

**NOTICE OF REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

**MEETING DATE: Tuesday, February 28, 2023**  
**TIME: 12:00 p.m. (Approximately)**  
**PLACE: Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, February 27, 2023, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

*Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.*

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**A G E N D A**

- Call to order and roll call.
- Introduction of guests.
- First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person, under these items.
- Approval of agenda. (For Possible Action)
  1. Presentation of financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)
  2. Approval of the minutes of the regular Board meeting held January 17, 2023. (For Possible Action)
  3. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.) (For Possible Action)

No items.

4. Commissioner Reports. (Discussion)
5. Executive Director/Secretary's Report. (Discussion)
  - A. Update on Agency activities
  - B. Update on Rental Assistance Voucher Programs / Asset Management
  - C. Update on Workforce Development, Elderly Services, and youth activities
  - D. Update on Public Affairs activities
  - E. Update on Development activities
  - F. Update on Information Technology activities
  - G. Update on MTW activities
6. Discussion and possible action to authorize the Executive Director to negotiate and execute a no cost Interlocal Agreement between RHA and the Division of Welfare and Supportive Services. (For Possible Action)
7. Discussion and possible action for Approval of a construction contract between the City of Reno Housing Authority and Plenum Builders for construction of Dick Scott Manor for a Gross Maximum Price of \$4,009,428.00. (For Possible Action)
8. Discussion and possible action to approve new rent setting policies for unaided and NSP properties. (For Possible Action)
9. Discussion and possible action to approve a new flat rent for public housing. (For Possible Action)
10. Discussion and possible action to solicit a lobbyist for the State of Nevada 2023 Legislative Session. Discussion may include without limitation an update on the Nevada Housing Coalition legislative priorities and/or support for housing legislation. (For Possible Action)
11. Discussion and possible action to modify the current meeting schedule to accommodate potential City and County elected officials and liaisons. (For Possible Action)
12. Discussion and possible action on the City of Reno's proposed Stormwater Utility Fee, RHA's submitted comments, and direction to staff on this matter. (For Possible Action)
13. Closed Session: Discussion on 1) the status of the Bonanza Inn and potential acquisition of the property, through possible use of eminent domain or otherwise, for subsequent development of low income and/or workforce housing using City of Reno American Rescue Plan Act (ARPA) and other sources and 2) City of Reno's response to RHA's request to use of ARPA funds allotted to the Bonanza for the proposed Carville Court Supportive Housing redevelopment project and the Essex Manor public housing rehabilitation project. *See Op. Nev. Att'y Gen. No. 372 (December 29, 1966).* (Discussion)

14. Open Session: Discussion and possible action to provide direction to Staff on 1) the status of the Bonanza Inn and potential acquisition of the property, through possible use of eminent domain or otherwise, for subsequent development of low income and/or workforce housing using City of Reno American Rescue Plan Act (ARPA) and other sources and 2) City of Reno's response to RHA's request to use of ARPA funds allotted to the Bonanza for the proposed Carville Court Supportive Housing redevelopment project and the Essex Manor public housing rehabilitation project and direction to staff on these items. (For Possible Action)
  15. Discussion and updates on expanding Resident Services Programs. (Discussion)
  16. Discussion and possible action on the Performance Evaluation of Hilary Lopez, RHA Executive Director, to consider her job performance, professional competence, character, and any alleged misconduct within the context of her performance. Discussion and possible action may include approval of an evaluation rating as well as any recommendation on the compensation and consideration provided to Dr. Lopez, which will be subject to her acceptance or rejection of the same. (For Possible Action)
  17. Additional Items:
    - i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
    - ii) Reports on conferences and trainings. (Discussion)
    - iii) Old and New Business. (Discussion)
    - iv) Request for Future Agenda Topics (Discussion)
    - v) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, March 28, 2023; Tuesday, April 25, 2023; and Tuesday, May 23, 2023. (For Possible Action)
  18. Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person.
  19. Adjournment.
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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting Lindsay Dobson, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630.*

*This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno [www.renoha.org](http://www.renoha.org) and the State of Nevada Public Notification website <http://notice.nv.gov/>.*

*According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Lindsay Dobson, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.*

*Dated February 23, 2023*



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*By: Lindsay Dobson  
Executive Administrative Assistant*

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 1**

**February 28, 2023**

SUBJECT: Presentation of financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

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Attached is Reno Housing Authority's draft audit for reference.

**HOUSING AUTHORITY OF  
THE CITY OF RENO  
(RENO, NEVADA)**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED JUNE 30, 2022**

Draft  
Subject to Change  
2/16/23

**HOUSING AUTHORITY OF THE CITY OF RENO  
TABLE OF CONTENTS  
YEAR ENDED JUNE 30, 2022**

<b>INDEPENDENT AUDITORS' REPORT</b>	<b>1</b>
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b>	<b>5</b>
<b>FINANCIAL STATEMENTS</b>	
<b>STATEMENTS OF NET POSITION—BUSINESS-TYPE ACTIVITIES AND     DISCRETELY PRESENTED COMPONENT UNIT</b>	<b>14</b>
<b>STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET     POSITION—BUSINESS-TYPE ACTIVITIES AND DISCRETELY     PRESENTED COMPONENT UNIT</b>	<b>15</b>
<b>STATEMENT OF CASH FLOWS</b>	<b>16</b>
<b>NOTES TO FINANCIAL STATEMENTS</b>	<b>17</b>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
<b>SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE     NET PENSION LIABILITY</b>	<b>40</b>
<b>SCHEDULE OF THE AUTHORITY'S PENSION CONTRIBUTIONS</b>	<b>41</b>
<b>SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE     NET OPEB LIABILITY</b>	<b>42</b>
<b>SCHEDULE OF THE AUTHORITY'S OPEB CONTRIBUTIONS</b>	<b>43</b>
<b>OTHER SUPPLEMENTARY INFORMATION</b>	
<b>SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS</b>	<b>45</b>
<b>NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS</b>	<b>46</b>
<b>FINANCIAL DATA SCHEDULE</b>	<b>47</b>
<b>REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</b>	<b>1</b>
<b>REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE</b>	<b>3</b>
<b>SCHEDULE OF FINDINGS AND QUESTIONED COSTS</b>	<b>6</b>

## INDEPENDENT AUDITORS' REPORT

Board of Commissioners  
Housing Authority of the City of Reno  
Reno, Nevada

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the business-type activities and the discretely presented component unit of the Housing Authority of the City of Reno (Reno Housing Authority), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Reno Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Reno Housing Authority, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the discretely presented component unit. The discretely presented component unit statements were audited by other auditors whose reports have been furnished to us and our opinion, insofar as it related to the amounts included for that entity is based solely on the reports of the other auditors. We have applied audit procedures on the conversion adjustments only to conform the presentation of the financial statements of the discretely presented component unit to accounting standards issued by the *Government Accounting Standards Board*. Our opinion, insofar as it relates to the amounts included for the discretely presented component unit, prior to these conversion adjustments, is based solely on the reports of the other auditors.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Reno Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Reno Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Reno Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Reno Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the schedule of the Authority's proportionate share of the net pension liability, schedule of the Authority's pension contributions, schedule of the Authority's proportionate share of the net OPEB liability, and schedule of the Authority's OPEB contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Reno Housing Authority's basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the financial data schedule are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the financial data schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Board of Commissioners  
Housing Authority of the City of Reno

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated REPORT DATE, on our consideration of the Reno Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Reno Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Reno Housing Authority's internal control over financial reporting and compliance.

**CliftonLarsonAllen LLP**

Baltimore, Maryland  
REPORT DATE

Draft  
Subject to Change  
2/16/23

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

As management of the Housing Authority of the City of Reno (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2022.

The Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their Statement No. 34 *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued in June 1999. Certain comparative information between the current year and the prior year is required to be presented in the MD&A.

**Financial Highlights**

- The assets and deferred outflows of resources of the Authority exceeded its liabilities and deferred inflows of resources at the close of the fiscal year resulting in a net position of \$58,609,732 at June 30, 2022.
- The total net position of the Authority increased from \$57,513,140 at June 30, 2021 to \$58,609,732 at June 30, 2022. The total unrestricted net position at June 30, 2022 is \$17,644,037. This amount may be used to meet the Authority's ongoing obligations.
- Total assets and deferred outflow of resources increased from \$73,784,039 at June 30, 2021 to \$76,238,799 at June 30, 2022, an increase of \$2,454,760.
- Net capital assets decreased from \$41,374,534 at June 30, 2021 to \$40,998,370 at June 30, 2022. This decrease of \$376,164 was the result of current year depreciation expense exceeding current year additions.
- Total liabilities and deferred inflows of resources increased from \$16,270,899 at June 30, 2021 to \$17,629,067 at June 30, 2022, an increase of \$1,358,168.
- Revenues for fiscal year 2022 from all programs totaling \$76,188,204 consisted of federal grants and subsidies of \$68,135,165, and rental, interest, and other income of \$8,053,039. This represents a decrease of \$2,013,807 in comparison to the total revenues of \$78,202,011 from fiscal year 2021.
- Total expenses for all programs for fiscal year 2022 were \$75,091,612. This represents an increase in expenses of \$3,743,087 from the total fiscal year 2021 expenses of \$71,348,525.

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements, which are comprised of the proprietary funds – statement of net position, statement of revenues, expenses, and changes in net position, and the statement of cash flows.

***Government-Wide Financial Statements***

The statement of net position, and the statement of revenues, expenses, and changes in net position report information about the Authority's activities. These two statements report the net position of the Authority and changes in net position. The Authority's net position, (the difference between assets and liabilities), is one way to measure financial health or financial position of the Authority. Over time, increases or decreases in the Authority's net position is one indicator of whether its financial health is improving or deteriorating. However, other nonfinancial factors such as changes in economic conditions, population growth, and new or changed government legislation, should be taken into consideration to determine the overall financial condition of the Authority.

The financial statements of the Authority report information about the Authority using accounting methods similar to those used by private sector companies. These statements offer short and long-term financial information about its activities. The statement of net position includes all of the Authority's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and the obligations to Authority creditors (liabilities). It also provides the basis in evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority. All of the current year's revenues and expenses are accounted for in the statement of revenues, expenses, and changes in net position. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs through its grant revenues, rental income, and other charges and profitability. The final required financial statement is the statement of cash flows. The primary purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

As previously stated, enterprise funds account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. They are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of the enterprise funds are included on the statement of net position. The focus of enterprise funds is on income measurement, which together with the maintenance of equity, is an important financial indicator.

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

**The Authority's Programs**

*Moving-To-Work Program* – Effective July 1, 2014 the Authority began administering the Moving-To-Work Demonstration Program (MTW). The MTW Program is a demonstration program recently implemented and funded by the U.S. Department of Housing and Urban Development (HUD). The MTW program was awarded to the Authority under a five-year funding agreement which became effective on June 27, 2014 and expires June 30, 2028. The Authority's MTW Demonstration Program applies to several of the Authority's programs that were previously administered under other HUD funded programs. The MTW program replaces the Housing Choice Voucher Program, the Public and Indian Housing Program, and the Public Housing Capital Fund Program that were administered by the Authority during its fiscal year 2014 and previous fiscal years.

Programs other than the MTW Program administered by the Authority during fiscal year 2022 include the following:

*Section 8 Housing Assistance Payments Program* – Under the Section 8 Housing Assistance Payments Program the Authority is the Contract Administrator for the state of Nevada charged with carrying out 16 incentive Based Performance Standards for HUD. Typical standards include approving tenant payments, processing rental adjustments, life threatening and nonlife threatening health and safety issues, and conducting Management and Occupancy Reviews. Approximately 37 projects and 3,174 units are covered by this contract. The contract started October 1, 2000 with an initial two-year period and three one-year renewal options. Since then the Authority has been awarded several renewals, the most recent of which expires January 31, 2022.

*Business Activities* – This represents non-HUD resources developed from a variety of activities that consist basically of housing units not receiving Federal financial assistance.

*Resident Opportunity and Supportive Services* – This is a grant from HUD designed to help provide tenants with skills necessary to seek, obtain and maintain better employment.

*Shelter Plus Care* – Shelter Plus Care is a program where the Authority can obtain contract funding through the state of Nevada and provide physical inspections.

*Community Development Block Grants / Economic Development Initiative* – The Economic Development Initiative Special Project Grant is a program to carry out projects to redevelop abandoned, idled or underutilized real property.

*Neighborhood Stabilization Programs (NSP)* – This program was established for the purpose of stabilizing communities that had suffered from property foreclosures and abandonment. The stabilization is to be achieved through the purchase and redevelopment of foreclosed and abandoned homes and residential properties.

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

*Emergency Rental Assistance (ERA) Program* – The Authority was a subrecipient of ERA funds in order to provide financial assistance for rent, rent arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing incurred due, directly or indirectly, to the novel coronavirus disease.

*Coronavirus Relief Funds (CRF) Program* – The Authority was a subrecipient of CRF funds in order to provide rental assistance to households affected by the COVID-19 pandemic in order to prevent evictions of those struggling financially.

*Emergency Housing Vouchers (EHV)* - The American Rescue Plan Act of 2021 (ARP), provided relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. Section 3202 of the ARP provided appropriations for new incremental Emergency Housing Voucher (EHVs), the renewal of those EHVs, and fees for the cost of administering the EHVs and other eligible expenses defined by notice to prevent, prepare for, and respond to coronavirus to facilitate the leasing of the emergency vouchers, such as security deposit assistance and other costs related to retention and support of participating owners.

*HCV CARES Act Funding (HCV CARES)* – The HCV CARES program is a HUD-funded program for COVID-19 pandemic response. It includes supplemental funds provided under the CARES Act to prevent, prepare for, and respond to coronavirus, including to maintain normal operations during the period the program was impacted by coronavirus. This program ended in fiscal year 2022.

#### **Notes to the Financial Statements**

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

#### **Required Supplementary Information**

The Schedule of Authority's Proportionate Share of Net OPEB Liability, the Schedule of the Authority's OPEB Contributions, the Schedule of the Authority's Proportionate Share of Net Pension Liability, the Schedule of the Authority's Pension Plan Contributions, and the Schedule of Expenditures of Federal Awards are presented for purposes of additional analysis as required by the U.S. Office of Management, Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, the Governmental Accounting Standards Board (GASB), and the U.S. Department of HUD regulations. These schedules can be found in the Supplementary Information sections of this report.

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

**Net Position**

A summary of the Authority's statements of net position is presented in Table 1. As can be seen from Table 1, the net position increased \$1,096,592 to \$58,609,732 in fiscal year 2022, from \$57,513,140 in fiscal year 2021.

**TABLE 1  
Condensed Statements of Net Position  
June 30,**

	2022	2021	Dollar Change	Total % Change
<b>Assets and Deferred Outflows:</b>				
Current Assets	\$ 31,665,476	\$ 30,629,040	\$ 1,036,436	3.4 %
Notes Receivable	504,000	603,000	(99,000)	(16.4)
Capital Assets	40,998,370	41,374,534	(376,164)	(0.9)
Other Assets	28,834	24,548	4,286	17.5
Deferred Outflows	3,042,119	1,152,917	1,889,202	163.9
Total Assets and Deferred Outflows	76,238,799	73,784,039	2,454,760	3.3
<b>Liabilities and Deferred Inflows:</b>				
Current Liabilities	7,373,715	7,321,311	52,404	0.7
Noncurrent Liabilities	6,291,137	8,412,086	(2,120,949)	(25.2)
Deferred Inflows	3,964,215	537,502	3,426,713	637.5
Total Liabilities and Deferred Inflows	17,629,067	16,270,899	1,358,168	8.3
<b>Net Position:</b>				
Net Investment in Capital Assets	40,510,765	40,879,139	(368,374)	(0.9)
Restricted	454,930	63,858	391,072	612.4
Unrestricted Net Position	17,644,037	16,570,143	1,073,894	6.5
Total Net Position	\$ 58,609,732	\$ 57,513,140	\$ 1,096,592	1.9

The more significant changes to the components of the statement of net position are as follows:

- Current assets increased \$1,036,436, or 3.4%. The change was primarily due to an increase in cash and investments of \$2,597,326, net a decrease in accounts receivable (other governments, due from component unit, and other) of \$1,665,909.
- Notes receivable decreased \$99,000, or 16.4%. The decrease was due to forgiveness on homeownership notes and a \$50,000 payment received on the Sutro Affordable Housing, LLC note. For more detail pertaining to the Authority's notes receivable please see Note 3 to the financial statements in this report.
- See table 3 for a breakout of the decrease in capital assets.
- Changes in deferred outflows and inflows were due to updated actuarial reports for the Authority's pension and other post-employment benefit plans.
- Current liabilities remained consistent. The decrease in unearned revenue of \$749,824, as a result of the utilization of pandemic-relief funds, was offset by an increase in amounts due to other governments and other current liabilities of \$543,817 and \$198,587, respectively.



**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

- Noncurrent liabilities decreased \$2,120,949 or 25.2%. The decrease was primarily due to decreases in the Authority's net pension and OPEB liabilities of \$1,976,992 and \$163,713, respectively, as a result of updated actuarial reports for the Authority's pension and other post-employment benefit plans.

For more detailed information concerning the statement of net position for fiscal year 2022 see the statement of net position on page 14 of this report.

The following schedule compares the revenues and expenses for the current and previous fiscal years. The Authority is only engaged in business-type activities.

**TABLE 2  
Statements of Revenues, Expenses, and  
Changes in Net Position  
Years Ended June 30,**

	2022	2021	Dollar Change	Total % Change
Revenues:				
Grants	\$ 68,135,165	\$ 70,147,813	\$ (2,012,648)	(2.9)%
Rental Income	7,447,803	7,048,401	399,402	5.7
Interest Income	43,173	7,315	35,858	490.2
Other Income	562,063	998,482	(436,419)	(43.7)
Total Revenues	76,188,204	78,202,011	(2,013,807)	(2.6)
Expenses:				
Administrative	6,388,805	5,820,636	568,169	9.8
Utilities	1,022,238	983,870	38,368	3.9
Maintenance	3,445,810	2,793,510	652,300	23.4
Tenant Services	595,069	819,912	(224,843)	(27.4)
Housing Assistance Payments	59,703,284	57,110,524	2,592,760	4.5
General	1,115,421	1,099,883	15,538	1.4
Interest Expense	2,996	28,439	(25,443)	(89.5)
Depreciation	2,817,989	2,691,751	126,238	4.7
Total Expenses	75,091,612	71,348,525	3,743,087	5.2
Increase in Net Position	\$ 1,096,592	\$ 6,853,486	\$ (5,756,894)	(84.0)

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

Significant revenue and expense activity changes were as follows:

- Grants decreased \$2,012,648 or 2.9%. There was a \$5,751,060 decrease in HUD operating grants, net a \$1,071,055 increase in HUD capital grants and a \$2,667,357 increase in other government grants in connection with pandemic relief funding.
- Other income decreased \$436,419 or 43.7%. Due to its nature, we do not expect other income to remain consistent. The decrease was primarily due to a one-time developer fee earned in the prior year and other miscellaneous one-time revenues.
- Administrative expenses increased \$568,169 or 9.8%. The increase was primarily due an increase in office expenses
- Maintenance expenses increased \$652,300 or 23.4%. The increase was primarily due an increase in vacancy cleaning, landscaping, and pest control.
- Tenant services decreased \$224,843 or 27.4%. The decrease was primarily due to a decrease in available HUD-CARES program funds that were required to be grouped to tenant services per HUD requirements.
- Housing assistance payments increased \$2,592,760 or 4.5%. \$7,152,682 of the increase is in connection with additional COVID-19 response funded under the ERA program. The increase was offset by a decrease of \$4,318,857 and \$362,360 under the CRF and CDBG programs, respectively, due to the programs ending.

For more detail concerning the statement of revenues, expenses, and changes in net position for the fiscal year 2022, see the statement of revenues, expenses, and changes in net position on page 15 of this report.

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

**Capital Assets and Debt Administration**

Capital Assets

As of year-end, the Authority had \$40,998,370 of net capital assets as is reflected in the following Table 3, which represents a net increase of \$376,164 from the 2021 fiscal year's ending balance.

**TABLE 3**

	2022	2021	Dollar Change	Total % Change
Land	\$ 13,700,052	\$ 13,700,052	\$ -	- %
Buildings	87,059,327	86,068,831	990,496	1.2
Furniture and Equipment	2,983,799	2,630,370	353,429	13.4
Construction in Progress	1,110,493	13,496	1,096,997	8128.3
Less: Accumulated Depreciation	(63,855,301)	(61,038,215)	(2,817,086)	4.6
Net Capital Assets	<u>\$ 40,998,370</u>	<u>\$ 41,374,534</u>	<u>\$ (376,164)</u>	(0.9)

For more detail pertaining to the Authority's capital assets please see Note 4 to the financial statements in this report.

Debt Administration

As of year-end, the Authority had \$487,605 of long-term notes as is reflected in the following Table 4, which represents a net decrease of \$7,790 from the 2021 fiscal year's ending balance.

**TABLE 4**

	2022	2021	Dollar Change	Total % Change
Total Notes Payable	<u>\$ 487,605</u>	<u>\$ 495,395</u>	<u>\$ (7,790)</u>	(1.6)

For more detail pertaining to the Authority's bonds and notes payable, please see Note 6 to the financial statements in this report.

**HOUSING AUTHORITY OF THE CITY OF RENO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2022**

**Economic Factors**

Significant economic factors affecting the Authority and its goals to provide affordable housing to the residents of Washoe County, which includes the City of Reno and City of Sparks, include:

- Local economic and employment trends that affect resident incomes correlate to the amount of rental income earned by the Authority. Washoe County (including Reno and Sparks) continues to recover from the COVID pandemic. In the Reno-Sparks region the December 2021 unemployment rate stood at 5.4%. This is above the national unemployment rate of 3.9%
- The Authority receives a majority of its federal grant funding each year from HUD. The Authority's financial operations are significantly affected by the annual appropriations from HUD. Based upon authorized funding notifications received from HUD for fiscal year 2023, the Authority does not anticipate significant reductions in federal grant funding for fiscal 2023 versus the funding received for its 2022 fiscal year.
- Local property rental availability and rental rates influences the amounts of Housing Assistance Payments required by the Authority to subsidize tenants' rents under several of the Authority's most significant federally funded programs. The vacancy rate in the Washoe County's rental market has remained relatively low during FY22 at an average of 2.71%. The average rents in the Washoe County market have continued to increase compared to fiscal year 2021, with average rents at \$1,640. The construction and real estate sector continue to hold the higher percentage growth in Washoe County and statewide.

