WHO WE ARE

• Created 1943

• Resolved and adopted by Washoe County and City of Sparks as a regional housing authority in 1975

• HUD-designated top performing agency

• MTW Designation: only 39 of 4,000 earned the designation
WHO WE SERVE

- Largest affordable housing provider in Washoe County
- More than 9,000 residents in 4,000+ households
- 2/3 of residents are seniors and persons with disabilities
WHAT IS AFFORDABLE HOUSING?

- HUD sets Area Median Income annually
- Households should spend no more than 30% of their income on housing
- RHA primarily serves <50% of AMI, but unlike other organizations, serves those with little to no income
- 68% of HUD-funded program households earn 30% or less of AMI
Workforce housing is defined as housing for those who earn 80-120% of the AMI.
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HUD-FUNDED PROGRAMS

- **Permanently affordable** housing via federal subsidies

- Own-operate eight Public Housing sites
  - Three sites for seniors and persons with disabilities
  - Five sites for families
  - ~750 units total
  - Residents pay no more than 30% of their income

- Resident councils, similar to NABs, plan community events
HUD-FUNDED PROGRAMS

- **Permanently affordable** housing via federal subsidies
- Manage Housing Choice Voucher program (formerly Section 8)
  - Provide ~3,000 vouchers to individuals and families
  - Veterans
  - Former foster youth
  - Homeless or facing homelessness
  - Residents pay no more than 30% of gross income
- Workforce Development programs help people obtain self-sufficiency
- **Permanently affordable** housing via RHA
- Own 500+ apartments, duplexes and single-family homes
- All unsubsidized
- We choose to rent them all below market-rate
- Serve an additional 1,500 people thru our own financial stewardship
- Used as a path to home ownership
RHA MARKET ACTIVITIES

- **Permanently affordable** housing via RHA
- Newest complex opened in 2020
  - 44 units for seniors
  - Including 12 for homeless seniors
- Next up is 12-unit building
  - Serving homeless veterans
  - Groundbreaking this summer
- Distributed millions in CHAP funding
  - Kept 3,000 households from being homeless
  - Paid landlords $23 million
SHORT TERM PLANS

Bonanza Inn: currently 58 units

- The right location: near employment, services, public transportation
- Adds units in blighted area that has seen housing opportunities decline
- No other use solves the long-term affordable housing dilemma
SHORT TERM PLANS

Potentially 180-200 units at Sundowner property

• The right location: near employment, services, public transportation

• Closed since 2003

• Eliminates blight and serves as a bridge from downtown to the up and coming Neon Line

• RHA has staff and expertise to build, rehab and fund into the future

• We also plan to move our offices there

David Calvert Photo
RHA FUTURE

Create more sustaining affordable housing

- RHA properties guarantee affordability permanently
- Collaborating with other public/private groups who support low income housing

Asking for $13MM the City’s most recent allocation of ARPA funds

RHA is the best use of affordable housing funds
NO ONE CREATES MORE PERMANENT AFFORDABLE HOUSING.
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