



## **Summary of FY 2023 approved amendments to RHA's approved MTW activities:**

1. *Triennial recertifications for elderly and/or disabled participants on fixed incomes*  
Approved and implemented in FY 2014.

Rising rents in the Truckee Meadows have recently resulted in RHA adjusting its HCV payment standards on an annual basis based on the corresponding Fair Market Rents from HUD. Within the HCV program, payment standards are used to determine the amount of subsidy a family will receive. Although payment standards are adjusted annually, HUD regulations only allow for adjustments in the payment standards to be applied to a family's rent calculation during the household's annual recertification. For some households on RHA's triennial recertification schedule, this results in the payment standard being applied to their rent calculation every three years regardless of the amount of rent being requested from the landlord.

Throughout 2021, RHA received 698 Contract Rent Increase (CRI) requests from landlords who rent directly to elderly and/or disabled families on RHA's triennial recertification schedule. Of these 698 households, 545 will not have an annual recertification in FY 2023 due to the current MTW policy. RHA will revise this policy and allow any changes in the HCV payment standard to be applied at the time a CRI is implemented by the landlord. Based on this amendment, 270 of the 545 elderly/disabled households who experienced a rent increase in 2021 would have been eligible for the updated payment standard. On average, this policy change would have saved these households approximately \$66/month.

2. *Workforce Development Program*  
Approved and implemented in FY 2022.

RHA's Workforce Development Program is designed to assist participating families in increasing their level of education, workforce skills, and employment earnings. Workforce Development Coordinators work with PH residents and HCV participants to provide them with opportunities to increase their independence and financial empowerment through participant focused resources, workforce training, and employment services. Through this activity, RHA began providing an option for parents and youth to participate in coordinated services.

In FY 2023, RHA received approval to amend this activity to allow any adult member of the household to sign a contract to participate in the Workforce Development Program. This policy change will also allow the household to accrue and receive an escrow when the participating household member fulfills the requirements of the program and completes the goals outlined in their Individual Training and Services Plan (ITSP) regardless of whether the head of household chooses to participate. Based on this amendment, households will still only be allowed to participate in the WFD program and receive an escrow one time.

## **Update on RHA's FY 2021 approved MTW activity:**

1. *Affordable Housing Acquisition, Rehabilitation and Preservation*  
Approved and implemented in FY 2021.

RHA is committed to expanding affordable housing throughout the Truckee Meadows through acquisition, new construction, or rehabilitation of housing that not only builds upon the goals outlined in the agency's strategic plan but is also consistent with the MTW demonstration. Through this activity, MTW funds are being utilized to assist in the acquisition/development of new affordable units, the rehabilitation of newly acquired properties, and the preservation and revitalization of existing affordable housing properties. Public and private funds are being leveraged, when possible, to create innovative financing and development strategies through joint ventures or other partnerships.

Recently, the City of Reno, the City of Sparks and Washoe County joined resources to acquire approximately 10 acres of land that was transformed into the Nevada CARES Campus, a regional homeless services facility. Utilizing MTW funding flexibility, RHA purchased the lot adjacent to the Nevada CARES Campus for \$5,150,000. As Washoe County now oversees the Nevada CARES Campus, discussions with stakeholders continue to take place regarding the best use for this property as the need for expansion of the Nevada CARES Campus is already needed. These discussions include leasing a portion of the current structure to Washoe County to provide a winter warming space when overflow occurs from the adjacent homeless shelter, a future land trade with Washoe County and the option to outright sell RHA's portion of the space to Washoe County.