**Request for information**

This financial report is designed to provide citizens, taxpayers, and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Dr. Hilary Lopez, Executive Director, Housing Authority of the City of Reno, 1525 E. Ninth Street, Reno, NV 89512, telephone number (775) 329-3630.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**STATEMENTS OF NET POSITION—BUSINESS-TYPE ACTIVITIES AND DISCRETELY**  
**PRESENTED COMPONENT UNITS**  
**JUNE 30, 2022 AND DECEMBER 31, 2021, RESPECTIVELY**

<b>ASSETS</b>	Enterprise Fund	Discrete Component Unit
<b>CURRENT ASSETS</b>		
Cash and Investments - Unrestricted	\$ 24,031,906	\$ 256,528
Cash and Investments - Restricted	5,344,714	226,973
Accounts Receivable - Other Governments	1,041,876	-
Accounts Receivable, Net	221,293	-
Current Portion of Notes Receivable	28,664	-
Accrued Interest	38,425	-
Due from Component Unit	415,393	-
Prepaid Expenses and Other Assets	543,205	144,646
Total Current Assets	31,665,476	628,147
<b>NONCURRENT ASSETS</b>		
Notes Receivable	504,000	-
Capital Assets not being Depreciated	14,810,545	1,394,064
Capital Assets being Depreciated, Net	26,187,825	10,689,691
Other Assets	28,834	-
Total Noncurrent Assets	41,531,204	12,083,755
Total Assets	73,196,680	12,711,902
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
OPEB Related Outflows	169,248	-
Pension Related Outflows	2,872,871	-
Total Deferred Outflows of Resources	3,042,119	-
Total Assets and Deferred Outflows of Resources	76,238,799	12,711,902
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	351,724	150
Due to Other Governments	998,627	-
Tenant Security Deposits	501,337	16,900
Accrued Payroll	138,089	-
Unearned Revenue	4,771,233	-
Accrued Interest Payable	9,774	186,683
Notes Payable - Current	7,100	60,273
Compensated Absences - Current	40,944	-
Other Current Liabilities	554,887	-
Due to Primary Government	-	1,059,030
Total Current Liabilities	7,373,715	1,323,036
<b>NONCURRENT LIABILITIES</b>		
Compensated Absences, Net of Current Portion	369,683	-
Notes Payable, Net of Current Portion	480,505	3,275,985
Net Pension Liability	4,512,737	-
Net OPEB Liability	804,912	-
Other Noncurrent Liabilities	123,300	-
Total Noncurrent Liabilities	6,291,137	3,275,985
Total Liabilities	13,664,852	4,599,021
<b>DEFERRED INFLOWS OF RESOURCES</b>		
OPEB Related Inflows	110,125	-
Pension Related Inflows	3,854,090	-
Total Deferred Inflows of Resources	3,964,215	-
Total Liabilities and Deferred Inflows of Resources	17,629,067	4,599,021
<b>NET POSITION</b>		
Net Investment in Capital Assets	40,510,765	8,747,497
Restricted	454,930	210,073
Unrestricted	17,644,037	(844,689)
Total Net Position	<u>\$ 58,609,732</u>	<u>\$ 8,112,881</u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION—**  
**BUSINESS-TYPE ACTIVITIES AND DISCRETELY PRESENTED COMPONENT UNIT**  
**YEAR ENDED JUNE 30, 2022 AND DECEMBER 31, 2021, RESPECTIVELY**

	Enterprise Fund	Discrete Component Unit
<b>OPERATING REVENUES</b>		
HUD Operating Grants	\$ 51,243,943	\$ -
Rental Income	7,447,803	418,388
Other Government Grants	15,395,261	-
Other Revenue	562,063	8,565,623
Total Operating Revenues	<u>74,649,070</u>	<u>8,984,011</u>
<b>OPERATING EXPENSES</b>		
Administrative	6,388,805	189,783
Utilities	1,022,238	60,693
Maintenance	3,445,810	83,213
Tenant Services	595,069	-
General	1,115,421	23,012
Housing Assistance Payments	59,703,284	-
Depreciation	2,817,989	441,471
Total Operating Expenses	<u>75,088,616</u>	<u>798,172</u>
<b>OPERATING INCOME (LOSS)</b>	(439,546)	8,185,839
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Interest Income	43,173	1
Interest Expense	(2,996)	(211,894)
Total Nonoperating Expenses	<u>40,177</u>	<u>(211,893)</u>
Capital Grants	<u>1,495,961</u>	<u>-</u>
<b>CHANGE IN NET POSITION</b>	1,096,592	7,973,946
Net Position - Beginning of Year	<u>57,513,140</u>	<u>138,935</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 58,609,732</u>	<u>\$ 8,112,881</u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED JUNE 30, 2022**

	Enterprise Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash Received from Grants	\$ 67,282,510
Cash Received from Rents	8,324,809
Other Cash Receipts	474,029
Cash Payments to Employees for Services	(6,830,129)
Cash Payments to Suppliers for Goods and Services	(6,140,468)
Cash Payments to Landlords	(59,703,284)
Net Cash Provided by Operating Activities	<u>3,407,467</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Acquisition of Capital Assets	(2,452,543)
Disposal of Capital Assets	10,718
Capital Grants Received	1,495,961
Principal Paid on Capital Debt	(7,790)
Interest Paid on Capital Debt	(2,996)
Net Cash Used by Capital and Related Financing Activities	<u>(956,650)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Repayment of Notes Receivables	103,336
Interest Received	43,173
Net Cash Provided by Investing Activities	<u>146,509</u>
<b>NET INCREASE IN CASH AND INVESTMENTS</b>	2,597,326
Cash and Investments - Beginning of Year	<u>26,779,294</u>
<b>CASH AND INVESTMENTS - END OF YEAR</b>	<u><u>\$ 29,376,620</u></u>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	
Operating Loss	\$ (439,546)
Adjustments to Reconcile Operating Loss to Net Cash	
Provided by Operating Activities:	
Depreciation	2,817,989
Provision for Bad Debts	134,305
(Increase) Decrease in:	
Accounts Receivable Other Governments	849,313
Accounts Receivable	643,866
Prepaid Expenses	(75,216)
Deferred Outflows/Inflows of Resources	1,537,511
Increase (Decrease) in:	
Accounts Payable and Accrued Liabilities	224,035
Due to Other Governments	543,817
Tenant Security Deposits	10,801
Compensated Absences	51,121
Unearned Revenue	(749,824)
Net Pension Liability	(1,976,992)
Net OPEB Liability	(163,713)
Net Cash Provided by Operating Activities	<u><u>\$ 3,407,467</u></u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the Housing Authority of the City of Reno (the Authority) conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental agencies. The following is a summary of the more significant policies.

**Definition of Reporting Entity**

The Authority was established on August 8, 1940 by a resolution of the City of Reno City Council. The Authority is a public body corporate and politically organized pursuant to the laws of Chapter 315 of the state of Nevada. The Authority is governed by a five-member board of commissioners. The City Council appoints the members of the board of commissioners to four-year terms.

Although they are legally separate entities from the Authority, the Washoe Affordable Housing Corporation, Transitional Housing Corporation, and Sutro Management, LLC are reported as if they were part of the Authority because they are solely owned by the Authority and their sole purpose is to work in conjunction with the Authority to assist with the provision of housing for low and moderate income individuals, and the members of the board of commissioners of the Authority act as members of the board of directors of these corporations. Therefore, the financial information of the Washoe Affordable Housing Corporation, the Transitional Housing Corporation, and Sutro Management, LLC are included in the accompanying financial statements as blended component units of the Authority.

Sutro Management, LLC is the .01% general partner of Sutro Affordable Housing, LLC. Sutro Affordable Housing, LLC's purpose is to develop, own and operate an apartment complex (Willie J. Wynn Apartments). The financial information of Sutro Affordable Housing, LLC is included in the accompanying financial statements as a discretely presented component unit of the Authority. Sutro Affordable Housing, LLC has a calendar year-end and accordingly, the amounts included are as of and for the respective year-end that falls within the Authority's June 30, 2022 fiscal year-end. Separate financial statements are issued for the discretely presented component unit, prepared in accordance with Financial Accounting Standards Board (FASB) guidance, and can be obtained by contacting the Director of Administration at the Authority, 1525 East 9<sup>th</sup> Street, Reno, Nevada 89512.

Effective July 1, 2013, the Authority began participating in HUD's Moving to Work (MTW) Demonstration Program. The MTW program primarily consists of grant funding and expenditures that were received and incurred under the Authority's previous Housing Choice Voucher Program, the Public and Indian Housing Program, and the Capital Fund Program. The program provides the Authority greater flexibility in combining its HUD funding among the Authority's administrative, capital, and development activities. The MTW Program also exempts the Authority from many previous required regulations and reporting requirements.



**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Definition of Reporting Entity (Continued)**

At June 30, 2022, the Authority was administering the following programs which consisted of 7,408 units of low and moderate-income housing:

	Number of Units
Moving to Work Program:	
Housing Complexes:	
Mineral Manor	144
Tom Sawyer Village	100
Silverada Manor	149
Stead Manor	67
Hawk View Apartments	99
Essex Manor	105
Myra Birch Manor	53
John McGraw Court	34
Vouchers	2,524
Total Units Administered under the Moving to Work Program	3,275
Other Administered Programs:	
Veterans Affairs Special Vouchers	303
Special Allocations	3,174
Business Activities	341
Neighborhood Stabilization Programs I and II	128
Economic Development Initiative - Special Projects	11
Dollar Home Sales	24
Emergency Housing Vouchers	137
Foster Youth Independence Vouchers	15
Total Units Administered under Other Programs	4,133
Total Units Administered at June 30, 2022	7,408

**Government-Wide and Fund financial Statements**

The government-wide financial statements (i.e., the statement of net position; the statement of revenues, expenses, and changes in net position; and the statement of cash flows) report the financial information of the Authority's operation as a whole.

For financial reporting purposes, the Authority reports all of its operations as a single business-type activity in a single-enterprise housing fund. Therefore, for the Authority the government-wide and fund financial statements are the same. These basic financial statements are presented in accordance with the standards established by the Governmental Accounting Standards Board (GASB).

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

Measurement focus refers to what is being measured; basic of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basic of accounting relate to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis* of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when related cash flows take place. Nonexchange transactions are those in which the Authority receives value without directly giving equal value in exchange. These transactions include revenues from federal, state, and local assistance programs. Revenues from these sources are recognized in the fiscal year in which all eligibility requirements have been met.

Program revenues include grants and contributions that are restricted to the operations of a particular program. Revenues that are not classified as program revenues are presented as general revenues. Revenues such as rents and other miscellaneous fees are recorded as operating revenues. Revenues such as governmental grants and investments earnings are recorded as nonoperating revenues. Operating expenses for proprietary funds include the cost of sales and services, housing assistance payments to landlords, administrative expenses, and depreciation on capital assets. Expenses not meeting this definition are reported as nonoperating expenses.

**Estimates**

Management of the Authority has made certain estimates and assumptions relating to the reporting of assets and liabilities and revenues and expenses to prepare the financial statements. Actual results may differ from those estimates.

**Budgets and Budgetary Accounting**

Each year the Authority's board of commissioners adopts an operating budget. This budget may be revised during the year to give consideration to unanticipated revenue and expenditures primarily resulting from events unknown at the time of adoption of the annual budget by the Authority's board of commissioners.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities, and Net Position**

**Cash and Cash Equivalents**

For purposes of the accompanying statement of cash flows all highly liquid cash and investments with a maturity of three months or less when purchased and cash restricted by federal governmental requirements are considered cash and cash equivalents.

Cash and cash equivalents include amounts in demand deposits and savings accounts. All of the Authority's investments can be converted to cash in a relatively short amount of time. Therefore, all cash and investments and amounts of restricted cash are reported in the statement of cash flows.

**Restricted Assets**

Restricted cash, cash equivalents, and investments, represent deposits that are used for replacement reserves, security deposit payable amounts to tenants, and amounts that are required by grants from HUD to be used only to provide housing assistance for individuals and families that meet various income, age, and employment standards.

**Receivables**

All receivables are reported at their gross value and are reduced by an allowance for doubtful accounts if such an amount is considered applicable.

**Prepaid Assets**

Payments to vendors for goods and services that will benefit periods beyond the fiscal year-end are recorded as prepaid assets.

**Capital Assets**

Capital assets which include land, buildings, improvements, and furniture and equipment, are reported at historical costs. Contributed capital assets are recorded at acquisition value at the time received. Interest expense during any development periods is capitalized.

Maintenance, minor repairs and replacements are recorded as expenses; extraordinary replacements of property resulting in property betterments are charged to the property accounts.

Depreciation is charged to operations using the straight-line method based on the useful life of the related asset. The estimated useful lives of the various asset categories are as follows:

Buildings	30 Years
Improvements	15 Years
Equipment	5 to 10 Years

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities, and Net Position (Continued)**

Compensated Absences

It is the Authority's policy to permit employees to accumulate earned but unused vacation and sick pay.

Regular full-time employees earn from 13 to 29 vacation days per year depending upon their length of employment. Each employee also earns 13 sick leave days per year. Unused annual leave may be accumulated not to exceed between 26 – 58 days. Unused sick leave will be allowed to accumulate up to 188 days; however, upon termination one half of sick leave accrued to a maximum 50 days is paid to the employee. An employee terminating employment shall be paid for any accumulated annual and sick leave at their current hourly rate of pay.

Taxes

The Authority is exempt from federal and state income taxes. The Authority is also exempt from property taxes but makes payments in lieu of taxes on its public housing units.

Net Position

Net position represents the differences between assets and deferred outflows and liabilities and deferred inflows. Net position consists of net investment in capital assets; restricted net position; and unrestricted net position. Net investment in capital assets consists of capital assets, net of depreciation, reduced by outstanding balances of borrowings used for the construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted resources are available.

Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of net position includes separate sections for deferred outflows and inflows of resources. These separate sections represent a consumption or acquisition of net position that applies to future periods and will not be recognized as outflows (expenses) or inflows (revenues) until that time.

**Pensions**

For purposes of measuring the net pension liability (NPL) and deferred outflows/inflows of resources related to pension, and pension expense, information about the fiduciary net position (FNP) of the Authority's Public Employees' Retirement System of Nevada (PERS) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Postemployment Benefits Other Than Pensions (OPEB)**

For purposes of measuring the total OPEB liability for the plans, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, have been determined by an actuarial valuation conducted by the Authority and are accounted for in accordance with the requirements of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (OPEB)*.

**NOTE 2 CASH AND INVESTMENTS**

**Policies**

Nevada law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the Authority's cash on deposit or first trust deed mortgage notes with a market value of 150% of the deposit, as collateral for these deposits. Under Nevada law this collateral is held in a separate investment pool by another institution in the Authority's name and places the Authority ahead of general creditors of the institution.

The Authority and its fiscal agents invest in individual investments and in investment pools. Individual investments are evidenced by specific identifiable *securities instruments* or by electronic entry registering the owner in the records of the institution issuing the security, called the *book entry* system.

The Authority's investments are carried at fair value as required by generally accepted accounting principles. The Authority adjusts the carrying value of its investments to reflect their fair value at each fiscal year-end, and it includes the effects of those adjustments in income for that fiscal year.

Cash and cash equivalents are considered to be liquid assets for purposes of measuring cash flows.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 2 CASH AND INVESTMENTS (CONTINUED)**

**Classification**

Cash and money market mutual funds investments are classified in the financial statements as shown below based on whether or not their use is restricted under the terms of the Authority debt instruments or agency agreements. Cash and investments as of June 30, 2022 are as follows:

Cash and Cash Equivalents	\$ 24,382,136
Money Market Mutual Funds	4,994,484
Total Cash and Investments	<u>\$ 29,376,620</u>

The money market mutual funds are carried at amortized cost. Cash and investments are considered to be liquid assets for purposes of measuring cash flows.

**Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of a failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Nevada Government Code and the Authority's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provisions for deposits: The Nevada Government Code requires Nevada banks and savings and loan associations to secure the Authority's deposits not covered by federal deposit insurance by pledging mortgages or government securities as collateral. The market value of mortgages must equal at least 150% of the face value of deposits. The market value of government securities must equal at least 110% of the face value of deposits. Such collateral must be held in the pledging bank's trust department in a separate depository in an account for the Authority.

The \$24,382,136 of cash and cash equivalents consists of \$25,394,960 maintained on deposit in banks and \$808 of petty cash. Of the amounts deposited into bank checking and savings and money market accounts \$1,000,000 is covered by federal deposit insurance. As of June 30, 2022, all deposits were fully collateralized.

**Interest Rate Risk**

Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. Information about the sensitivity of the fair values of the Authority's investments to market rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

Investment Type	12 Months or Less	One to Five Years	More than Five Years	Total
Money Market Mutual Funds	<u>\$ 4,994,484</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,994,484</u>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 2 CASH AND INVESTMENTS (CONTINUED)**

**Disclosures of Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The actual rating as of June 30, 2022 for each Authority investment type is provided by Standard and Poor's.

**Discretely Presented Component Unit – Sutro Affordable Housing, LLC**

The \$483,501 of cash and cash equivalents consists solely of funds maintained in a checking account with Wells Fargo, \$250,000 of which is covered by federal deposit insurance.

**NOTE 3 NOTES RECEIVABLE**

The following is a summary of the Authority's changes in notes receivable for the fiscal year ended June 30, 2022:

	Balance 6/30/2021	Disbursements	Receipts/ Forgiveness	Balance 6/30/2022	Current Portion
Homeownership Notes	\$ 235,000	\$ -	\$ (53,336)	\$ 181,664	\$ 28,664
Sutro Affordable Housing, LLC	401,000	-	(50,000)	351,000	-
Total Notes Receivable	<u>\$ 636,000</u>	<u>\$ -</u>	<u>\$ (103,336)</u>	<u>\$ 532,664</u>	<u>\$ 28,664</u>

The Authority issued 40 forgivable 0% interest homeownership loans from 2011 to 2015. The original loan amounts are \$15,000 per note and are forgivable at \$1,000 per annum. If the properties are sold in advance to the 15-year forgiveness period, the full unforgiven principal balance is collected. The outstanding balance on the homeownership notes at June 30, 2022 was \$181,664.

On April 15, 2019, the Authority issued a seller carry-back note to Sutro Affordable Housing, LLC in the principal amount of \$401,000. The outstanding principal balance of the note bears interest from the date of disbursement at 2.89% compounded annually. Commencing on June 1, 2021, and on June 1 of each year thereafter, repayments of the outstanding principal balance and accrued interest on the note are due in an amount equal to 33.33% of cash flow, first to accrued interest and second to principal. The outstanding balance on the note at June 30, 2022 was \$351,000.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 4 CAPITAL ASSETS**

**Enterprise Fund**

The following is a summary of the Authority's changes in capital assets for the fiscal year ended June 30, 2022:

	Balance 6/30/2021	Additions	Deletions	Balance 6/30/2022
Not Being Depreciated:				
Land	\$ 13,700,052	\$ -	\$ -	\$ 13,700,052
Construction in Progress	13,496	1,096,997	-	1,110,493
Total Not Being Depreciated	13,713,548	1,096,997	-	14,810,545
Depreciable				
Buildings and Improvements	86,068,831	990,496	-	87,059,327
Equipment	2,630,370	365,050	(11,621)	2,983,799
Total Depreciable Capital Assets	88,699,201	1,355,546	(11,621)	90,043,126
Less Accumulated Depreciation:				
Buildings and Improvements	(59,650,023)	(2,652,608)	-	(62,302,631)
Equipment	(1,388,192)	(165,381)	903	(1,552,670)
Total Accumulated Depreciation	(61,038,215)	(2,817,989)	903	(63,855,301)
Total Capital Assets, Being Depreciated, Net	27,660,986	(1,462,443)	(10,718)	26,187,825
Total Capital Assets, Net	\$ 41,374,534	\$ (365,446)	\$ (10,718)	\$ 40,998,370

**Discretely Presented Component Unit – Sutro Affordable Housing, LLC**

The following is a summary of Sutro Affordable Housing, LLC's changes in capital assets for the fiscal year ended December 31, 2021:

	Balance 12/31/2020	Additions	Deletions	Balance 12/31/2021
Not Being Depreciated:				
Land	\$ 1,394,064	\$ -	\$ -	\$ 1,394,064
Construction in Progress	-	-	-	-
Total Not Being Depreciated	1,394,064	-	-	1,394,064
Depreciable				
Buildings and Improvements	11,101,919	19,838	-	11,121,757
Equipment	229,671	-	-	229,671
Total Depreciable Capital Assets	11,331,590	19,838	-	11,351,428
Less Accumulated Depreciation:				
Buildings and Improvements	(197,299)	(418,504)	-	(615,803)
Equipment	(22,967)	(22,967)	-	(45,934)
Total Accumulated Depreciation	(220,266)	(441,471)	-	(661,737)
Total Capital Assets, Being Depreciated, Net	11,111,324	(421,633)	-	10,689,691
Total Capital Assets, Net	\$ 12,505,388	\$ (421,633)	\$ -	\$ 12,083,755



**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 5 LONG-TERM LIABILITIES**

**Enterprise Fund**

The following is a summary of changes in long-term liabilities for the year ended June 30, 2022:

	Balance 6/30/21	Additions	Deletions	Balance 6/30/22	Current Portion
Notes from Direct Borrowings	\$ 495,395	\$ -	\$ (7,790)	\$ 487,605	\$ 7,100
Compensated Absences	412,095	318,258	(319,726)	410,627	40,944
Total	<u>\$ 907,490</u>	<u>\$ 318,258</u>	<u>\$ (327,516)</u>	<u>\$ 898,232</u>	<u>\$ 48,044</u>

**Discretely Presented Component Unit – Sutro Affordable Housing, LLC**

The following is a summary of changes in Sutro Affordable Housing, LLC's long-term liabilities for the year ended December 31, 2021:

	Balance 12/31/20	Additions	Deletions	Balance 12/31/21	Current Portion
Developer Fee Payable	\$ 925,000	\$ -	\$ (321,501)	\$ 603,499	\$ 603,499
Due to RHA	809,772	-	(380,065)	429,707	429,707
Management Fees Payable	25,824	(25,824)	25,824	25,824	25,824
Total	<u>\$ 1,760,596</u>	<u>\$ (25,824)</u>	<u>\$ (675,742)</u>	<u>\$ 1,059,030</u>	<u>\$ 1,059,030</u>

**NOTE 6 LONG-TERM DEBT**

**Enterprise Fund**

Notes from direct borrowings at June 30, 2022 consist of the following:

Note payable to the City of Reno, due September 1, 2036 secured by a deed of trust on real estate located in Sparks, Nevada. Interest accrues at 1% per annum on the unpaid balance until September 1, 2036 at which time the remaining principal balance and accrued interest will be forgiven. There is no annual required payment of interest or principal. The outstanding balance at June 30, 2022 was \$162,893.

