catch fish and learned to trust their peers in the ropes course. The camp was a great experience for the youth that participated.



Camp picture taken at Grizzly Creek Ranch 2015



RHA youth learning how to snowboard

Ready for Snow!! Junior Ski 2015

The RHA is preparing for the upcoming winter and the Junior Ski Program. Each year, the RHA receives scholarships for RHA youth to participate in the Junior Ski Program. The youth are provided with ski or snowboard rental equipment from Bobo's Mogul Mouse and a pass to Sky Tavern Junior Ski Program. They are provided with the opportunity to learn to ski or snowboard. The classes offered range from beginner to advanced. The youth participate in classes in the morning and then they can practice the skills they learned in the afternoon. As their skills improve, they advance to the next level. The Junior Ski Program is a tradition that the RHA youth participate in each year. We are optimistic this winter will bring more snow to the mountains than in previous years which will allow our youth to have a great ski and snowboard season.



Attachment J – Newsletter sent to all HCV participants on 11/24/15 (page 2 of 2)



**The Reno Housing Authority
Housing Choice Voucher Newsletter**

November 2015

Family Self Sufficiency Staff Aim to Increase Options for Participants

The Reno Housing Authority (RHA) has a special program available to help residents change their lives for the better and achieve self-sufficiency. The Family Self-Sufficiency Program (FSS) is a five year program and can help participants increase their level of education, increase employment skills, advance in current employment or prepare for a better job. The FSS program is designed to help families who have a desire to become self-sufficient and become economically independent.

There are many advantages to participating in the FSS program, but the most exciting is the chance to grow an escrow savings account. Upon successful completion of the FSS program, a family may use their escrow account money toward the purchase of a home, car, to start a business and more. Many of our families have "graduated" from the FSS program with as much as \$5,000.00-\$10,000.00 in their escrow savings account!

Many of our participants have set exciting goals for themselves including: pursuing certificate programs in technology, construction, cosmetology, office skills, medical assisting and nursing assistants. Some have chosen to pursue an Associates degree in nursing, automotive technician and criminal justice while others have decided to pursue their Bachelors degree in majors such as elementary education, biology, business and social work. Still others have used the program to gain the skills needed to advance in their current jobs and earn promotions and salary increases.

The FSS Lite program offers the same type of support for those who are participating in the Rent Reform time limited voucher program, although the FSS Lite program does not have the escrow account component. RHA currently has one hundred and twenty-seven participating in the FSS/FSS Lite Program. To learn more about the FSS/FSS Lite Program, call Julia at 329-3630 ext. 243 or Deb ext. 257 or pick up a flyer at the reception desk, fill it out and return it to RHA.



Julia Acosta
FSS Program Coordinator



Deb Farley
FSS Coordinator



Heidi McKendree
Resident Services Coordinator



Oscar Aguilar
Youth Coordinator

Public Notice

RHA is proposing an amendment to the FY 2016 Moving to Work (MTW) Annual Plan. The amendment proposes to establish a new activity that would allow the Authority to allocate up to 50 Project Based Vouchers to existing units and provide housing assistance to homeless individuals and families in Washoe County. The amended plan will be available for public review and comments from December 1, 2015 through January 25, 2016 at RHA's administrative offices located at 1525 E. 9th Street, Reno, NV 89512 and at www.renoha.org. Copies of the plan may be obtained by calling Kim Anhalt at (775) 329-3630 or e-mail at Kanhalt@renoha.org. All written comments should be submitted by hand or mail by close of business day on January 25, 2016. A public hearing to answer questions and receive comments will be held on January 6, 2016 at 6:00 p.m. at 1400 Silverada Blvd, Reno, NV 89512.