Note payable to the City of Reno-Washoe County Home Consortium, due April 1, 2041, secured by a junior deed of trust on real property located at 7900 Golden Valley Road, Reno, Nevada. Interest accrues on the note at 1.0% per annum as of May 1, 2026 with required annual principal and interest payments of \$10,000 beginning May 1, 2027. The balance outstanding on the loan at June 30, 2022 was \$150,000.

Note payable to the City of Reno-Washoe County Home Consortium, due April 1, 2033, secured by a junior deed of trust on real property located at 7900 Golden Valley Road, Reno, Nevada. Interest accrues on the note at a rate of 8.6% on the first \$200,000 and 3.0% on the remaining \$60,000 per annum. Required annual principal and interest payments are \$9,300. The balance outstanding on the loan at June 30, 2022 was \$174,712.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 6 LONG-TERM DEBT (CONTINUED)**

**Enterprise Fund (Continued)**

Notes from direct borrowings debt service requirements to maturity are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Required Payments</u>
2023	\$ 7,100	\$ 5,239	\$ 12,339
2024	8,266	4,999	13,265
2025	8,514	4,751	13,265
2026	8,770	4,495	13,265
2027	17,533	5,732	23,265
2028-2032	92,749	23,576	116,325
2033-2037	265,699	47,455	313,154
2038-2042	78,974	3,304	82,278
Total	<u>\$ 487,605</u>	<u>\$ 99,551</u>	<u>\$ 587,156</u>

**Discretely Presented Component Unit – Sutro Affordable Housing, LLC**

The following is a summary of changes in Sutro Affordable Housing, LLC's long-term debt from direct borrowings for the year ended December 31, 2021:

	<u>Balance 12/31/20</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/21</u>	<u>Current Portion</u>
Direct Borrowings:					
HOME Loan	\$ 990,000	\$ 9,367	\$ -	\$ 999,367	\$ -
LIHTF Loan	400,000	-	-	400,000	-
RHA Loan	401,000	-	-	401,000	50,000
AHP Loan	440,000	-	-	440,000	-
Wells Fargo Construction Loan	8,583,983	-	(8,583,983)	-	-
Wells Fargo Permanent Loan	-	1,095,891	-	1,095,891	10,273
Total	<u>\$ 10,814,983</u>	<u>\$ 1,105,258</u>	<u>\$ (8,583,983)</u>	<u>\$ 3,336,258</u>	<u>\$ 60,273</u>

Notes from direct borrowings at December 31, 2021 consist of the following:

On April 15, 2019, Sutro Affordable Housing, LLC entered into a promissory note with the City of Reno in the amount of \$1,000,000 (the HOME Loan). Under the terms of the agreement, the HOME Loan is secured by a deed of trust on the Project, matures on June 1, 2049 and bears simple interest at a rate of 3% per annum. Commencing on June 1, 2021 and annually thereafter, payments shall be made in the amount of 33.3% from available cash flow, as defined in the Operating Agreement. As of December 31, 2021, the outstanding principal balance of the HOME Loan was \$999,367 and accrued interest was \$80,811. During the Period, interest expense was \$29,700.

**HOUSING AUTHORITY OF THE CITY OF RENO  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 6 LONG-TERM DEBT (CONTINUED)**

**Discretely Presented Component Unit – Sutro Affordable Housing, LLC (Continued)**

On April 15, 2019, Sutro Affordable Housing, LLC entered into a second promissory note with the City of Reno in the amount of \$400,000 (the LIHTF Loan). Under the terms of the agreement, the LIHTF Loan is secured by a deed of trust on the Project, matures on June 1, 2049 and bears simple interest at a rate of 3% per annum. Commencing on June 1, 2021 and annually thereafter, payments shall be made in the amount of 33.3% from available cash flow, as defined in the Operating Agreement. As of December 31, 2021, the outstanding principal balance of the LIHTF Loan was \$400,000 and accrued interest was \$32,548. During the Period, interest expense was \$12,000.

On April 15, 2019, Sutro Affordable Housing, LLC entered into a promissory note with RHA in the amount of \$401,000 (the RHA Loan). Under the terms of the agreement, the RHA Loan is secured by a deed of trust on the Project, matures on June 1, 2049 and bears interest at a rate of 2.89%, compounded annually. Commencing on June 1, 2021 and annually thereafter, payments shall be made in the amount of 33.3% from available cash flow, as defined in the Operating Agreement. As of December 31, 2021, accrued interest was \$32,252. During the Period, interest expense was \$12,169.

On April 15, 2019, Sutro Affordable Housing, LLC entered into a promissory note with Wells Fargo Financial National Bank in the amount of \$440,000 (the AHP Loan) from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program (AHP). Under the terms of the agreement, the AHP Loan is secured by a deed of trust on the Project, bears interest at a rate of 3% per annum and payment is due in full on April 15, 2049. As of December 31, 2021, the outstanding principal balance of the AHP Loan was \$440,000 and accrued interest was \$35,803. During the Period, interest expense was \$13,200.

On April 15, 2019, Sutro Affordable Housing, LLC entered into a loan commitment with Wells Fargo Bank, National Association (Wells Fargo) in the amount of \$1,100,000 (the Permanent Loan). The Permanent Loan is secured by a deed of trust on the Project, bears interest at a rate of 5.77% per annum and matures on July 1, 2039. As of December 31, 2021, the outstanding principal balance was \$1,095,891 and accrued interest was \$5,269. During the Period, interest expense was \$26,407.

On April 15, 2019, Sutro Affordable Housing, LLC entered into a loan agreement with Wells Fargo in the amount of \$9,500,000 (the Construction Loan). The Construction Loan is secured by a deed of trust on the Project, bears interest at a rate of one-month LIBOR plus 2.10% per annum and matures on April 15, 2021. Commencing on May 1, 2019, monthly interest only payments are due and payable on the first day of each month. As of December 31, 2021, accrued interest was \$0. During the Period, interest expense was \$95,254. The outstanding balance on the loan at December 31, 2021 was \$0. During 2021, the Construction Loan converted to the Permanent Loan.

**HOUSING AUTHORITY OF THE CITY OF RENO  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 7 COMPENSATED ABSENCES**

It is the Authority's policy to permit employees to accumulate earned but unused vacation leave up to a maximum of two years of earned vacation hours and to accumulate earned but unused sick leave up to a maximum of 400 hours. This leave will be used in future periods or paid to employees upon separation from the Authority: vacation hours are payable at the employee's payroll rate and sick leave is payable at one-half the employee's payroll rate. Combined long-term and short-term accrued vacation and sick leave totaling \$410,627 has been valued and recorded by the Authority as of June 30, 2022.

**NOTE 8 EMPLOYEES RETIREMENT PLAN**

**General Information about the Pension Plan**

**Plan Descriptions** – Public Employee Retirement System of Nevada (PERS) administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system. The system was established by the Nevada Legislature in 1947, effective July 1, 1948. The system is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earning capacities have been removed or substantially impaired by age or disability.

Additional information supporting the Schedule of Employer Allocations and the Schedule of Pension Amounts by Employer is located in the PERS Annual Comprehensive Financial Report (ACFR) available on the PER's website at [www.nvpers.org](http://www.nvpers.org) under QuickLinks – Publications.

**Benefits Provided** – Benefits, as required by the Nevada Revised Statutes, are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% multiplier. The system offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

**Vesting** – Regular members are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with 30 years of service. Regular members entering the system on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with 30 years of service.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 8 EMPLOYEES RETIREMENT PLAN (CONTINUED)**

**General Information about the Pension Plan (Continued)**

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation, however, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit up to 90% of average compensation.

The Plan's provisions and benefits in effect at June 30, 2022 are summarized as follows:

	Miscellaneous Plans	
	Prior to January 1, 2010	On or After January 1, 2010
Hire Date	2.67% @ 65	2.5% at 65
Benefit Formula	5 Years of Service	5 Years of Service
Benefit Vesting Formula	Monthly for Life	Monthly for Life
Benefit Payments	2.5% to 2.67%	2.5%
Monthly Benefits, as a Percent of Eligible Compensation	21.50%	28.1%
Retirement Age	65	65

**Contributions** – The Authority, for establishing and amending the obligation to make contribution and member contribution rates, is set by stature. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one or two contribution plans. Contributions are shared equally by employer and employee. Employees can take a reduced salary and have contributions made by the employer (EPC) or can make contributions by a payroll deduction matched by the employer.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

Effective July 1, 2021, the regular employer-pay contribution (EPC) rate is 29.75%.

The Authority's employer and employee contractually required contributions to the plan were \$1,080,717 for the period ended June 30, 2022. Employer contributions were \$540,359 for the period ended June 30, 2022.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 8 EMPLOYEES RETIREMENT PLAN (CONTINUED)**

**General Information about the Pension Plan (Continued)**

**Net Pension Liability** - The net pension liability (NPL) was measured as of June 30, 2021, and the total pension liability used to calculate the NPL was determined by an actuarial valuation as of that date. The NPL of \$4,512,737 is measured as a proportionate share of the NPL of \$9,119,297,102 (or .04949%).

The employer allocation percentage of the NPL was based on the total contributions due on wages paid during the measurement period. Each employer's proportion of the NPL is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2021.

**Deferred Inflows/Outflows** – For the year ended June 30, 2022, the Authority recognized a pension expense of \$5,688. At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension Contributions Subsequent to Measurement Date	\$ 540,359	\$ -
Differences Between Actual and Expected Experience	499,874	31,759
Changes in Assumptions	1,498,306	-
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	3,682,250
Adjustment Due to Differences in Proportions	334,332	140,081
Total	<u>\$ 2,872,871</u>	<u>\$ 3,854,090</u>

**Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions**

Of the \$2,872,871 reported as deferred outflows of resources, \$540,359 related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

<u>Measurement Period Ended June 30,</u>	Deferred Outflows (Inflows) of Resources
2023	\$ (454,535)
2024	(447,087)
2025	(463,768)
2026	(497,073)
2027	299,071
2028	41,814

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 8 EMPLOYEES RETIREMENT PLAN (CONTINUED)**

**Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)**

**Actuarial Methods and Assumptions Used to Determine Total Pension Liability** – The System's net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Assumptions:

Discount Rate	7.25%
Inflation Rate	2.50%
Payroll Growth	3.50%, including inflation
Productivity Pay Increases	0.50% plus
Projected Salary Increases	1.20% to 6.10%, for regular members varying by years of service
Other Assumptions	Same as those used in the June 30, 2020 funding actuarial valuation

Actuarial assumptions used in the June 30, 2021 valuation were based on the results of the June 30, 2020 experience study dated September 10, 2021.

**Discount Rate** – The discount rate used to measure the total pension liability was 7.25% as of June 30, 2021. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. Therefore, the long-term expected rate of return on pension investments was applied to all periods of projected benefit payments to determine total pension liability as of June 30, 2021.

The following was the System's board adopted policy target asset allocation as of June 30, 2021:

Asset Class	Allocation	Long-Term Expected Arithmetic Real Rate of Return*
U.S. Stocks	42.0%	5.50%
International Stocks	18.0%	5.50%
U.S. Bonds	28.0%	0.75%
Private Markets	12.0%	6.65%
Total	100.0%	

\*As of June 30, 2021 PERS' Long-term inflation assumption was 2.50%

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 8 EMPLOYEES RETIREMENT PLAN (CONTINUED)**

**Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate**

The following presents the Authority's proportionate share of the net pension liability, calculated using the discount rate of 7.25%, as well as what the Authority's proportionate share of the net pension liability/ (asset) would be if it were calculated using a discount rate that is 1-percentage point lower (6.25%) or 1-percentage point higher (8.25%) than the current rate:

	Discount Rate – 1% (6.25%)	Current Discount Rate (7.25%)	Discount Rate +1% (8.25%)
Plan's Pension Liability	\$ 8,984,715	\$ 4,512,737	\$ 823,721

***Pension Plan Fiduciary Net Position*** – Detailed information about each pension plan's fiduciary net position is available in the separately issued PERS ACFR, available on the PERS website.

**NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (OPEB)**

**Plan Information**

Eligible retirees may receive coverage through the Public Employee Benefit Program (PEBP). PEBP is an agent multiple-employer defined benefit plan administered by the nine member governing board that provides medical, prescription, dental, vision, and life insurance benefits to retirees. Eligibility and subsidy requirements are governed by the NRS and can only be amended through legislation. In 2008, the NRS were amended and as a result of this amendment, the number of retirees for whom the Authority is obligated to provide postemployment benefits is limited to eligible employees who retired from the Authority prior to September 1, 2008. The PEBP issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by writing to the Public Employee Benefit Program, 901 South Stewart Street, Suite 1001, Carson City, NV 89701 or by calling (775) 684-7000.

**Benefits Provided**

The Authority is required to provide a subsidy based on years of service for its retirees that have enrolled in the PEBP. The subsidy is paid on a pay-as-you-go basis and is based on years of service and medical plan elected.

**Employees Covered by Benefit Terms**

As of July 1, 2021, the date of the latest actuarial valuation, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving	
Benefit Payments	16
Active Plan Members	83
Total Plan Members	99



**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**Contributions**

The contribution requirements of plan members and the Authority are established and may be amended through Authority ordinances. The Authority contributed \$-0- beyond the pay-as-you-go cost for the period ending on the June 30, 2022 measurement date. For the year ending June 30, 2022, total Authority premiums plus implicit costs for the retiree medical program were \$68,888.

**OPEB Liability**

The Authority's OPEB liability of \$804,912 was measured as of June 30, 2022, and the total OPEB liability used to calculate the new OPEB liability was determined by an actuarial valuation as of July 1, 2021.

Changes in Net OPEB Liability			
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balance for June 30, 2021	\$ 968,625	\$ -	\$ 968,625
Service Cost	7,744		7,744
Interest	25,909		25,909
Difference Between Expected and Actual Experience	(119,934)		(119,934)
Changes in Assumptions	(8,544)		(8,544)
Employer Contributions to Trust		68,888	68,888
Benefit Payments Withdrawn from Trust		(68,888)	(68,888)
Benefit Payments including Implicit Cost	(68,888)		(68,888)
Net Changes in OPEB Liability	(163,713)	-	(163,713)
Total OPEB Liability - End of Period	\$ 804,912	\$ -	\$ 804,912

**Actuarial Assumptions**

The total OPEB liability in the July 1, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Assumptions:	
Valuation Date	July 1, 2021
Actuarial Cost Method	Individual Entry Age Normal
Asset-Valuation Method	Market Value of Assets at the Measurement Date
Investment Rate of Return	N/A
Discount Rate	4.09% net of OPEB plan investment expense, including inflation
Municipal Bond Rate	4.09% as of June 30, 2022 (source: S&P Municipal Bond 20-Year High Grade Index - SAPIHG)
Inflation Rate	2.50% as of June 30, 2022 and for future periods
Compensation Increases	3.00% annually as of June 30, 2022 and for future periods
Cost of Living Adjustment	N/A
Pre-Retirement Mortality	General: PubG-2010 Mortality Table for Employees projected generationally with scale MP-2020 for males and females
Post-Retirement Mortality	General: PubG-2010 Mortality Table for Healthy Annuitants projected generationally with scale MP-2020 for males and females
Disabled Mortality	General: PubG-2010 Mortality Table for Disabled Annuitants projected generationally with scale MP-2020 for males and females

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**Actuarial Assumptions (Continued)**

The actuarial assumptions used to calculate the actuarial accrued liability and the service cost primarily reflect the latest experience studies published by the SOA.

The Authority has not established a formal Investment Policy. There are no assets in a trust and this is a pay-as-you-go plan.

*Sensitivity of the Authority's OPEB Liability to Changes in the Discount Rate*

The following presents the Authority's OPEB liability calculated using the discount rate of 4.09%, as well as what the Authority's OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.09%) or 1-percentage-point higher (4.09%) than the current discount rate:

	1% Decrease (3.09)%	Current Discount (4.09)%	1% Increase (5.09)%
Total OPEB Liability	\$ 883,620	\$ 804,912	\$ 738,339

*Sensitivity of the Authority's OPEB liability to Changes in the Healthcare Cost Trend Rates*

The following presents the Authority's OPEB liability as well as what the Authority's OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease	Current Discount	1% Increase
Total OPEB Liability	\$ 737,073	\$ 804,912	\$ 883,922

*OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB*

For the year ended June 30, 2022, the Authority recognized an OPEB expense of \$13,778. At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 99,866	\$ 102,801
Changes of Assumptions	51,922	7,324
Contributions Subsequent to Measurement Date	17,460	-
Total	<u>\$ 169,248</u>	<u>\$ 110,125</u>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)**

**Actuarial Assumptions (Continued)**

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ending June 30</u>	<u>Amount</u>
2023	36,090
2024	28,124
2025	18,770
2026	(4,608)
2027	(18,353)
2028	(18,360)

**NOTE 10 WASHOE AFFORDABLE HOUSING CORPORATION 401(K) PROFIT SHARING PLAN**

Washoe Affordable Housing Corporation (Washoe), a blended component unit of the Authority, has established a 401(k) profit sharing plan. Eligible contributions include employee salary deferrals including Roth 401(k) deferrals, rollover contributions, employer matching contributions, and employer profit sharing contributions. Washoe employees, that are not union employees, are eligible when they have completed six months of service and have attained age 21. For the fiscal year ending June 30, 2022, three employees participated in the plan. Employee and employer contributions of \$5,771 and \$8,984, respectively, were made during the fiscal year ending June 30, 2021. Plan assets totaled \$280,296 as of June 30, 2022.

**NOTE 11 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS**

	Washoe Affordable Housing Corporation	Transitional Housing Corporation	Sutro Management, LLC	Blended Component Unit Total	Total Primary Government	Eliminations	Total
<b>ASSETS</b>							
Cash and Investments	\$ 3,432,278	\$ 7,114	\$ 26,796	\$ 3,466,188	\$ 25,910,432	\$ -	\$ 29,376,620
Other Current Assets	186,959	-	-	186,959	2,101,897	-	2,288,856
Noncurrent Assets	-	-	-	-	532,834	-	532,834
Capital Assets	15,569	-	-	15,569	40,982,801	-	40,998,370
Interprogram Due From	-	-	-	-	1,747,564	(1,747,564)	-
Deferred Outflows	-	-	-	-	3,042,119	-	3,042,119
Total Assets and Deferred Outflows	<u>\$ 3,634,806</u>	<u>\$ 7,114</u>	<u>\$ 26,796</u>	<u>\$ 3,668,716</u>	<u>\$ 74,317,647</u>	<u>\$ (1,747,564)</u>	<u>\$ 76,238,799</u>
<b>LIABILITIES</b>							
Current Liabilities	18,029	-	-	18,029	7,355,686	-	7,373,715
Noncurrent Liabilities	-	-	-	-	6,291,137	-	6,291,137
Interprogram Due To	-	-	-	-	1,747,564	(1,747,564)	-
Deferred Inflows	-	-	-	-	3,964,215	-	3,964,215
Total Liabilities and Deferred Inflows	<u>18,029</u>	<u>-</u>	<u>-</u>	<u>18,029</u>	<u>19,358,602</u>	<u>(1,747,564)</u>	<u>17,629,067</u>
<b>NET POSITION</b>							
Net Investment in Capital Assets	15,569	-	-	15,569	40,495,196	-	40,510,765
Restricted	-	-	-	-	454,930	-	454,930
Unrestricted	3,601,208	7,114	26,796	3,635,118	14,008,919	-	17,644,037
Total Net Position	<u>3,616,777</u>	<u>7,114</u>	<u>26,796</u>	<u>3,650,687</u>	<u>54,959,045</u>	<u>-</u>	<u>58,609,732</u>
Total Liabilities and Net Position	<u>\$ 3,634,806</u>	<u>\$ 7,114</u>	<u>\$ 26,796</u>	<u>\$ 3,668,716</u>	<u>\$ 74,317,647</u>	<u>\$ (1,747,564)</u>	<u>\$ 76,238,799</u>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2022**

**NOTE 11 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS  
(CONTINUED)**

	Washoe Affordable Housing Corporation	Transitional Housing Corporation	Sutro Management, LLC	Blended Component Unit Total	Total Primary Government	Eliminations	Total
<b>OPERATING REVENUES</b>							
Grants	\$ 26,778,697	\$ -	\$ -	\$ 26,778,697	\$ 68,746,970	\$ (28,886,463)	\$ 66,639,204
Rental Income	-	-	-	-	7,447,803	-	7,447,803
Other Revenue	132,587	-	13,596	146,183	583,520	(167,640)	562,063
Total Operating Revenue	26,911,284	-	13,596	26,924,880	76,778,293	(29,054,103)	74,649,070
<b>OPERATING EXPENSES</b>							
Administrative	635,446	250	-	635,696	8,028,515	(2,275,406)	6,388,805
Utilities	5,402	-	-	5,402	1,016,836	-	1,022,238
Maintenance	20,789	-	-	20,789	3,425,021	-	3,445,810
Tenant Services	-	-	-	-	595,069	-	595,069
General Expenses	2,509	-	-	2,509	27,891,609	(26,778,697)	1,115,421
Housing Assistance Payments	25,840,449	-	-	25,840,449	33,862,835	-	59,703,284
Depreciation	5,519	-	-	5,519	2,812,470	-	2,817,989
Total Operating Expenses	26,510,114	250	-	26,510,364	77,632,355	(29,054,103)	75,088,616
Operating Income (Loss)	401,170	(250)	13,596	414,516	(854,062)	-	(439,546)
Total Nonoperating Revenues/(Expenses)	351	83	-	434	39,743	-	40,177
Income (Loss) Before Capital Grants	401,521	(167)	13,596	414,950	(814,319)	-	(399,369)
Capital Grants	-	-	-	-	1,495,961	-	1,495,961
<b>CHANGE IN NET POSITION</b>	401,521	(167)	13,596	414,950	681,642	-	1,096,592
Total Net Position - Beginning of Year	3,215,256	7,281	13,200	3,235,737	54,277,403	-	57,513,140
<b>TOTAL NET POSITION - END OF YEAR</b>	<u>\$ 3,616,777</u>	<u>\$ 7,114</u>	<u>\$ 26,796</u>	<u>\$ 3,650,687</u>	<u>\$ 54,959,045</u>	<u>\$ -</u>	<u>\$ 58,609,732</u>
<b>Net Cash Provided (Used) by:</b>							
Operating Activities	\$ 265,493	\$ (250)	\$ 13,596	\$ 278,839	\$ 3,128,628	\$ -	\$ 3,407,467
Capital and Related Financing Activities	-	-	-	-	(956,650)	-	(956,650)
Investing Activities	351	83	-	434	146,075	-	146,509
<b>Net Increase/ (Decrease) in Cash and Cash Equivalents</b>	265,844	(167)	13,596	279,273	2,318,053	-	2,597,326
Cash and Cash Equivalents - Beginning of Year	3,166,434	7,281	13,200	3,186,915	23,592,379	-	26,779,294
<b>Cash and Cash Equivalents - End of Year</b>	<u>\$ 3,432,278</u>	<u>\$ 7,114</u>	<u>\$ 26,796</u>	<u>\$ 3,466,188</u>	<u>\$ 25,910,432</u>	<u>\$ -</u>	<u>\$ 29,376,620</u>

**HOUSING AUTHORITY OF THE CITY OF RENO  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 12 JOINT POWERS AGREEMENTS**

**Property and Liability Insurance**

The Authority participates in a joint venture under a Joint Powers Agreement (JPA) with the Housing Authorities Risk Retention Pool (HARRP). HARRP was formed to provide property and liability insurance coverage for member housing authorities. The relationship between the Authority and HARRP is such that HARRP is not a component unit of the Authority for financial reporting purposes.