Attachment J – Newsletter delivered to all PH residents on or before 12/01/15 (page 1 of 2)



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November 2015

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Attachment J – Newsletter delivered to all PH residents on or before 12/01/15 (page 2 of 2)



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November 2015

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Attachment K – Reno Gazette Journal Proof of Publication (page 1 of 2)

RENO NEWSPAPERS INC
Publishers of
Reno Gazette-Journal

955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200
Legal Advertising Office 775.788.6394

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RENO HOUSING AUTHORITY

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

Customer Acct# 337409
PO# PLAN AMENDMENT
Ad# 2000065726
Legal Ad Cost \$166.00

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: 11/19/2015 - 11/26/2015, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed:

[Handwritten signature]

[Handwritten signature]
AMERICA ACEVEDO
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 08-26-2018
Certificate No: 14-14488-2

Proof of Publication

Housing Authority of the City of Reno Amendment to the 2016 MTW Annual Plan The Housing Authority of the City of Reno (RHA) is proposing an amendment to the FY 2016 Moving to Work (MTW) Annual Plan. The amendment proposes to establish a new activity that would allow the Authority to allocate up to 50 Project Based Vouchers to existing units for properties that will provide services and assistance to homeless individuals and families in Washoe County. All properties, with the exception of RHA owned properties, will be identified through a competitive process. The amended plan will be available for public review and comment from December 1, 2015 through January 25, 2016 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and on RHA's website at www.renoha.org. Copies of the amended 2016 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator, at 775-329-3630; TDDY 775-331-5138 ext. 204 or by email at kanhalt@renoha.org. All written comments on the proposed amended plan should be submitted by mail or hand delivered to Kim Anhalt, Reno Housing Authority, 1525 E. Ninth St, Reno, NV 89512. Comments must be received by close of business day on January 25, 2016. A Public Hearing to answer questions and receive comments will be held on January 6, 2016 at 6:00 PM

Ad Number: 2000065726

Page 1 of 2

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Finance
Chen



Attachment K – Reno Gazette Journal Proof of Publication (page 2 of 2)

at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512. No 65726
November 19, 26, 2015

**Housing Authority of the City of Reno
Amendment to the 2016 MTW Annual Plan**

The Housing Authority of the City of Reno (RHA) is proposing an amendment to the FY 2016 Moving to Work (MTW) Annual Plan. The amendment proposes to establish a new activity that would allow the Authority to allocate up to 50 Project Based Vouchers to existing units for properties that will provide services and assistance to homeless individuals and families in Washoe County. All properties, with the exception of RHA owned properties, will be identified through a competitive process. The amended plan will be available for public review and comment from December 1, 2015 through January 25, 2016 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and on RHA's website at www.renoha.org. Copies of the amended 2016 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator, at 775-329-3630; TDDY 775-331-5138 ext. 204 or by email at kanhalt@renoha.org. All written comments on the proposed amended plan should be submitted by mail or hand delivered to Kim Anhalt, Reno Housing Authority, 1525 E. Ninth St, Reno, NV 89512. Comments must be received by close of business day on January 25, 2016. A Public Hearing to answer questions and receive comments will be held on January 6, 2016 at 6:00 PM at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

No 65726

November 19, 26, 2015



Attachment L – Public Hearing to discuss and receive comment on RHA's FY 2016 MTW Annual Plan Amendment (January 6, 2016)

**RHA Public Hearing MTW 2016 Plan Amendment
SIGN-IN SHEET
January 6, 2016**

#	Name	Address	Telephone	e-mail address
1	Mignon Hurst	1525 E. 9th St.	775-329-3030	
2	Amy Jones	1525 E. 9th St.	" "	
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Attachment M – Stead Manor Resident Council meeting (December 1, 2015)

Resident Council Meeting Sign-In Sheet

Resident Council: Stead M.