The Authority is exposed to various risks of loss during the normal course of its operations including, but not limited to, loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and injuries to employees. Settlements have not exceeded insurance coverage in each of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior fiscal year.

**NOTE 13 CONTINGENT LIABILITIES**

**Federal Grants**

The Authority has received funds from various federal, state, and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority does not expect such disallowed amounts, if any, to materially affect the financial statements.

**Pending Legal Matters**

As of REPORT DATE, the date that the financial statements were available to be issued, the Authority had outstanding litigation cases that had not yet been resolved. The Authority has assessed the likelihood of such cases resulting in monetary settlement to be minimal and as such has not recorded an associated liability as fiscal year-end.

**REQUIRED SUPPLEMENTARY INFORMATION**

Draft  
Subject to Change  
2/16/23

**HOUSING AUTHORITY OF THE CITY OF RENO  
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE  
OF THE NET PENSION LIABILITY  
YEAR ENDED JUNE 30, 2022**

**Last 10 Years\***

Measurement Date Year Ended	Authority's Proportion of Net Pension Liability	Authority's Proportion Share of Net Pension Liability	Authority Covered Payroll	Authority's Proportion Share of Net Pension Liability as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the total Pension Liability
June 30, 2015	0.049868%	\$ 5,714,641	\$ 2,853,604	200%	75.1%
June 30, 2016	0.048670%	\$ 6,549,310	\$ 2,948,118	222%	72.2%
June 30, 2017	0.048180%	\$ 6,407,288	\$ 2,943,630	218%	74.4%
June 30, 2018	0.047640%	\$ 6,497,107	\$ 3,158,514	206%	75.2%
June 30, 2019	0.047350%	\$ 6,457,140	\$ 3,251,213	199%	76.5%
June 30, 2020	0.046590%	\$ 6,489,729	\$ 3,337,524	194%	77.0%
June 30, 2021	0.046590%	\$ 4,512,737	\$ 3,437,650	131%	86.5%

\*Fiscal year ending June 30, 2015 was the first year of implementation, therefore only seven years are shown.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**SCHEDULE OF THE AUTHORITY'S PENSION CONTRIBUTIONS**  
**YEAR ENDED JUNE 30, 2022**

**Last 10 Years\***

Fiscal Year Ended	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contribution	Contribution Deficiency (Excess)	Covered - Payroll	Contributions as a Percentage of Covered - Payroll
June 30, 2015	\$ 367,402	\$ (367,402)	\$ -	\$ 2,853,604	25.8%
June 30, 2016	\$ 412,737	\$ (412,737)	\$ -	\$ 2,948,118	28.1%
June 30, 2017	\$ 398,113	\$ (466,731)	\$ (68,618)	\$ 2,943,630	29.4%
June 30, 2018	\$ 441,894	\$ (441,894)	\$ -	\$ 3,158,514	14.0%
June 30, 2019	\$ 455,857	\$ (455,857)	\$ -	\$ 3,251,213	14.0%
June 30, 2020	\$ 485,731	\$ (485,731)	\$ -	\$ 3,337,524	14.6%
June 30, 2021	\$ 517,458	\$ (517,458)	\$ -	\$ 3,437,650	15.1%
June 30, 2022	\$ 540,359	\$ (540,359)	\$ -	\$ 3,636,992	14.9%

Valuation Date

June 30, 2021

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method

Individual Entry Age Normal

Amortization Method

Level Percentage of Payroll

Asset Valuation Method

Market value of assets less unrecognized returns in each of the last five years.

Inflation

2.50%

Payroll Growth

3.50%, including inflation

Salary Increase

Regular: 4.20% to 9.10%, depending on service  
Rates include inflation and productivity increases

Investment Rate of Return

7.25%

\*Fiscal year ending June 30, 2015 was the first year of implementation, therefore only eight years are shown.



**HOUSING AUTHORITY OF THE CITY OF RENO**  
**SCHEDULE OF CHANGES IN THE AUTHORITY'S NET OPEB LIABILITY AND RELATED RATIOS**  
**YEAR ENDED JUNE 30, 2022**

	<b>Last 10 Years*</b>				
	July 1, 2021	July 1, 2019	July 1, 2019	July 1, 2017	July 1, 2017
	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
	<u>June 30, 2022</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>
Valuation Date					
Measurement Date					
For the Reporting Period and Fiscal Year Ending on:					
Service Cost	\$ 7,744	\$ 7,182	\$ 6,281	\$ 15,551	\$ 13,829
Interest	25,909	26,767	26,809	27,584	23,976
Changes of Benefit Terms	-	-	-	-	-
Difference Between Expected and Actual Experience	(119,934)	-	138,343	-	113,274
Changes in Assumptions	(8,544)	-	98,140	-	-
Benefit Payments	(68,888)	(62,559)	(63,505)	(48,647)	(50,739)
Net Changes in OPEB Liability	<u>(163,713)</u>	<u>(28,610)</u>	<u>206,068</u>	<u>(5,512)</u>	<u>100,340</u>
Total OPEB Liability - Beginning of Period	968,625	997,235	791,167	796,679	663,411
Prior Period Adjustment	-	-	-	-	32,928
Total OPEB Liability - End of Period	<u>\$ 804,912</u>	<u>\$ 968,625</u>	<u>\$ 997,235</u>	<u>\$ 791,167</u>	<u>\$ 796,679</u>
Covered Employee Payroll	4,130,166	3,437,650	3,337,524	3,687,965	3,580,549
Plan NOL as % of Covered Employee Payroll	19.49%	28.18%	29.88%	21.45%	22.25%

\*Information prior to fiscal year 2018 was not available. The Authority will accumulate each year until ten years of data becomes available.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**SCHEDULE OF THE AUTHORITY'S OPEB CONTRIBUTIONS**  
**YEAR ENDED JUNE 30, 2022**

	Last 10 Years*				
	June 30,2022	June 30,2021	June 30,2020	June 30,2019	June 30,2018
Service Cost	\$ 7,744	\$ 7,182	\$ 6,281	\$ 15,551	\$ 13,829
30 Year Level Dollar Amortization of NOL	31,126	46,555	47,930	23,999	27,259
Actuarial Determined Contribution	38,870	53,737	54,211	39,550	41,088
Contributions in Relation to the Actuarially Determined Contribution	(68,888)	(62,559)	(63,505)	(39,550)	(41,088)
Contribution Deficiency	<u>\$ (30,018)</u>	<u>\$ (8,822)</u>	<u>\$ (9,294)</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Employee Payroll	\$ 4,130,166	\$ 3,437,650	\$ 3,337,524	\$ 3,687,965	\$ 3,580,549
Contribution as a % of Covered Employee Payroll	1.67%	1.82%	1.90%	1.07%	1.15%
Discount Rate	4.09%	2.75%	2.75%	3.50%	3.50%

\*Information prior to fiscal year 2018 was not available. The Authority will accumulate each year until ten years of data becomes available.

## OTHER SUPPLEMENTARY INFORMATION

Draft  
Subject to Change  
2/16/23

**HOUSING AUTHORITY OF THE CITY OF RENO  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED JUNE 30, 2022**

<u>Grantor/Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Passed Through to Subrecipients</u>	<u>Federal Expenditures</u>
<u>Department of Housing and Urban Development (HUD)</u>				
Direct Programs:				
Section 8 Project Based Cluster:				
Section 8 Housing Assistance Payments Program	14.195	N/A	\$ -	\$ 26,778,697
Total Section 8 Project-Based Cluster			-	26,778,697
Housing Voucher Cluster:				
Section 8 Housing Choice Vouchers – COVID-19 Emergency Housing Vouchers	14.871	N/A	-	207,800
Total Housing Voucher Cluster			-	207,800
Resident Opportunities Supportive Services	14.870	N/A	-	129,365
Moving to Work Demonstration (MTW) Program:	14.881			
MTW Demonstration Program for Low Rent	14.OPS	N/A	-	1,610,419
MTW Demonstration Program for Capital Fund	14.CFP	N/A	-	2,142,313
MTW Demonstration Program for HCV Program	14.HCV	N/A	-	21,181,087
COVID-19 HCV CARES Act Funding	14.HCC	N/A	-	384,703
Total MTW Program			-	25,318,522
Pass-through from the City of Sparks:				
CDBG - Entitlement Grants Cluster:				
COVID-19 Community Development Block Grants/Entitlement Grants	14.218	Unknown	-	11,155
Total CDBG - Entitlement Grants Cluster			-	11,155
Total U.S. Department of Housing and Urban Development			-	52,445,539
<u>Department of Treasury</u>				
Pass-through from the City of Reno:				
COVID-19 Coronavirus Relief Fund	21.019	Unknown	-	4,229,536
Pass-through from the City of Sparks:				
COVID-19 Coronavirus Relief Fund	21.019	Unknown	-	796
Pass-through from the State of Nevada:				
COVID-19 Coronavirus Relief Fund	21.019	Unknown	-	3,016
Total COVID-19 Coronavirus Relief Fund			-	4,233,348
Pass-through from the State of Nevada:				
COVID-19 Emergency Rental Assistance	21.023	Unknown	-	6,377,969
Pass-through from Washoe County				
COVID-19 Emergency Rental Assistance	21.023	Unknown	-	4,772,789
Total COVID-19 Emergency Rental Assistance			-	11,150,758
Total Department of Treasury			-	15,384,106
Total Expenditures of Federal Awards			\$ -	\$ 67,829,645

Page 53 of 147

**HOUSING AUTHORITY OF THE CITY OF RENO  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
JUNE 30, 2022**

**NOTE 1 BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Housing Authority of the City of Reno (the Authority) under programs of the federal government for the year ended June 30, 2022. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance for all awards with the exception of Assistance Listing 21.019, which follows criteria determined by the Department of Treasury for allowability of costs. Under these principles, certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

**NOTE 3 INDIRECT COST RATE**

The Authority has elected to not use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

**NOTE 4 SUBRECIPIENTS**

The Authority did not pass-through any federal awards to subrecipients. The Authority was a recipient of COVID-19 federal awards passed through from other entities for the year ended June 30, 2022. See the accompanying schedule.

**NOTE 5 NONCASH FEDERAL ASSISTANCE**

The Authority did not receive any noncash Federal assistance for the year ended June 30, 2022.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Project Total	MTW - Low Rent	MTW - HCV	MTW - CFP	MTW - Demonstration Program	HCV- Cares	Section 8 Housing Assistance Payments	Section 8 MOD-SRO	Section 8 Moderate Rehabilitation	Shelter Plus Care	Neighborhood Stabilization Program	Housing Investment Partnerships
<b>CURRENT ASSETS</b>													
Cash:													
111	Unrestricted	\$ 85,616	\$ -	\$ -	\$ -	\$ 1,381,318	\$ -	\$ -	\$ -	\$ -	\$ 14,430	\$ 4,500,827	\$ 487,203
112	Restricted - modernization and development	-	-	-	-	-	-	-	-	-	-	-	-
113	Other restricted	56,269	-	-	-	92,616	-	-	-	-	-	-	-
114	Tenant security deposits	223,601	-	-	-	-	-	-	-	-	-	115,315	10,540
100	Total cash	365,486	-	-	-	1,473,934	-	-	-	-	14,430	4,616,142	497,743
Accounts and notes receivable:													
122	HUD other projects	43,796	-	-	-	102,176	-	-	-	-	-	-	-
124	Other government	-	-	-	-	-	-	-	-	-	-	-	-
125	Miscellaneous	30,458	-	-	-	524	-	-	-	-	-	19,590	-
126	Tenants	175,445	-	-	-	322,728	-	-	-	-	570	7,317	2,475
126.1	Allowance for doubtful accounts - tenants	(106,269)	-	-	-	(287,896)	-	-	-	-	-	(15,001)	(2,421)
127	Notes, loans, and mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	28,664	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for uncollectibles	143,430	-	-	-	137,532	-	-	-	-	570	40,570	54
131	Investments - unrestricted	532,412	-	-	-	-	-	-	-	-	-	1,394,460	-
142	Prepaid expenses and other assets	11,598	-	-	-	18,349	-	-	-	-	-	13,188	-
143	Inventories	-	-	-	-	-	-	-	-	-	-	-	-
144	Inter-program - due from	-	-	-	-	-	-	-	-	-	-	-	-
150	Total current assets	1,052,926	-	-	-	1,629,815	-	-	-	-	15,000	6,064,360	497,797
<b>NONCURRENT ASSETS</b>													
Fixed assets:													
161	Land	2,273,745	-	-	-	-	-	-	-	-	-	2,901,945	143,190
162	Buildings	52,900,714	-	-	-	84,357	-	-	-	-	-	13,781,739	1,524,230
163	Furniture, equipment and mach - dwellings	1,298,296	-	-	-	366,900	-	-	-	-	-	103,110	-
165	Leasehold Improvements	318,210	-	-	-	-	-	-	-	-	-	100,187	-
164	Furniture, equipment and mach - admin.	692,132	-	-	-	-	-	-	-	-	-	2,711	-
166	Accumulated depreciation	(46,946,625)	-	-	-	(120,308)	-	-	-	-	-	(4,642,976)	(534,338)
167	Construction in progress	960,000	-	-	-	-	-	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	11,496,472	-	-	-	330,949	-	-	-	-	-	12,246,716	1,133,082
171	Notes, loans and mortgages receivable -noncurrent	-	-	-	-	-	-	-	-	-	-	153,000	-
174	Other assets	-	-	-	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	11,496,472	-	-	-	330,949	-	-	-	-	-	12,399,716	1,133,082
200	Deferred Outflow of Resources	940,125	-	-	-	927,222	-	-	-	-	-	116,186	9,829
<b>TOTAL ASSETS AND DEFERRED</b>													
290	<b>OUTFLOWS OF RESOURCES</b>	<b>\$ 13,489,523</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,887,986</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 18,580,262</b>	<b>\$ 1,640,708</b>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Dollar Home Sales	Resident Opportunity and Supportive Services	Business Activities	Blended Component Unit	COCC	Coronavirus Relief Fund	Emergency Housing Vouchers	Emergency Rental Assistance	Community Development Block Grant	Elimination	Total Enterprise Fund	Discrete Component Unit	Total Reporting Entity
<b>CURRENT ASSETS</b>														
Cash:														
111	Unrestricted	\$ -	\$ -	\$ 9,239,948	\$2,850,368	\$ 424,988	\$ -	\$ 52,724	\$ -	\$ -	\$ -	\$ 19,037,422	\$ 256,528	\$ 19,293,950
112	Restricted - modernization and development	-	-	2,874,410	-	-	-	-	-	-	-	2,874,410	210,073	3,084,483
113	Other restricted	-	-	-	-	-	573,011	545,795	701,276	-	-	1,968,967	-	1,968,967
114	Tenant security deposits	17,890	-	133,991	-	-	-	-	-	-	-	501,337	16,900	518,237
100	Total cash	17,890	-	12,248,349	2,850,368	424,988	573,011	598,519	701,276	-	-	24,382,136	483,501	24,865,637
Accounts and notes receivable:														
122	HUD other projects	-	11,460	-	159,652	-	-	-	-	-	-	317,084	-	317,084
124	Other government	-	-	-	-	-	-	-	724,792	-	-	724,792	-	724,792
125	Miscellaneous	-	-	362,875	4,275	16,228	-	-	-	-	-	433,950	-	433,950
126	Tenants	440	-	111,737	-	11,698	-	-	-	-	-	632,410	-	632,410
126.1	Allowance for doubtful accounts - tenants	-	-	(18,087)	-	-	-	-	-	-	-	(429,674)	-	(429,674)
127	Notes, loans, and mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	28,664	-	28,664
129	Accrued interest receivable	-	-	38,425	-	-	-	-	-	-	-	38,425	-	38,425
120	Total receivables, net of allowances for uncollectibles	440	11,460	494,950	163,927	27,926	-	-	724,792	-	-	1,745,651	-	1,745,651
131	Investments - unrestricted	-	-	1,993,798	615,820	457,994	-	-	-	-	-	4,994,484	-	4,994,484
142	Prepaid expenses and other assets	13,906	-	2,919	23,032	460,213	-	-	-	-	-	543,205	144,646	687,851
143	Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-
144	Inter-program - due from	-	-	1,747,564	-	-	-	-	-	-	(1,747,564)	-	-	-
150	Total current assets	32,236	11,460	16,487,580	3,653,147	1,371,121	573,011	598,519	1,426,068	-	(1,747,564)	31,665,476	628,147	32,293,623
<b>NONCURRENT ASSETS</b>														
Fixed assets:														
161	Land	322,400	-	8,058,772	-	-	-	-	-	-	-	13,700,052	1,394,064	15,094,116
162	Buildings	1,895,784	-	15,460,207	35,172	932,973	-	-	-	-	-	86,615,176	11,121,757	97,736,933
163	Furniture, equipment and mach - dwellings	-	-	118,676	-	10,460	-	-	-	-	-	1,897,442	229,671	2,127,113
165	Leasehold Improvements	25,754	-	-	-	-	-	-	-	-	-	444,151	-	444,151
164	Furniture, equipment and mach - admin.	-	-	111,963	62,761	216,790	-	-	-	-	-	1,086,357	-	1,086,357
166	Accumulated depreciation	(639,231)	-	(9,785,195)	(82,364)	(1,104,264)	-	-	-	-	-	(63,855,301)	(661,737)	(64,517,038)
167	Construction in progress	-	-	150,493	-	-	-	-	-	-	-	1,110,493	-	1,110,493
160	Total fixed assets, net of accumulated depreciation	1,604,707	-	14,114,916	15,569	55,959	-	-	-	-	-	40,998,370	12,083,755	53,082,125
171	Notes, loans and mortgages receivable -noncurrent	-	-	351,000	-	-	-	-	-	-	-	504,000	-	504,000
174	Other assets	-	-	28,834	-	-	-	-	-	-	-	28,834	-	28,834
180	Total noncurrent assets	1,604,707	-	14,494,750	15,569	55,959	-	-	-	-	-	41,531,204	12,083,755	53,614,959
200	Deferred Outflow of Resources	8,824	-	312,446	-	727,487	-	-	-	-	-	3,042,119	-	3,042,119
<b>TOTAL ASSETS AND DEFERRED</b>														
290	<b>OUTFLOWS OF RESOURCES</b>	<b>\$ 1,645,767</b>	<b>\$ 11,460</b>	<b>\$ 31,294,776</b>	<b>\$3,668,716</b>	<b>\$ 2,154,567</b>	<b>\$ 573,011</b>	<b>\$ 598,519</b>	<b>\$ 1,426,068</b>	<b>\$ -</b>	<b>\$ (1,747,564)</b>	<b>\$ 76,238,799</b>	<b>\$ 12,711,902</b>	<b>\$ 88,950,701</b>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Project Total	MTW - Low Rent	MTW - HCV	MTW - CFP	MTW - Demonstration Program	HCV- Cares	Section 8 Housing Assistance Payments	Section 8 MOD-SRO	Section 8 Moderate Rehabilitation	Shelter Plus Care	Neighborhood Stabilization Program	Housing Investment Partnerships
<b>CURRENT LIABILITIES</b>													
312	Accounts payable <= 90 days	\$ 129,132	\$ -	\$ -	\$ -	\$ 17,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,277	\$ 140
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current	13,219	-	-	-	15,769	-	-	-	-	-	2,307	81
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	425,616	-	-	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	223,601	-	-	-	-	-	-	-	-	-	115,315	10,540
342	Unearned revenues	39,030	-	-	-	-	-	-	-	-	-	11,624	37
343	Current portion of LT debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of LT debt- Operating	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	56,143	-	-	-	125,520	-	-	-	-	-	-	-
346	Other liabilities	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram - due to	1,503,110	-	-	-	-	-	-	-	-	-	-	-
310	Total current liabilities	2,389,851	-	-	-	158,984	-	-	-	-	-	142,523	10,798
<b>NONCURRENT LIABILITIES</b>													
351	Long-term debt, net of current - capital	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent liabilities - other	47,673	-	-	-	75,627	-	-	-	-	-	-	-
354	Accrued compensated absences - noncurrent	118,976	-	-	-	141,553	-	-	-	-	-	21,831	728
357	Accrued Pension and OPEB Liabilities	1,605,106	-	-	-	1,649,011	-	-	-	-	-	208,177	15,439
350	Total noncurrent liabilities	1,771,755	-	-	-	1,866,191	-	-	-	-	-	230,008	16,167
300	Total liabilities	4,161,606	-	-	-	2,025,175	-	-	-	-	-	372,531	26,965
400	Deferred Inflow of Resources	1,233,383	-	-	-	1,202,151	-	-	-	-	-	150,302	13,186
	Total Liabilities & Deferred Inflow of Resources	5,394,989	-	-	-	3,227,326	-	-	-	-	-	522,833	40,151
<b>NET POSITION</b>													
508.4	Net investment in capital assets	11,496,472	-	-	-	330,949	-	-	-	-	-	12,246,716	1,133,082
511.4	Restricted net position	56,269	-	-	-	92,616	-	-	-	-	-	-	-
512.4	Unrestricted net position	(3,458,207)	-	-	-	(762,905)	-	-	-	-	15,000	5,810,713	467,475
513	Total net position	8,094,534	-	-	-	(339,340)	-	-	-	-	15,000	18,057,429	1,600,557
600	<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	<b>\$ 13,489,523</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,887,986</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 18,580,262</b>	<b>\$ 1,640,708</b>



**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Dollar Home Sales	Resident Opportunity and Supportive Services	Business Activities	Blended Component Unit	COCC	Coronavirus Relief Fund	Emergency Housing Vouchers	Emergency Rental Assistance	Community Development Block Grant	Elimination	Total Enterprise Fund	Discrete Component Unit	Total Reporting Entity
<b>CURRENT LIABILITIES</b>														
312	Accounts payable <= 90 days	\$ 9,726	\$ -	\$ 139,019	\$ 2,028	\$ 33,974	\$ -	\$ -	\$ 6,733	\$ -	\$ -	\$ 351,724	\$ 150	\$ 351,874
321	Accrued wage/payroll taxes payable	-	-	123,795	14,294	-	-	-	-	-	-	138,089	-	138,089
322	Accrued compensated absences - current	81	-	553	-	8,934	-	-	-	-	-	40,944	-	40,944
325	Accrued interest payable	-	-	9,774	-	-	-	-	-	-	-	9,774	186,683	196,457
331	Accounts payable - HUD	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	573,011	-	-	-	-	998,627	-	998,627
341	Tenant security deposits	17,890	-	133,991	-	-	-	-	-	-	-	501,337	16,900	518,237
342	Unearned revenues	3,177	-	3,058,280	-	-	-	239,750	1,419,335	-	-	4,771,233	-	4,771,233
343	Current portion of LT debt - capital projects	-	-	7,100	-	-	-	-	-	-	-	7,100	60,273	67,373
344	Current portion of LT debt - operating	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	371,517	1,707	-	-	-	-	-	-	554,887	1,033,206	1,588,093
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	25,824	25,824
347	Interprogram - due to	232,994	11,460	-	-	-	-	-	-	-	(1,747,564)	-	-	-
310	Total current liabilities	263,868	11,460	3,844,029	18,029	42,908	573,011	239,750	1,426,068	-	(1,747,564)	7,373,715	1,323,036	8,696,751
<b>NONCURRENT LIABILITIES</b>														
351	Long-term debt, net of current - capital	-	-	480,505	-	-	-	-	-	-	-	480,505	3,275,985	3,756,490
353	Noncurrent liabilities - other	-	-	-	-	-	-	-	-	-	-	123,300	-	123,300
354	Accrued compensated absences - noncurrent	728	-	5,458	-	80,409	-	-	-	-	-	369,683	-	369,683
357	Accrued Pension and OPEB Liabilities	13,860	-	529,296	-	1,296,760	-	-	-	-	-	5,317,649	-	5,317,649
350	Total noncurrent liabilities	14,588	-	1,015,259	-	1,377,169	-	-	-	-	-	6,291,137	3,275,985	9,567,122
300	Total liabilities	278,456	11,460	4,859,288	18,029	1,420,077	573,011	239,750	1,426,068	-	(1,747,564)	13,664,852	4,599,021	18,263,873
400	Deferred Inflow of Resources	11,836	-	410,809	-	942,548	-	-	-	-	-	3,964,215	-	3,964,215
	Total Liabilities and Deferred Inflow of Resources	290,292	11,460	5,270,097	18,029	2,362,625	573,011	239,750	1,426,068	-	(1,747,564)	17,629,067	4,599,021	22,228,088
<b>NET POSITION</b>														
508.4	Net investment in capital assets	1,604,707	-	13,627,311	15,569	55,959	-	-	-	-	-	40,510,765	8,747,497	49,258,262
511.4	Restricted net position	-	-	-	-	-	-	306,045	-	-	-	454,930	210,073	665,003
512.4	Unrestricted net position	(249,232)	-	12,397,368	3,635,118	(264,017)	-	52,724	-	-	-	17,644,037	(844,689)	16,799,348
513	Total net position	1,355,475	-	26,024,679	3,650,687	(208,058)	-	358,769	-	-	-	58,609,732	8,112,881	66,722,613
600	<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	<b>\$ 1,645,767</b>	<b>\$ 11,460</b>	<b>\$31,294,776</b>	<b>\$ 3,668,716</b>	<b>\$ 2,154,567</b>	<b>\$ 573,011</b>	<b>\$ 598,519</b>	<b>\$ 1,426,068</b>	<b>\$ -</b>	<b>\$ (1,747,564)</b>	<b>\$76,238,799</b>	<b>#####</b>	<b>\$88,950,701</b>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Project Total	MTW - Low Rent	MTW - HCV	MTW - CFP	MTW - Demonstration Program	HCV-Cares	Section 8 Housing Assistance Payments	Section 8 MOD-SRO	Section 8 Moderate Rehabilitation	Shelter Plus Care	Neighborhood Stabilization Program	Housing Investment Partnerships
<b>REVENUE</b>													
70300	Net tenant rental revenue	\$ 2,813,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,134,727	\$ 107,913
70400	Tenant revenue - other	279,511	-	-	-	-	-	-	-	-	-	6,762	2,512
70500	Total tenant revenue	3,092,765	-	-	-	-	-	-	-	-	-	1,141,489	110,425
70600	HUD PHA operating grants	-	1,610,419	21,181,087	646,352	-	384,703	26,778,697	-	-	-	-	-
706.10	Capital grants	-	-	-	1,495,961	-	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management fee	-	-	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other governmental grants	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	363	-	-	-	-	-	-	-	-	-	1,044	-
71400	Fraud recovery	-	-	-	-	88,034	-	-	-	-	-	-	-
71500	Other revenue	6,940	-	-	-	177,294	-	-	-	16,122	1,185	2,730	997
70000	Total revenue	3,100,068	1,610,419	21,181,087	2,142,313	265,328	384,703	26,778,697	-	16,122	1,185	1,145,263	111,422
<b>EXPENSES</b>													
Administrative:													
91100	Administrative salaries	470,767	-	-	-	1,006,025	60,214	-	-	-	-	47,994	366
91200	Auditing fees	29,694	-	-	-	7,091	-	-	-	-	-	-	-
91300	Management fee	928,944	-	-	-	362,044	-	-	-	-	-	106,983	7,888
91310	Bookkeeping fee	67,590	-	-	-	218,139	-	-	-	-	-	10,080	900
91400	Advertising	3,931	-	-	-	130	-	-	-	-	-	-	-
91500	Employee benefit contributions - admin	109,331	-	-	-	394,681	23,554	-	-	-	-	8,891	(1,928)
91600	Office expense	184,384	-	-	-	264,222	-	-	-	-	-	3,747	-
91700	Legal expense	2,231	-	-	-	1,976	-	-	-	-	-	282	247
91800	Travel	1,735	-	-	-	633	-	-	-	-	-	-	-
91900	Other	79,278	-	-	-	49,079	100,723	-	-	-	-	86,665	9
	Total administrative	1,877,885	-	-	-	2,304,020	184,491	-	-	-	-	264,642	7,482
92000	Asset Management Fee	29,880	-	-	-	-	-	-	-	-	-	-	-
Tenant services:													
92100	Salaries	61,649	-	-	-	-	-	-	-	-	-	-	-
92400	Other	269,380	-	-	-	8,450	141,369	-	-	-	-	-	-
	Total tenant services	331,029	-	-	-	8,450	141,369	-	-	-	-	-	-
Utilities:													
93100	Water	138,591	-	-	-	-	-	-	-	-	-	2,638	174
93200	Electricity	65,408	-	-	-	-	-	-	-	-	-	1,558	806
93300	Gas	46,793	-	-	-	-	-	-	-	-	-	1,591	632
93600	Sewer	372,818	-	-	-	-	-	-	-	-	-	40,553	5,408
93800	Other utilities expense	21,273	-	-	-	-	-	-	-	-	-	47	34
	Total utilities	644,883	-	-	-	-	-	-	-	-	-	46,387	7,054
Ordinary maintenance & operations:													
94100	Labor	514,131	-	-	-	-	-	-	-	-	-	74,323	3,756
94200	Materials and other	261,491	-	-	-	875	85	-	-	-	-	56,339	1,419
94300	Contracts	1,097,549	-	-	-	11,437	1,099	-	-	-	-	119,459	20,648
94500	Employee benefits contribution	326,208	-	-	-	-	-	-	-	-	-	48,712	1,852
	Total ordinary maintenance and operations	2,199,379	-	-	-	12,312	1,184	-	-	-	-	298,833	27,675

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Dollar Home Sales	Resident Opportunity and Supportive Services	Business Activities	Blended Component Unit	COC	Coronavirus Relief Fund	Emergency Housing Vouchers	Emergency Rental Assistance	Community Development Block Grant	Elimination	Total Enterprise Fund	Discrete Component Unit	Total Reporting Entity
<b>REVENUE</b>														
70300	Net tenant rental revenue	\$ 174,070	\$ -	\$ 2,904,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,134,135	\$ 396,264	\$ 7,530,399
70400	Tenant revenue - other	1,767	-	23,116	-	-	-	-	-	-	-	313,668	22,124	335,792
70500	Total tenant revenue	175,837	-	2,927,287	-	-	-	-	-	-	-	7,447,803	418,388	7,866,191
70600	HUD PHA operating grants	-	129,365	-	-	-	-	513,320	-	-	-	51,243,943	-	51,243,943
706.10	Capital grants	-	-	-	-	-	-	-	-	-	-	1,495,961	-	1,495,961
70710	Management fee	-	-	-	-	1,488,789	-	-	-	-	(1,488,789)	-	-	-
70720	Asset Management fee	-	-	-	-	29,880	-	-	-	-	(29,880)	-	-	-
70730	Bookkeeping fee	-	-	-	-	589,097	-	-	-	-	(589,097)	-	-	-
70800	Other government grants	-	-	-	26,778,697	-	4,233,348	-	11,150,758	11,155	(26,778,697)	15,395,261	-	15,395,261
71100	Investment income - unrestricted	-	-	40,610	434	722	-	-	-	-	-	43,173	1	43,174
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	88,034	-	88,034
71500	Other revenue	-	-	74,395	146,183	215,823	-	-	-	-	(167,640)	474,029	8,565,623	9,039,652
70000	Total revenue	175,837	129,365	3,042,292	26,925,314	2,324,311	4,233,348	513,320	11,150,758	11,155	(29,054,103)	76,188,204	8,984,012	85,172,216
<b>EXPENSES</b>														
<b>Administrative:</b>														
91100	Administrative salaries	802	84,024	106,727	214,202	1,159,736	72,783	13,423	228,541	11,155	-	3,476,759	55,202	3,531,961
91200	Auditing fees	-	-	-	2,216	5,318	-	-	20,000	-	-	64,319	-	64,319
91300	Management fee	17,353	-	172,251	-	-	-	1,548	-	-	(1,488,789)	108,222	47,011	155,233
91310	Bookkeeping fee	1,980	-	3,780	285,660	-	-	968	-	-	(589,097)	-	-	-
91400	Advertising	-	-	347	-	13,761	-	-	-	-	-	18,169	422	18,591
91500	Employee benefit contributions - admin	(1,464)	43,479	(32,190)	63,957	455,708	6,333	4,014	57,021	-	-	1,131,387	-	1,131,387
91600	Office expense	-	-	64,768	45,820	221,284	18,980	31,398	54,886	-	(167,640)	721,849	-	721,849
91700	Legal expense	52	-	9,287	1,125	84,340	150	-	-	-	-	99,690	24,402	124,092
91800	Travel	-	-	-	11,528	746	-	-	-	-	-	14,642	-	14,642
91900	Other	51,689	-	76,507	11,188	298,405	-	225	-	-	-	753,768	62,746	816,514
	Total administrative	70,412	127,503	401,477	635,696	2,239,298	98,246	51,576	360,448	11,155	(2,245,526)	6,388,805	189,783	6,578,588
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	(29,880)	-	-	-
<b>Tenant services:</b>														
92100	Salaries	-	-	-	-	-	-	-	-	-	-	61,649	-	61,649
92400	Other	-	-	114,221	-	-	-	-	-	-	-	533,420	-	533,420
	Total tenant services	-	-	114,221	-	-	-	-	-	-	-	595,069	-	595,069
<b>Utilities:</b>														
93100	Water	84	-	39,308	84	2,783	-	-	-	-	-	183,662	-	183,662
93200	Electricity	45	-	33,858	1,509	15,019	-	-	-	-	-	118,203	-	118,203
93300	Gas	51	-	18,415	633	2,455	-	-	-	-	-	70,570	-	70,570
93600	Sewer	9,212	-	176,475	606	-	-	-	-	-	-	605,072	-	605,072
93800	Other utilities expense	6	-	2,577	2,570	18,224	-	-	-	-	-	44,731	60,693	105,424
	Total utilities	9,398	-	270,633	5,402	38,481	-	-	-	-	-	1,022,238	60,693	1,082,931
<b>Ordinary maintenance &amp; operations:</b>														
94100	Labor	2,348	-	194,556	300	30,214	-	-	-	-	-	819,628	-	819,628
94200	Materials and other	1,903	-	162,909	48	7,464	4	-	-	-	-	492,537	83,213	575,750
94300	Contracts	15,624	-	323,641	20,441	70,860	-	98	1,646	-	-	1,682,502	-	1,682,502
94500	Employee benefits contribution	1,264	-	57,121	-	15,986	-	-	-	-	-	451,143	-	451,143
	Total ordinary maintenance & operations	21,139	-	738,227	20,789	124,524	4	98	1,646	-	-	3,445,810	83,213	3,529,023

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Project Total	MTW - Low Rent	MTW - HCV	MTW - CFP	MTW - Demonstration Program	HCV-Cares	Section 8 Housing Assistance Payments	Section 8 MOD-SRO	Section 8 Moderate Rehabilitation	Shelter Plus Care	Neighborhood Stabilization Program	Housing Investment Partnerships
	<b>EXPENSES (Continued)</b>												
96110	Property insurance	\$ 157,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,107	\$ 1,997
96120	Liability insurance	13,568	-	-	-	-	-	-	-	-	-	1,620	172
96130	Workmen's Compensation	26,517	-	-	-	26,185	-	-	-	-	-	3,406	96
96140	All other insurance	23,399	-	-	-	1,284	-	-	-	-	-	3,516	237
96100	Total insurance premiums	220,667	-	-	-	27,469	-	-	-	-	-	31,649	2,502
	General expenses:												
96200	Other general expenses	8,377	-	-	-	4,653	-	26,778,697	-	-	-	29,000	-
96210	Compensated absences	101,990	-	-	-	126,357	-	-	-	-	-	10,671	88
96300	Payment in lieu of taxes	227,719	-	-	-	-	-	-	-	-	-	639	55
96400	Bad debt - tenant rents	51,571	-	-	-	56,795	-	-	285	-	-	3,888	773
96000	Total general expenses	389,657	-	-	-	187,805	-	26,778,697	285	-	-	44,198	916
96710	Interest of mortgage payable	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total operating expenses	5,693,380	-	-	-	2,540,056	327,044	26,778,697	285	-	-	685,709	45,629
97000	Excess of operating revenue over operating expenses	(2,593,312)	1,610,419	21,181,087	2,142,313	(2,274,728)	57,659	-	(285)	16,122	1,185	459,554	65,793
97300	Housing assistance payments	-	-	-	-	18,622,883	-	-	-	-	-	-	-
97350	HAP Portability-in	-	-	-	-	164,839	-	-	-	-	-	-	-
97400	Depreciation expense	1,472,937	-	-	-	54,530	-	-	-	-	-	526,139	67,057
90000	Total expenses	7,166,317	-	-	-	21,382,308	327,044	26,778,697	285	-	-	1,211,848	112,686
	Other financing sources (uses):												
10010	Operating transfer in	286,492	-	-	-	24,933,819	-	-	-	-	-	-	-
10020	Operating transfer out	(286,492)	(1,610,419)	(21,181,087)	(2,142,313)	-	-	-	-	-	-	-	-
10093	Transfers between Program and Project - In	3,792,122	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between Program and Project - Out	-	-	-	-	(3,792,122)	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	3,792,122	(1,610,419)	(21,181,087)	(2,142,313)	21,141,697	-	-	-	-	-	-	-
10000	<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES</b>	<b>\$ (274,127)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,717</b>	<b>\$ 57,659</b>	<b>\$ -</b>	<b>\$ (285)</b>	<b>\$ 16,122</b>	<b>\$ 1,185</b>	<b>\$ (66,585)</b>	<b>\$ (1,264)</b>

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Dollar Home Sales	Resident Opportunity and Supportive Services	Business Activities	Blended Component Unit	COC	Coronavirus Relief Fund	Emergency Housing Vouchers	Emergency Rental Assistance	Community Development Block Grant	Elimination	Total Enterprise Fund	Discrete Component Unit	Total Reporting Entity
	<b>EXPENSES (Continued)</b>													
96110	Property insurance	\$ 4,394	\$ -	\$ 50,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236,825	\$ -	\$ 236,825
96120	Liability insurance	379	-	1,348	-	-	-	-	-	-	-	17,087	-	17,087
96130	Workmen's Compensation	74	1,862	5,452	2,509	18,408	713	201	3,861	-	-	89,284	-	89,284
96140	All other insurance	522	-	1,817	-	9,576	-	-	-	-	-	40,351	-	40,351
96100	Total insurance premiums	5,369	1,862	58,761	2,509	27,984	713	201	3,861	-	-	383,547	-	383,547
	General expenses:													
96200	Other general expenses	-	-	985	-	6,883	-	-	-	-	(26,778,697)	49,898	15,642	65,540
96210	Compensated absences	88	-	2,627	-	76,437	-	-	-	-	-	318,258	-	318,258
96300	Payment in lieu of taxes	186	-	814	-	-	-	-	-	-	-	229,413	-	229,413
96400	Bad debt - tenant rents	-	-	20,993	-	-	-	-	-	-	-	134,305	-	134,305
96000	Total general expenses	274	-	25,419	-	83,320	-	-	-	-	(26,778,697)	731,874	15,642	747,516
96710	Interest of mortgage payable	-	-	2,996	-	-	-	-	-	-	-	2,996	211,894	214,890
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	7,370	7,370
96700	Total interest expense and amortization	-	-	2,996	-	-	-	-	-	-	-	2,996	219,264	222,260
96900	Total operating expenses	106,592	129,365	1,611,734	664,396	2,513,607	98,963	51,875	365,955	11,155	(29,054,103)	12,570,339	568,595	13,138,934
	Excess of operating revenue over operating expenses	69,245	-	1,430,558	26,260,918	(189,296)	4,134,385	461,445	10,784,803	-	-	63,617,865	8,415,417	72,033,282
97300	Housing assistance payments	-	-	-	25,840,449	-	4,134,385	155,925	10,784,803	-	-	59,538,445	-	59,538,445
97350	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	164,839	-	164,839
97400	Depreciation expense	69,595	-	593,292	5,519	28,920	-	-	-	-	-	2,817,989	441,471	3,259,460
90000	Total expenses	176,187	129,365	2,205,026	26,510,364	2,542,527	4,233,348	207,800	11,150,758	11,155	(29,054,103)	75,091,612	1,010,066	76,101,678
	Other financing sources (uses):													
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	(25,220,311)	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	25,220,311	-	-	-
10091	Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	(3,792,122)	-	-	-
10092	Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	3,792,122	-	-	-
10100	Total other financing sources (uses)	-	-	-	-	-	-	-	-	-	-	-	-	-
10000	<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES</b>	<b>\$ (350)</b>	<b>\$ -</b>	<b>\$ 837,266</b>	<b>\$ 414,950</b>	<b>\$ (218,216)</b>	<b>\$ -</b>	<b>\$ 305,520</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,096,592</b>	<b>\$ 7,973,946</b>	<b>\$ 9,070,538</b>

**HOUSING AUTHORITY OF THE CITY OF RENO  
FINANCIAL DATA SCHEDULES  
YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Project Total	MTW - Low Rent	MTW - HCV	MTW - CFP	MTW - Demonstration Program	HCV- Cares	Section 8 Housing Assistance Payments	Section 8 MOD-SRO	Section 8 Moderate Rehabilitation	Shelter Plus Care	Neighborhood Stabilization Program	Housing Investment Partnerships
<b>Memo Account Information</b>													
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	8,368,661	-	-	-	(541,079)	-	-	64,165	39,361	13,815	18,124,014	1,601,821
11040	Prior period adjustments, equity transfers correction	-	-	-	-	177,022	(57,659)	-	(63,880)	(55,483)	-	-	-
11170	Administrative fee equity	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing assistance payments equity	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit months available	9,012	-	-	-	38,939	-	-	-	-	-	1,344	144
11210	Number of unit months leased	8,746	-	-	-	36,213	-	-	-	-	-	1,319	126
11270	Excess cash	(1,839,996)	-	-	-	-	-	-	-	-	-	-	-
11620	Building purchases	559,732	-	-	-	-	-	-	-	-	-	-	-
11630	Furniture and Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture and Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**FINANCIAL DATA SCHEDULES**  
**YEAR ENDED JUNE 30, 2022**

Line Item #	Accounts Description	Dollar Home Sales	Resident Opportunity and Supportive Services	Business Activities	Blended Component Unit	COCC	CRF	EHV	ERA	CDBG	Elimination	Total Enterprise Fund	Discrete Component Unit	Total Reporting Entity
	<b>Memo Account Information</b>													
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,000	\$ 102,000
11030	Beginning equity	1,355,825	-	25,187,413	3,235,737	10,158	-	53,249	-	-	-	57,513,140	138,935	57,652,075
11040	Prior period adjustments, equity transfers correction	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative fee equity	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing assistance payments equity	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit months available	288	-	4,224	38,088	-	-	1,644	2,869	-	-	96,552	528	97,080
11210	Number of unit months leased	262	-	4,159	38,088	-	-	528	2,869	-	-	92,310	514	92,824
11270	Excess cash	-	-	-	-	-	-	-	-	-	-	(1,839,996)	-	(1,839,996)
11620	Building purchases	-	-	-	-	-	-	-	-	-	-	559,732	-	559,732
11630	Furniture and Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture and Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

Board of Commissioners  
Housing Authority of the City of Reno  
Reno, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the discretely presented component unit of the Housing Authority of the City of Reno (Reno Housing Authority), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Reno Housing Authority's basic financial statements, and have issued our report thereon dated **REPORT DATE**. Our report includes a reference to other auditors who audited the financial statements of the discretely presented component unit as described in our report on Reno Housing Authority's financial statements. The audit of the discretely presented component unit was not performed in accordance with *Government Auditing Standards* and, accordingly, this report does not include the results of the other auditors' testing of internal control over financial reporting or instances of reportable noncompliance associated with the discretely presented component unit.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered Reno Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Reno Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Reno Housing Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether Reno Housing Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of This Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**CliftonLarsonAllen LLP**

Baltimore, Maryland  
REPORT DATE

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE  
REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners  
Housing Authority of the City of Reno  
Reno, Nevada

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the Housing Authority of the City of Reno's (Reno Housing Authority's) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Reno Housing Authority's major federal programs for the year ended June 30, 2022. Reno Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Reno Housing Authority's basic financial statements include the operations of a discretely presented component unit which may have received federal awards which are not included in the schedule of expenditures of federal awards for the year ended June 30, 2022. Our audit, described below, did not include the operations of the discretely presented component units because other auditors were engaged to perform audits of compliance, if applicable.