Date: 12/1/15

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Stephanie Davis	4912 Bravo Ave	247-4900	NA
2	Lauren Doltzer	5080 Bravo Ave	677-2987	N/A
3	Jan			
4	Bailey Matell	4954 Bravo	351-8259	N
5	Stephanie Secura	5008 Bravo	440-5080	YES
6	Sherisa Wright	5014 Bravo		NO
7	Alexandra Barranco	5038 Bravo Ave	(510) 927-1678	Yes
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RHA Staff: DSCAR



Attachment M – Tom Sawyer Village Resident Council meeting (December 2, 2015)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Tom Sawyer Village
DATE: 12/2/15

Table with 4 columns: Name, Address, Telephone #, CS*. Contains handwritten entries for residents like Madlene County, Earl Coker, Carol J. Janda, etc.

* CR – Community Service Credit



Attachment M – Hawk View Apartments Resident Council meeting (December 3, 2015)

Meeting Sign-In Sheet

Resident Council:

Date: Dec. 3, 2015

Stead Manor Hawk View Essex Manor Mineral Manor Myra Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	ANDREW McCURDY	2535 TRIPP DR	775-225-7629	—
2	Chanel Sanchez	2527 Tripp dr #4	(775) 351-3672	NO
3	Renese McMillan	1524 Steelwood #4	(775) 229-6387	NO
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	Staff: <u>OSCAR</u>			



Attachment M – Silverada Manor Resident Council meeting (December 8, 2015)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Silverada Manor
DATE: 12/8/15

Name	Address	Telephone #	CS*
Janell Parker	1514 Silverada		
Melba Price	1528 Silverada		
Bandy Lewis (3)	1426 Silverada		
Cheryl Frazier	2649 Carville Dr.		
Glenn Scott	1414 Silverada Blvd		
Debbie Serratore	1482 Silverada		
Debra Wheeler	1438 Silverada Blvd.		
Pat Miller	1438 Silverada Blvd.		
Stari Fedele	1430 Silverada Blvd		
Jennifer Mitchell-Kopplic	1416 Silverada Blvd.		
Chava Lee	2579 Carville		
Melissa Washburn	2525 Carville DR	527-8107	
Shari Hill	1496 Silverada		

* CR – Community Service Credit



Attachment M – Essex Manor Resident Council meeting (December 8, 2015)

Resident Council Meeting Sign-In Sheet

Resident Council: Essex Manor

Date: 12/8/15

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Ana Sanchez	739 Carlylect	775 3791020	N
2	Maribel Sanchez	739 Carlylect	775 351 8666	N
3	Stacey Phillips	740 Suffolk	378 4521	N
4	Sharon Smith	771 Devon Dr.	686-3794	N
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RHA Staff: Julia Anasta



Attachment M – Mineral Manor Resident Council meeting (December 9, 2015)

Resident Council Meeting Sign-In Sheet

Resident Council: mineral manor

Date: 12/9/15

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Jim McFall	1801 E 9th Reno NV 89512		N
2	Renee Jones	865 Erbium Cir	671-6503	N
3	Jessica Johnson	170 Andesite Ave.	378-8364	N
4	Jennifer Friend	910 Andesite Ave	750-5143	N
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RHA Staff: Oscar



Attachment M – Myra Birch Manor Resident Council meeting (December 10, 2015)

Meeting Sign-In Sheet

Resident Council:

Date: 12/10/15

Stead Manor Hawk View Essex Manor Mineral Manor Myra Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	ANTHONY LETICIA	3584 CARLOS #C	775 313 2787	(NO)
2	Maribah Campagnola	3575 Mazzone Ave #D	530 8639	No
3	Shane Campagnola	3575 Mazzone Ave #D	530-8639	No
4	Graham Cetta	3584 Carlos Ln #D	351-6334	NO
5	Veronica Almaraz	3584 Mazzone #7B	828-0825	yes
6	Lamberley Nelson	3575 Mazzone B	219-8294	No.
7	Gleyn Baxley	3574 Carlos # A		NO
8	Margarita Padilla	3584 Carlos Ln #G	827-2057	Yes
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Staff: OSCAR				