In our opinion, Reno Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Reno Housing Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Reno Housing Authority's compliance with the compliance requirements referred to above.

### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to Reno Housing Authority's federal programs.

### ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Reno Housing Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Reno Housing Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Reno Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of Reno Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Reno Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

**CliftonLarsonAllen LLP**

Baltimore, Maryland  
REPORT DATE

**HOUSING AUTHORITY OF THE CITY OF RENO  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
JUNE 30, 2022**

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***Section I – Summary of Auditors’ Results***

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***Financial Statements***

1. Type of auditors’ report issued: Unmodified
2. Internal control over financial reporting:
  - Material weakness(es) identified? \_\_\_\_\_ yes           x       no
  - Significant deficiency(ies) identified? \_\_\_\_\_ yes           x       none reported
3. Noncompliance material to financial statements noted? \_\_\_\_\_ yes           x       no

***Federal Awards***

1. Internal control over major federal programs:
  - Material weakness(es) identified? \_\_\_\_\_ yes           x       no
  - Significant deficiency(ies) identified? \_\_\_\_\_ yes           x       none reported
2. Type of auditors’ report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? \_\_\_\_\_ yes           x       no

***Identification of Major Federal Programs***

**Assistance Listing Numbers**

21.019  
21.023

**Name of Federal Program or Cluster**

COVID-19 Coronavirus Relief Fund  
COVID-19 Emergency Rental Assistance

Dollar threshold used to distinguish between Type A and Type B programs:

\$ 2,034,889

Auditee qualified as low-risk auditee?

     x       yes      \_\_\_\_\_ no

**HOUSING AUTHORITY OF THE CITY OF RENO  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)  
JUNE 30, 2022**

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***Section II – Financial Statement Findings***

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Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

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***Section III – Federal Award Findings and Questioned Costs***

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Our audit did not disclose any matters required to be reported in accordance with 2 CFR 200.516(a).

Draft  
Subject to Change  
2/16/23

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 2**

**February 28, 2023**

SUBJECT: Approval of the minutes of the regular Board meeting held January 17, 2023.  
(For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

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MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
January 17, 2023

Page 72 of 147

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Vice Chairman Aiazzi at 12:15 pm on Tuesday, January 17, 2023 in the Agency's Boardroom.

**Commissioners Present**

Dave Aiazzi, Chairperson  
Jazzmeen Johnson, Vice Chairperson  
Mark Sullivan, Commissioner

**Commissioners Absent**

Mayor Hillary Schieve

**Staff Present**

Hilary Lopez, Ph.D., Executive Director  
Heidi McKendree, Deputy Executive Director  
Ryan Russell, Legal Counsel  
Linda Long, Director of Administration  
Darren Squillante, Director of HR  
Samantha Arellano Director of IT  
Cori Fisher, Director of Resident Services  
Jamie Newfelt, Director of Rental Assistance  
Kristin Scott, Director of Public Housing  
Kim Anhalt, Moving to Work Coordinator  
April Conway, Public Affairs Officer  
Lindsay Dobson, Executive Administrative Assistant

**Staff Absent**

**Others Present**

None

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Receive introduction of guests.**  
John Downey of JF Downey  
Farrah Downey of JF Downey  
Sparks County Commissioner Dian Vanderwell  
Nestor Garcia-Ruiz-Senior Project Manager
- **First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person, under these items.**

There was no public comment.



➤ **Approval of agenda (For Possible Action)**

Commissioner Sullivan motioned to approve the agenda. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried and the agenda approved.

1. **Presentation by Cori Fisher, Director of Resident Services, to Jazzmeen Johnson, Family Self-Sufficiency graduate. (Discussion)**
2. **Presentation from Farrah Downey, JF Downey Realty Consulting & Advisory Services, LLC, for the Emergency Eviction Prevention Program Northern Nevada (EEPPNN). (Discussion)**
3. **Approval of the minutes of the regular Board meeting held December 20, 2022, and the minutes of the closed session Board meeting held December 20, 2022. (For Possible Action)**

Commissioner Sullivan motioned to approve the minutes. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes and no nays. Chairman Aiazzi declared the motion carried and the minutes approved.

4. **Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.)**
  - a) Possible action to authorize the Executive Director to execute a contract with Mt. Rose Heating and Airconditioning, Inc. in the amount of \$304,000.00 to replace the HVAC system at John McGraw Court Public Housing Project NV39-P001-018.
  - b) Consider adoption of Resolution 23-01-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs.
  - c) Consider adoption of Resolution 23-01-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs.
  - d) Consider adoption of Resolution 23-01-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program.
  - e) Consider adoption of Resolution 23-01-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties.
  - f) Consider adoption of Resolution 23-01-05 RH authorizing the write-off of vacated tenant account receivables for the Cares Housing Assistance Payments (CHAP) program.
  - g) Consider adoption of Resolution 23-01-06 RH authorizing the write-off of vacated tenant account receivables for the Cares Housing Assistance Payments (CHAP) program.

- h) Possible approval of Vice Chairwoman Johnson's request to expend her Contingency Fund allotment in the amount of \$10,000 to the following non-profit organizations; The Ballroom of Reno (\$5,000), Black Wall Street Reno's diaper bank (\$3,000), and RHA's Workforce Development Program's scholarship awards dinner (\$2,000).

**5. Commissioner Reports. (Discussion)**

There were no commissioner reports

**6. Executive Director/Secretary's Report. (Discussion)**

## B. Update on Rental Assistance Voucher Programs / Asset Management

### Rental Assistance Voucher Programs

Voucher Type	Total Voucher Allocation	Vouchers Leased as of 12/1/22	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,477	2,242	90%	169
VASH	416	281	68%	36
EHV	137	72	53%	36
FYI	15	4	27%	2

Number HQS Inspections Conducted by Month	
December 2022	239

#### **Housing Choice Vouchers (HCV)**

Description: Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to Project Base 107 of our HCV's to assist special populations obtain housing. Of the total 107 PBV units, 95 are assigned to RHA owned properties.

Lease-Up Expectations: Although total voucher allocation is 2524, HUD has set the agency's leasing expectation at 2382 (AKA RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2524 vouchers is not expected or suggested by HUD.

#### **Veteran's Affairs Supporting Housing Vouchers (VASH)**

Description: Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 9 of these vouchers.

#### **Emergency Housing Vouchers (EHV)**

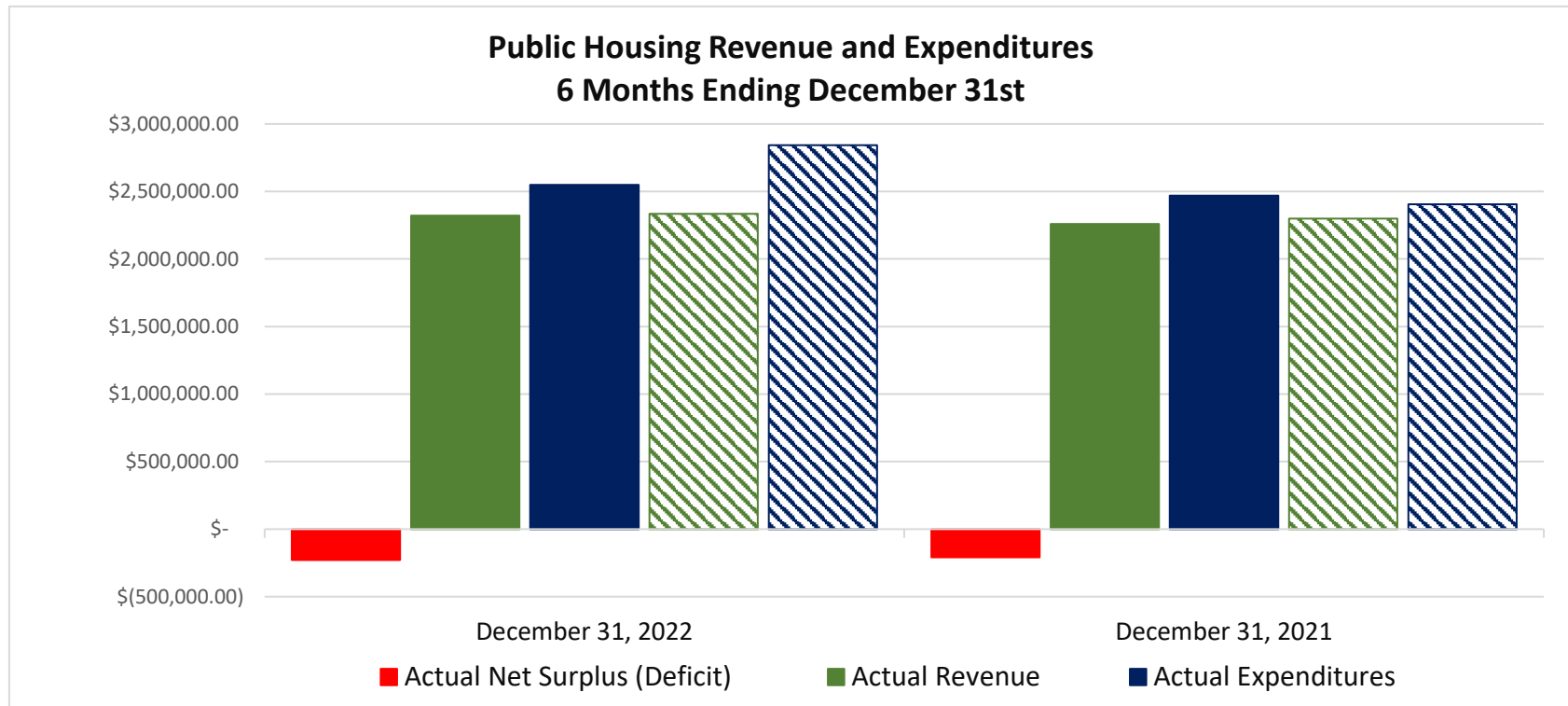
Description: Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place and Volunteers of America) that have experience providing services to this population. Referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system. Direct referrals are received by the RHA from the partnering agency and the RHA provides the EHV voucher.

#### **Foster Youth to Independence Vouchers (FYI)**

**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Page 76 of 147

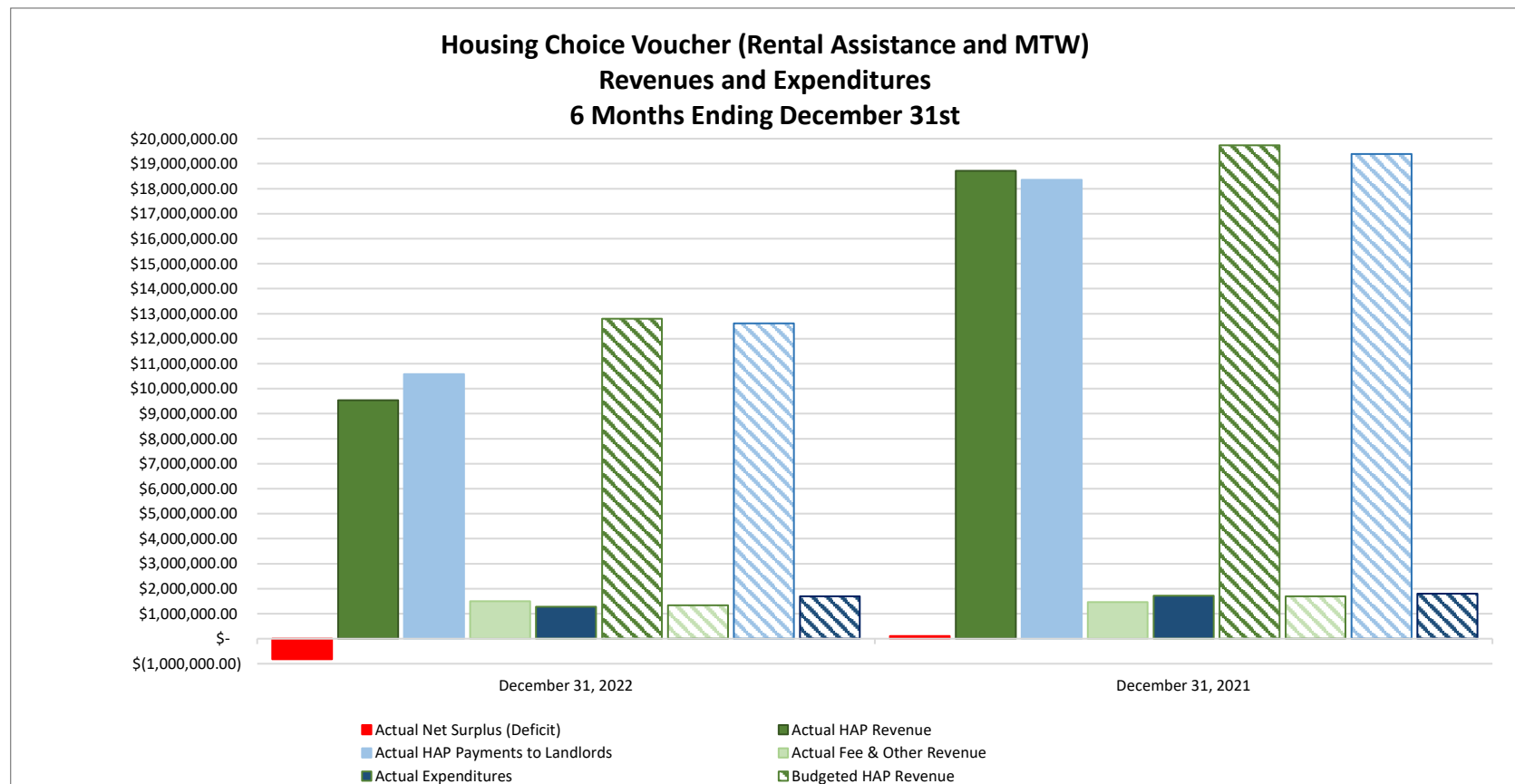
Public Housing	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	\$ 2,320,492.20	\$ 2,260,276.00	\$ 60,216.20	2.66%
Actual Expenditures	\$ 2,549,025.52	\$ 2,469,230.00	\$ 79,795.52	3.23%
Actual Net Surplus (Deficit)	\$ (228,533.32)	\$ (208,954.00)	\$ (19,579.32)	9.37%
Budgeted Revenue	\$ 2,334,419.46	\$ 2,298,785.58	\$ 35,633.88	1.55%
Budgeted Expenditures	\$ 2,842,849.50	\$ 2,405,655.42	\$ 437,194.08	18.17%



**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Page 77 of 147

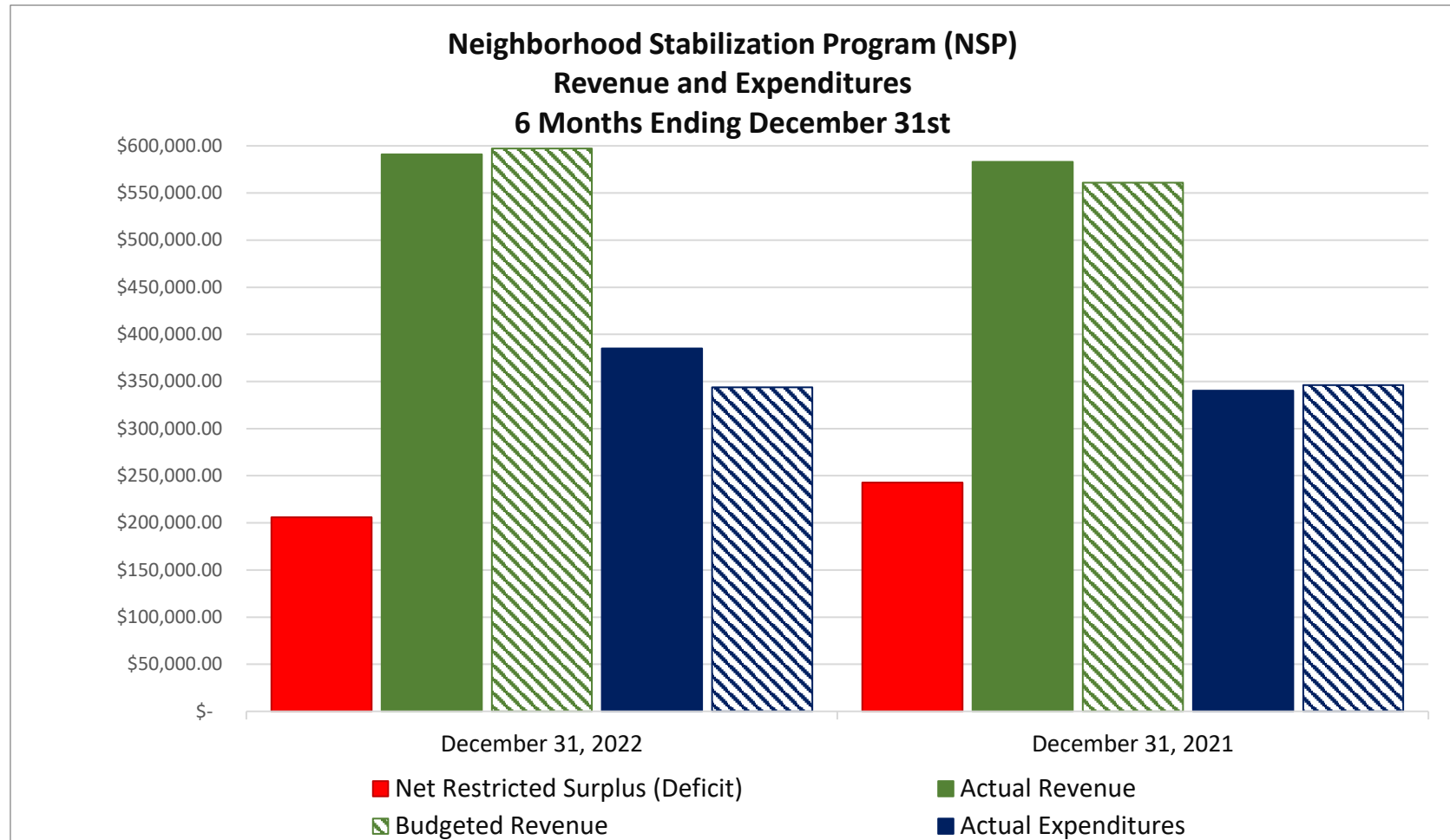
Housing Choice Voucher (Rental Assistance and MTW)	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 9,541,611.00	\$ 18,716,912.85	\$ (9,175,301.85)	-49.02%
Actual HAP Payments to Landlords	\$ 10,580,798.42	\$ 18,352,563.18	\$ (7,771,764.76)	-42.35%
Actual Fee & Other Revenue	\$ 1,497,514.48	\$ 1,464,957.20	\$ 32,557.28	2.22%
Actual Expenditures	\$ 1,279,307.79	\$ 1,720,066.29	\$ (440,758.50)	-25.62%
Actual Net Surplus (Deficit)	\$ (820,980.73)	\$ 109,240.58	\$ (930,221.31)	-851.53%
Budgeted HAP Revenue	\$ 12,796,302.00	\$ 19,733,135.10	\$ (6,936,833.10)	-35.15%
Budgeted Fee & Other Revenue	\$ 1,336,296.54	\$ 1,701,079.18	\$ (364,782.64)	-21.44%
Budgeted HAP Payments to Landlords	\$ 12,612,457.98	\$ 19,387,460.34	\$ (6,775,002.36)	-34.95%
Budgeted Expenditures	\$ 1,697,036.16	\$ 1,798,354.92	\$ (101,318.76)	-5.63%



**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Page 78 of 147

<b>Neighborhood Stabilization Program (NSP)</b>	<b>December 31, 2022</b>	<b>December 31, 2021</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual Revenue	\$ 590,906.87	\$ 583,058.68	\$ 7,848.19	1.35%
Actual Expenditures	\$ 385,082.87	\$ 340,247.17	\$ 44,835.70	13.18%
<b>Net Restricted Surplus (Deficit)</b>	<b>\$ 205,824.00</b>	<b>\$ 242,811.51</b>	<b>\$ (36,987.51)</b>	<b>-15.23%</b>
Budgeted Revenue	\$ 597,102.54	\$ 560,863.50	\$ 36,239.04	6.46%
Budgeted Expenditures	\$ 343,875.06	\$ 346,196.64	\$ (2,321.58)	-0.67%

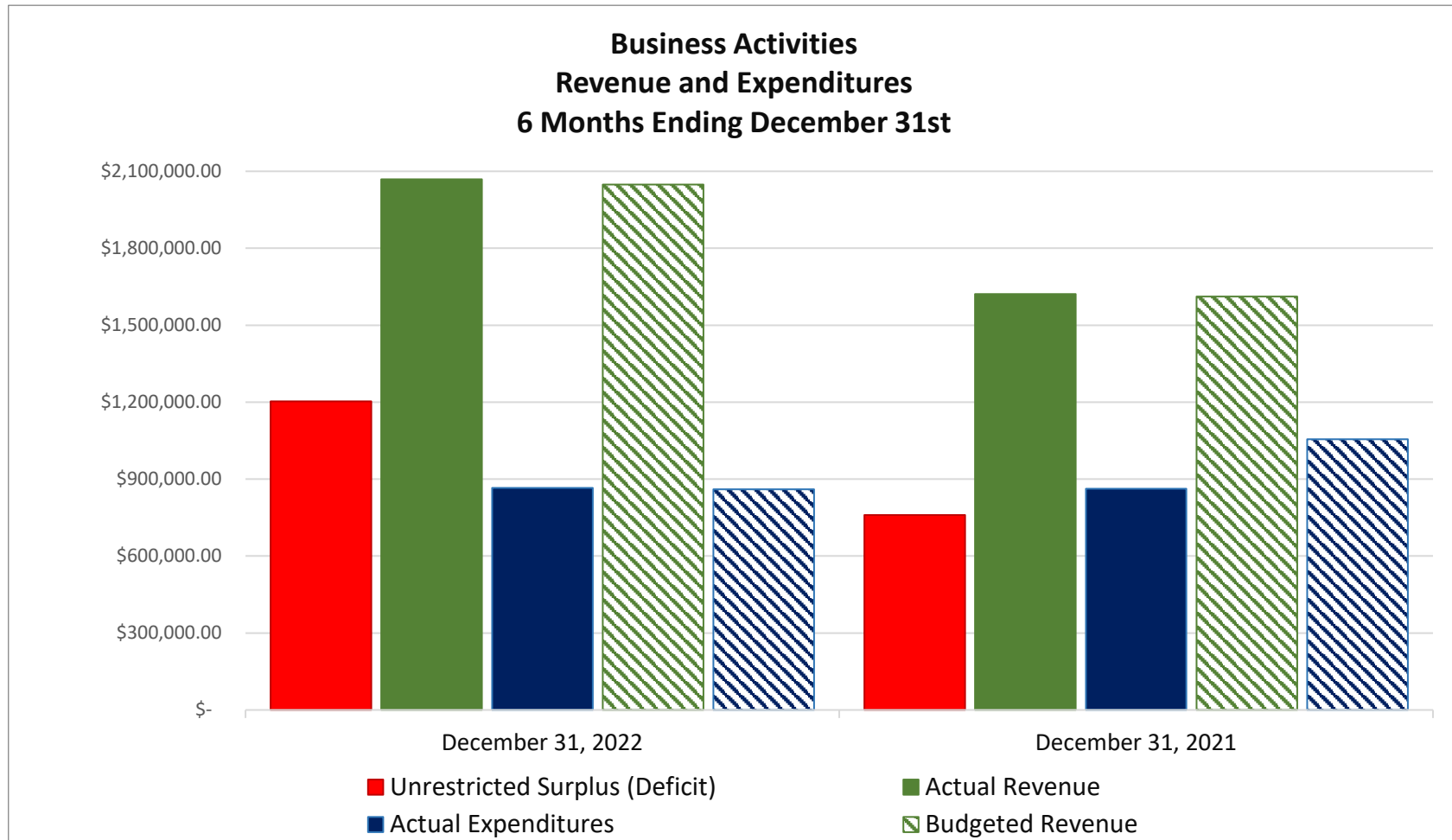


<b>Business Activities</b>	<b>December 31, 2022</b>	<b>December 31, 2021</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual Revenue	\$ 2,069,372.80	\$ 1,621,578.44	\$ 447,794.36	27.61%

**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Page 79 of 147

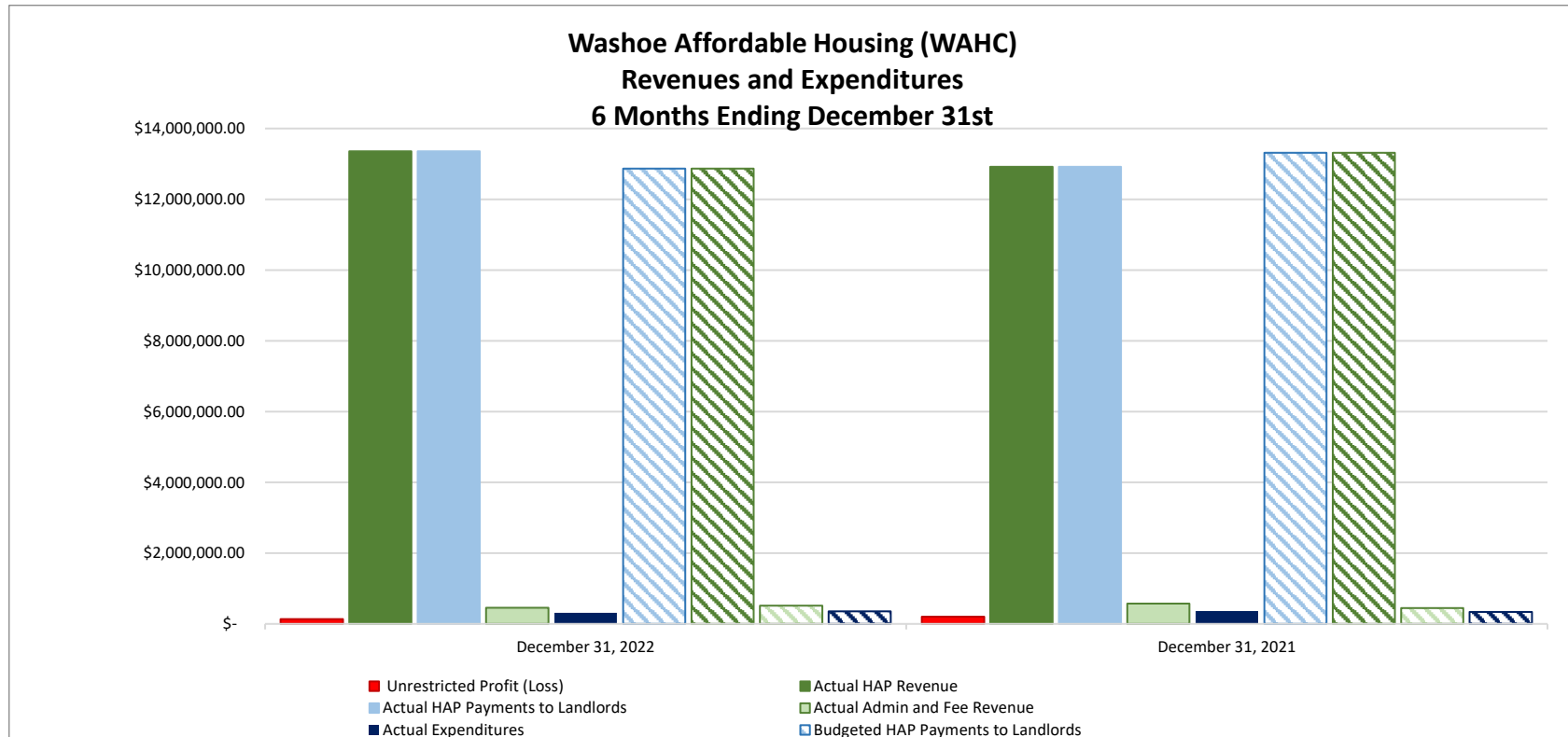
Actual Expenditures	\$ 865,856.09	\$ 861,987.96	\$ 3,868.13	<b>0.45%</b>
<b>Unrestricted Surplus (Deficit)</b>	<b>\$ 1,203,516.71</b>	<b>\$ 759,590.48</b>	<b>\$ 443,926.23</b>	<b>58.44%</b>
Budgeted Revenue	\$ 2,048,739.00	\$ 1,611,816.00	\$ 436,923.00	<b>27.11%</b>
Budgeted Expenditures	\$ 860,546.88	\$ 1,055,529.36	\$ (194,982.48)	<b>-18.47%</b>



Washoe Affordable Housing (WAHC)	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 13,354,564.50	\$ 12,919,419.50	\$ 435,145.00	3.37%
Actual HAP Payments to Landlords	\$ 13,354,564.50	\$ 12,919,419.50	\$ 435,145.00	3.37%
<i>HAP Surplus (Deficit)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>0.00%</i>
Actual Admin and Fee Revenue	\$ 453,908.12	\$ 570,444.22	\$ (116,536.10)	-20.43%

**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Actual Expenditures	\$ 314,469.54	\$ 363,491.92	\$ (49,022.38)	-13.49%
<i>Unrestricted Profit (Loss)</i>	<i>\$ 139,438.58</i>	<i>\$ 206,952.30</i>	<i>\$ (67,513.72)</i>	<i>-32.62%</i>
Net compared to budget	\$ 139,438.58	\$ 206,952.30	\$ (67,513.72)	-32.62%
Budgeted HAP Payments to Landlords	\$ 12,868,645.02	\$ 13,317,678.00	\$ (449,032.98)	-3.37%
Budgeted HAP Revenue	\$ 12,868,645.02	\$ 13,317,678.00	\$ (449,032.98)	-3.37%
Budgeted Admin and Fee Revenue	\$ 516,507.48	\$ 443,688.00	\$ 72,819.48	16.41%
Budgeted Expenditures	\$ 353,779.08	\$ 337,056.00	\$ 16,723.08	4.96%

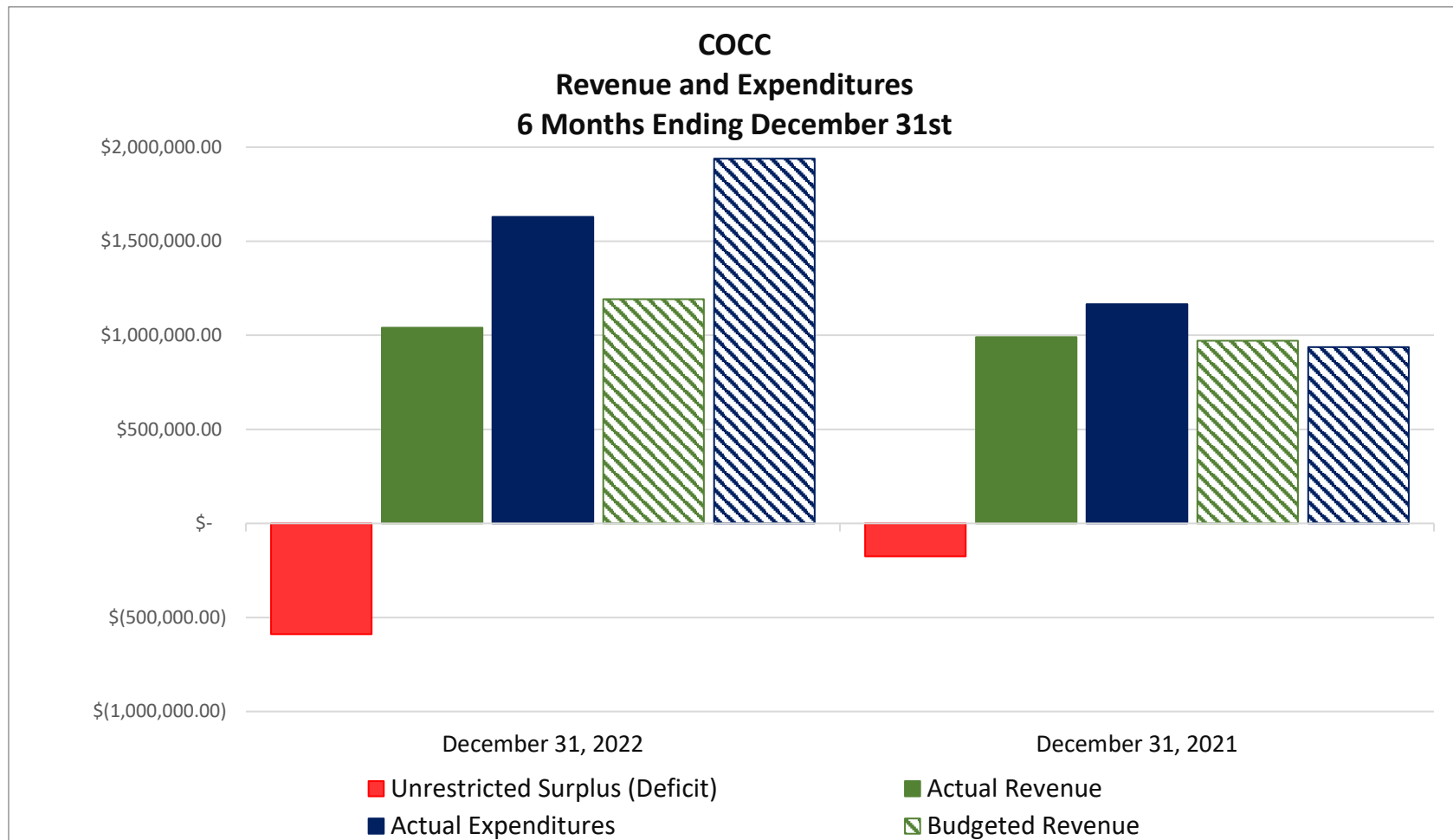




**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Page 81 of 147

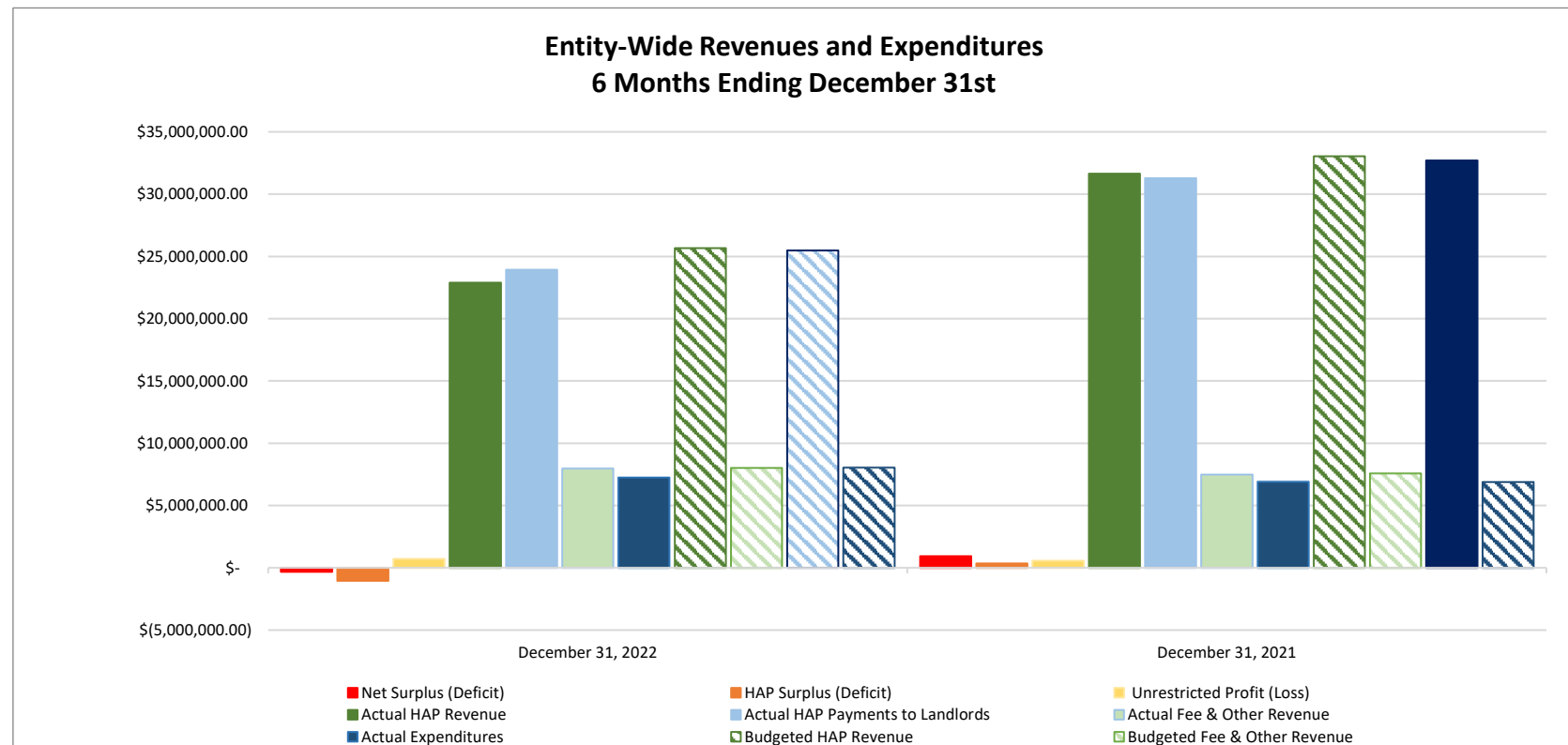
COCC	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	\$ 1,040,415.56	\$ 990,403.00	\$ 50,012.56	5.05%
Actual Expenditures	\$ 1,628,961.98	\$ 1,164,776.00	\$ 464,185.98	39.85%
<b>Unrestricted Surplus (Deficit)</b>	<b>\$ (588,546.42)</b>	<b>\$ (174,373.00)</b>	<b>\$ (414,173.42)</b>	<b>237.52%</b>
Budgeted Revenue	\$ 1,191,195.00	\$ 971,380.00	\$ 219,815.00	22.63%
Budgeted Expenditures	\$ 1,938,852.06	\$ 937,657.00	\$ 1,001,195.06	106.78%



**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Page 82 of 147

Entity-Wide Totals	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 22,896,175.50	\$ 31,636,332.35	\$ (8,740,156.85)	-27.63%
Actual HAP Payments to Landlords	\$ 23,935,362.92	\$ 31,271,982.68	\$ (7,336,619.76)	-23.46%
<i>HAP Surplus (Deficit)</i>	<i>\$ (1,039,187.42)</i>	<i>\$ 364,349.67</i>	<i>\$ (1,403,537.09)</i>	<i>-385.22%</i>
Actual Fee & Other Revenue	\$ 7,972,610.03	\$ 7,490,718.27	\$ 481,891.76	6.43%
Actual Expenditures	\$ 7,248,351.76	\$ 6,919,799.56	\$ 328,552.20	4.75%
<i>Unrestricted Profit (Loss)</i>	<i>\$ 724,258.27</i>	<i>\$ 570,918.71</i>	<i>\$ 153,339.56</i>	<i>26.86%</i>
<b>Net Surplus (Deficit)</b>	<b>\$ (314,929.15)</b>	<b>\$ 935,268.38</b>	<b>\$ (1,250,197.53)</b>	<b>-133.67%</b>
Budgeted HAP Revenue	\$ 25,664,947.02	\$ 33,050,813.10	\$ (7,385,866.08)	-22.35%
Budgeted Fee & Other Revenue	\$ 8,024,260.02	\$ 7,587,612.12	\$ 436,647.90	5.75%
Budgeted HAP Payments to Landlords	\$ 25,481,103.00	\$ 32,705,138.34	\$ (7,224,035.34)	-22.09%
Budgeted Expenditures	\$ 8,036,938.74	\$ 6,880,449.18	\$ 1,156,489.56	16.81%



Description: Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide referrals and case management to clients. Direct referrals are received by the RHA from the partnering agency and the RHA provides the FYI voucher.

## **Asset Management**

- Maintenance staff have been busy with snow/ice removal and removing broken tree limbs due to the weight of the snow fall received. They have continued to remain focused on vacancy turns and urgent and emergency work orders in between the inclement weather storms. The Management staff created an expectation checklist to be utilized with all Assistant Managers to ensure consistency across the department and set standards for them to follow.
- Public Housing ended the month of December with 6 vacancies for an overall occupancy rate of 99.06% across all sites. In December, three residents vacated their unit, and seven units were leased.
- During the month of December, the Mobility lottery was conducted, and the lottery winners were notified. Staff are working on showing the available units to the residents in efforts to transition 3 public housing members to a mobility unit in January.
- The Essex playground improvements continue and should wrap up in January 2023. The McGraw water heater replacement project started on December 06, 2022. Essex water heater replacement is expected to start in January.

## **C. Update on Workforce Development, Elderly Services, and youth activities**

### **Department Updates**

- Staff submitted an application to participate in the Federal Communication Commission's "Your Home, Your Internet" pilot program, a program designed to raise awareness of the Affordable Connectivity Program (ACP) among HUD-assisted households. The application submission included grant funding for two part-time Resident Connectivity Interns to connect RHA residents with the ACP and necessary hardware.
- Staff submitted a HOME-ARP grant application on January 9, 2023, for five years' salary and 40% fringe for a Service Navigator. This position will help to support residents successfully transition from temporary housing to RHA's permanent-supportive housing at Carville Court.
- Staff is awaiting a response from **CIRE Equity** regarding recent Paradise Plaza building plans. As soon as RHA receives the official awards letter (said to be coming in January), staff will begin to plan for the renovation.

### **Workforce Development**

- Workforce Development (WFD) celebrates January's graduate: Ms. Jazzmeen Johnson. Ms. Johnson is graduating with nearly \$15,000 as she voluntarily moves off housing assistance. It has been an honor having Ms. Johnson in the WFD program. She helped elevate the program to new levels and set a strong foundation for future WFD program participants.
- Staff successfully hosted the first "WFD Motivational Mixer," an event for WFD clients to meet one another, share learned stories, and hear from Commissioner Johnson regarding her

journey while in the program. Staff plans to host more events like this to help create a sense of community for residents looking to become self-sufficient.

### Youth/Family Activities

- The 2023 RHA scholarship application has been released. RHA high school seniors, graduating from high school and RHA's Start Smart program are eligible to apply for one of three \$10,000 scholarships to put towards post-secondary education. Scholarship applications are due March 31<sup>st</sup>, 2023 and RHA will host a scholarship awards dinner in early June to celebrate awarded applicants.
- Staff is preparing for **Sierra Nevada Journeys'** summer camp applications to be released March 1<sup>st</sup>. RHA received 55 summer camp scholarships from the **Helen Close Charitable Foundation**. 24 teens (ages 14-16) and 31 youth (ages 8-13) will attend summer camp in 2023 at no cost.

### Elderly Services

- Staff brought in many community partners for seniors over the past month including **Saint Mary's** for blood pressure/pulse checks, **Mobile One Docs** for mental wellbeing check-ins, **Access to Healthcare Network** for open enrollment assistance, **Nevada Museum** for art activities, **Food Bank of Northern Nevada** for a nutrition workshop, **Salvation Army** for Silver Angel Tree gift giving, and **Gospel Mission** for a Christmas Dinner open to all seniors.
- The Elderly Services Coordinator is now a full-time employee and has started outreach to seniors/persons with disabilities living in RHA's family sites, beginning with Mineral Manor.

### Resident Councils

- Staff created new processes and a new resident council staff handbook to ensure 2023 councils runs smoothly and efficiently. All councils are taking January to plan, prepare, and set goals for the remainder of the year.

Staff created a "Garden Committee" consisting of Hawk View residents to oversee the Hawk View garden grant project. Staff met twice with **Urban Roots** and once with the **Sierra Arts Foundation** in preparation for project to begin in late February.

*\* The Authority's community partners are designated in bold within the Update on Elderly Services, Workforce Development, and youth activities headers.*

## **D. Update on Public Information Activities**

### Opportunity Knocks Magazine

- In final editing stage. With senior leadership for their edits.

### Website Revamp

- Continued meetings with and content submission to Maslow Creative.

### Educational Mini-Videos

- All are complete, on the RHA YouTube channel and currently in rotation on social media.  
What is Reno Housing Authority? <https://youtu.be/1G2CJmc23uI>  
RHA's Landlord Incentive Program [https://youtu.be/3OCUmK\\_XyB4](https://youtu.be/3OCUmK_XyB4)  
What Does Affordable Housing Really Mean? <https://youtu.be/tmDMMsl9wY4>  
Are You Eligible For RHA's Affordable Housing? <https://youtu.be/jqOEaTrJtnk>

Social Media, Commercial Media, Other

- Running end of year accomplishments social posts, along with community support/events messages
- Continuing other collateral items
- Awaiting Maintenance to schedule placement of Safe Place signage. Delayed due to snow removal commitments. Children's Cabinet requests a January news release/media invitation.
- Finalized January resident newsletter. Should be to print and mail house by mid-January.
- Provided initial list/coordination plans for Celebrity Homes Tour for February for elected officials, board of commissioners, RHA executive staff and community partners.

**E. Update on Development Activities**

The Development Department is currently working on the following improvement projects:

**(CF2021) McGraw Ct:** Mt. Rose Heating and Airconditioning Inc. (\$304,000.00). Bids were opened December 16, 2022. The low responsive bidder was Mt. Rose Heating and Airconditioning Inc. Board approval will be requested at the January 17, 2023, meeting.

**(RFP 2021- 11CNAC)- AEI Consultants.** Contracts were executed March 17, 2022. Inspections are complete. AEI has provided draft reports for all properties. Currently waiting for updated Energy Audits for Essex Manor, Silverada Manor, Stead Manor, Myra Birch Manor, and John McGraw Court. Final drafts are expected February 2023.

(OPS) Dick Scott Manor Project: H&K Architects forwarded the final plans to Plenium Builders for the bid phase of the GMP. A final GMP was submitted to RHA for review and approval on December 22, 2022.

**(CF2019) Essex Manor Playground Redevelopment:** T&T Lawns Plus (\$125,313.00) A notice to proceed was issued October 24, 2022. The project is substantially complete. Close-out is anticipated February 2023 due to weather delays.

**(CF2020) John McGraw Court Water Heater Replacement:** Michael's Plumbing (\$141,909.00). A notice to proceed was issued December 5, 2022. Michael's Plumbing has completed installing 15 of the 33 water heaters under contract. The project is proceeding smoothly and should be substantially complete February 2023.

**(CF 2020) Essex Manor Water Heater Replacement:** Simerson Construction (\$630,081.00). A notice to proceed was issued January 9, 2023. The Contractor is currently mobilizing to start the project.

**(CF2021) Stead Manor Concrete and Pavement Replacement:** Spanish Springs Construction (\$598,000.00) The contract for this project was signed on December 16, 2022. The project will not start until asphalt plants re-open in the spring of 2023.

**(CF 2021) Myra Birch Manor Video Surveillance System:** 295 Cabling (\$73,840.00)

Contract signing was December 8, 2022. Contractor is waiting on long lead items prior to signing a notice to proceed.

**(CF2021) Stead Manor Video Surveillance System: 295 Cabling (\$79,250.00)**

Contract signing was December 8, 2022. Contractor is waiting on long lead items prior to signing a notice to proceed.

**(OPS) 419 10th St. Sparks, NV 15 Unit Apartment Complex:** A Letter of Intent (LOI) was delivered to the selling partners of the property October 31, 2022. The LOI was executed by the seller and returned to RHA November 8, 2022. Escrow was opened on the property November 11, 2022. The seller is in the process of providing a purchase and sales agreement for review by RHA legal counsel. The City of Sparks has initiated an Environmental Assessment on the property.

## **F. Update on Information Technology activities**

### Electronic Document Management System

- 1/10/2023: Laserfiche UAT for Washoe Affordable Housing Corporation completed.
- 1/10/2023: Staff continues to scan Rental Assistance files into the production environment.
  - 1105 out of approx. 2500 client files have been scanned
  - All files will be scanned within 1 year at current scan rate
- 1/10/2023: Physical file prepping and scanning into Laserfiche on hold for the Asset Management Department due to staff turnover in IT. Work on this project is expected to resume in late January 2023.

### Yardi

- 1/10/2023: Yardi Training Platforms training for staff will continue through January 2023.
- 1/10/2023: Yardi Voyager (PHA Software) configuration for financials, Rental Assistance, Asset Management, and Admissions continues.

## **G. Update on MTW Activities**

- One new MTW activity is being proposed in FY 2024. This activity will allow for the establishment of a partnership referral program to provide time-limited housing assistance to clients referred by one of RHA's non-profit partners. Implementation of this activity will target younger adults, ages 18-24, who are transitioning out of a temporary transitional housing program. Staff anticipates each referral will be motivated to become self-sufficient, and, as such, participation in RHA's Workforce Development will be required and assistance will be limited to eight years.
- Amendments to current activities include the expansion of RHA's Landlord Incentive Program, a possible increase to the minimum rent, and a change to the parameters surrounding redetermination of rent reasonableness as a result of a change in contract rent.

- A RAD Plan Amendment following the guidance outlined in HUD PIH Notice 2019-23, REV-4 was drafted and will be included as an attachment to the MTW Plan.
- Proposed activities and amendments were presented to RHA's Resident Advisory Board on January 5. During these meetings, residents can provide comments and/or concerns regarding each of the proposed MTW activities. The next Resident Advisory Board meeting is scheduled for January 17.

**7. Discussion and possible action to utilize Washoe County American Rescue Plan Act (ARPA) funds in the amount of \$350,000 toward renovation of the Paradise Plaza/Resident Services Center. (For Possible Action)**

Commissioner Sullivan motioned to have staff contact the city of Reno and submit proposed projects as discussed for reallocation of the \$6 million in ARPA funds. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes and no nays. Chairman Aiazzi declared the motion carried and the consent agenda approved.

**8. Discussion and possible action to approve new policy regarding outstanding debt owed to the RHA and collection thereof. (For Possible Action)**

**9. Discussion and possible action to transfer \$127,339.23 in Capital Funds from CF2021 – Management Improvements to CF2021 – John McGraw Court HVAC Replacement to cover the cost of the overall project and complete the obligation requirement for the CF2021 budget year. (For Possible Action)**

**10. Discussion and possible action to approve the Union contract addendum to the Standby and Call Back rotation. (For Possible Action)**

**11. Discussion on rent setting policy for unaided and NSP properties. (Discussion)**

**12. Discussion on minimum rents for public housing and Housing Choice Voucher programs. (Discussion)**

**13. Additional items:**

**i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**

Chairman Aiazzi presented a 2023 calendar to the Board with agenda topics for future meetings.

**ii) Reports on conferences and trainings. (Discussion)**

There were no conferences or trainings discussed.

**iii) Old and New Business. (Discussion)**

**iv) Request for Future Agenda Topics**

**v) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, February 28, 2023; Tuesday, March 28, 2023; and Tuesday, April 25, 2023. (For Possible Action)**



- 14. Public Comment.** The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person.

There was no public comment.

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 3****February 28, 2023**

**SUBJECT:** Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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NO ITEMS.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 4**

**February 28, 2023**

SUBJECT: Commissioner Reports

FROM: Commissioners

RECOMMENDATION: Discussion

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**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 5****February 28, 2023**

SUBJECT: Executive Director/Secretary's Report. (Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

**A. Update on Agency Activities**

- RHA is submitting a grant request to The Home Depot Foundation (THDF) for funds to provide additional budget support for Dick Scott Manor. THDF works to improve the homes and lives of US veterans and provides financial support for specific projects. THDF's Our Veteran Housing Grants Program was created to help nonprofits fund the development and repair of multi-unit veteran housing facilities. Applications are due by March 24<sup>th</sup> with potential award in August 2023.
- RHA is working with HUD, the Nevada Rural Housing Authority, and other partners to host a housing choice voucher workshop for landlords. The workshop will be held on March 16, 2023, at the Innevation Center in Reno. A flyer with more information is attached for reference at the end of this section.
- The Standby and Call Back rotation policy was as formally approved by the Union and implemented at RHA.
- Staff has scheduled quarterly meetings with the State of Nevada Housing Division and Nevada Rural Housing Authority to discuss opportunities to better connect RHA's clients with potential down payment assistance and to understand resources available to clients for home repairs and/or weatherization once they've moved into homeownership.
- Staff has scheduled quarterly meetings with the County Manager to address housing issues and identify areas for better collaboration.
- In support of recommendations from the Employee Engagement Committee and the Board's goals in furtherance of employee recognition and retention, staff has implemented a new Alternative Work Schedule (AWS) procedure. The AWS, along with our previously implemented flex time procedure, enables staff to better balance life and work obligations. The AWS provides for staff to select from seven (7) different start/end time work schedules. The procedure was implemented as of February 6<sup>th</sup> and the majority of staff has taken advantage of the new procedure.
- In support of the Board's goal to begin asset repositioning, staff has signed contracts with Praxis Consulting Group, LLC, to assist with the processes and applications needed to submit for a RAD conversion at Silverada Manor and Section 18 Demolition/Disposition at Hawk View Apartments. Staff has already met

with the Resident Advisory Board regarding RHA's asset repositioning plans and is scheduling additional resident meetings in March ahead of the required Board hearing and submittal of applications to HUD.

## **B. Update on Rental Assistance Voucher Programs / Asset Management**

### **Rental Assistance Voucher Programs**

<b>Voucher Type</b>	<b>Total Voucher Baseline</b>	<b>Vouchers Leased as of 2/1/23</b>	<b>Percent Leased</b>	<b>Vouchers Issued Not Yet Leased</b>
Housing Choice Voucher	2,477	2,245	91%	159
VASH	416	280	67%	43
EHV	137	80	58%	31
FYI	15	5	33%	0

<b>Number HQS Inspections Conducted by Month</b>	
January 2023	235

#### **Housing Choice Vouchers (HCV)**

**Description:** Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to Project Base 107 of our HCV's to assist special populations obtain housing. Of the total 107 PBV units, 95 are assigned to RHA owned properties.

**Lease-Up Expectations:** Although total voucher allocation is 2524, HUD has set the agency's leasing expectation at 2382 (AKA RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2524 vouchers is not expected or suggested by HUD.

#### **Veteran's Affairs Supporting Housing Vouchers (VASH)**

**Description:** Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 9 of these vouchers.

#### **Emergency Housing Vouchers (EHV)**

**Description:** Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place and Volunteers of America) that have experience providing services to this population. Referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system. Direct referrals are received by the RHA from the partnering agency and the RHA provides the EHV voucher.

#### **Foster Youth to Independence Vouchers (FYI)**

**Description:** Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide referrals and case management to clients. Direct referrals are received by the RHA from the partnering agency and the RHA provides the FYI voucher.

### **Asset Management**

- Maintenance staff continue to be busy with snow/ice removal and cleanup of fallen tree limbs due to the weight of the snow fall received. They have continued to remain focused on vacancy turns and urgent and emergency work orders in between the inclement weather storms. Management staff are working on file audits for all sites to ensure they are up to date and contain all necessary information.
- The Director of Asset Management attended the NSPIRE Inspection training in Oakland, California in anticipation of the new requirements being effective April 01,

- The Area Maintenance Lead scheduled a tankless water heater training courtesy of Rinnai company for all maintenance staff to attend during February at no charge to the Authority. This training will provide the maintenance team with the knowledge necessary to make repairs and complete required preventative maintenance on the units, as we continue to replace storage tank water heaters with the new tankless product.
- Public Housing ended the month of December with 12 vacancies for an overall occupancy rate of 97.75% across all sites. In January, eight residents vacated their unit, and two units were leased.
- During the month of January, two public housing residents completed the Rental Assistance briefing and transitioned to a scattered site property under the mobility program. There is one more resident that needs to go through the briefing process to fill the final mobility vacancy.
- The Essex playground improvements were completed during the month of January. The McGraw water heater replacement project continues, and the Essex water heater replacement started in January.

### **C. Update on Workforce Development, Elderly Services, and youth activities**

#### Department Updates

- Staff attended the first of three Washoe County Home Consortium TRC (Technical Review Committee) meetings to present an overview of the Carville Court Supportive Services HOME-ARP project submission.
- Staff met with **Nevada Rural Housing Authority** and **Nevada Housing Division** to gain a deeper understanding of homeownership programs available to Nevadans. Discussions will continue with quarterly update meetings.
- All resident services staff attended two trainings this month:
  - LGBTQIA+ Education Training with **TMCC**
  - Adult Protective Services Training with **ADSD**

#### Elderly Services:

- **Holy Cross Catholic Church** donated a truck full of food in January which staff delivered to senior residents.
- **Altrusa Reno/Sparks, Reno Gastro Project, Project 150, Katie Grace Foundation,** and **Black Wallstreet** gathered to provide an outreach event to RHA public housing seniors. 82 seniors were provided with household items, blankets, food, puzzles, and a warm meal.
- **Saint Mary's** and **Mobile One Docs** hosted a "heart healthy" event on Valentine's Day for RHA seniors and persons with disabilities to learn how to keep hearts young and healthy. Over 50 seniors attended the event.
- RHA hosted **N4 (Neighbor Network of Northern Nevada)** and representatives from the **Community Transportation Association of America** for a Transit

Planning 4 All (TP4A) listening session. Chosen RHA seniors and staff participated in the session to share their experiences with barriers regarding transportation for seniors/persons with disabilities.

### Workforce Development

- Over 20 residents attended RHA's first Homeownership workshop, with many asking for another opportunity. **First Independent Bank** is providing residents with a workshop in March titled, "Building Your Credit to Buy a Home."
- 18 residents signed up for the Workforce Development program in January alone. Staff is working to create additional innovative recruitment tools.
- Start Smart scholarship applications are due March 31<sup>st</sup>. All Start Smart graduates will be invited to the inaugural RHA Scholarship Awards Dinner in June, where the scholarships will be presented.

### Youth/Family Activities

- RHA is partnering with the **Ballroom of Reno** to offer weekly dance classes to youth at Essex Manor starting in April.
- RHA is partnering with **Note-Able Music Therapy** to offer music classes at Hawk View and Mineral Manor, once a week for 8 weeks starting in March.
- **Sierra Nevada Journey's** Summer Camp registration opened to residents on Monday, February 27<sup>th</sup>. RHA is thrilled to have received 55 scholarships this year.

### Resident Councils

- Hawk View's garden committee completed an area sketch and is getting ready to get to work in March. **Urban Roots** will be joining residents and staff on March 11<sup>th</sup> to build garden beds.
- Tom Sawyer resident council hosted a luncheon on February for residents of Tom Sawyer and Silverada to encourage senior socialization.

*\* The Authority's community partners are designated in bold within the Update on Elderly Services, Workforce Development, and youth activities headers.*

## **D. Update on Public Affairs Activities**

### Opportunity Knocks Magazine

- In final editing stage. With senior leadership for their edits.

### Website Revamp

- Continued meetings with and content submission to Maslow Creative.

### Educational Mini-Videos

- Revamping to ensure they are accessible to blind/deaf patrons
- Created training for all RHA employees to ensure consistent messaging on RHA activities and mission.

### Social Media, Commercial Media, Other

- Wrote strategic communications plan for PH repositioning. Creating collateral items for residents, social, media talking points, and social posts
- Continuing other collateral items
- Responded to Washington Post reporter regarding security cameras at public housing sites
- Finalized February employee newsletter
- Provided initial list/coordination plans for Celebrity Homes Tour for April for elected officials, board of commissioners, and RHA executive staff
- While a high number followers/likes are not the goal of social media (engagement and messaging is the goal), in the past 20 months, our Facebook presence has grown from 142 likes/followers to 1,427. We created Twitter and Instagram from scratch and are continually adding followers, 84 and 462 respectively.

### **E. Update on Development Activities**

- **(CF2021) McGraw Ct. HVAC Replacement:** Mt. Rose Heating and Airconditioning Inc. (\$304,000.00). Bids were opened December 16, 2022. The contract for this project was signed on January 26, 2023. Contractor is waiting on long lead items prior to signing a notice to proceed.
- **(OPS) Dick Scott Manor Project:** The design phase of the project was completed with plans submitted to the City of Reno for comment and plan review. RHA has received the final GMP from the general contractor (Plenium Builders) with 100% of bids received. The final construction contract and Notice to Proceed (NTP) is scheduled for March 2023.
- **(CF2020) John McGraw Court Water Heater Replacement:** Michael's Plumbing (\$141,909.00).  
A notice to proceed was issued December 5, 2022. Michael's Plumbing has completed installing 25 of the 33 water heaters under contract. The project is proceeding smoothly and should be substantially complete March 2023.
- **(CF 2020) Essex Manor Water Heater Replacement:** Simerson Construction (\$630,081.00). A notice to proceed was issued January 9, 2023. Simerson has completed 59 of the 100 water heaters under contract. The project is proceeding smoothly and is expected to be completed late April 2023.
- **(CF2021) Stead Manor Concrete and Pavement Replacement:** Spanish Springs Construction (\$598,000.00). The contract for this project was signed on December 16, 2022. The project will not start until asphalt plants re-open in the spring of 2023.



- **(CF 2021) Myra Birch Manor Video Surveillance System:** 295 Cabling (\$73,840.00). Contract signing was December 8, 2022. Contractor is waiting on long lead items prior to signing a notice to proceed.
- **(CF2021) Stead Manor Video Surveillance System:** 295 Cabling (\$79,250.00) Contract signing was December 8, 2022. Contractor is waiting on long lead items prior to signing a notice to proceed.
- **(OPS) 419 10<sup>th</sup> St. Sparks, NV 15 Unit Apartment Complex:** A Letter of Intent (LOI) was delivered to the selling partners of the property October 31, 2022. The LOI was executed by the seller and returned to RHA November 8, 2022. Escrow was opened on the property November 11, 2022. RHA is in the process of providing a purchase and sales agreement for review by the owner. The City of Sparks has initiated an Environmental Assessment on the property.

## **F. Update on Information Technology activities**

### Electronic Document Management System

- 2/24/2023: All folder structures have been configured in the production environment.
- 2/24/2023: Staff continues to scan Rental Assistance files into the production environment
  - 1314 out of approx. 2500 client files have been scanned
  - All files will be scanned within 11 months at current scan rate
- 2/24/2023: Physical file prepping and scanning into Laserfiche on hold for the Asset Management Department due to staff turnover in IT. Work on this project is expected to resume in March 2023.

### Yardi

- 2/24/2023: Staff has begun Yardi online training.
- 2/24/2023: Staff will begin the 1<sup>st</sup> of 5 on-site Yardi-led trainings on 2/28/2023.
- 2/24/2023: Yardi Voyager (PHA Software) configuration for financials, Rental Assistance, Asset Management, and Admissions continues.

## **G. Update on MTW Activities**

### FY 2024 Annual MTW Plan

RHA's FY 2024 Annual MTW Plan has been drafted and posted for public comment. Staff attended several Resident Council meetings to provide an overview of the proposed activities and their effect on current Public Housing residents. A public

hearing to answer questions or receive comments on the proposed MTW Annual Plan, which includes a Rental Assistance Demonstration Program and Section 18 Repositioning Amendment, will be held on March 2, 2023.

In FY 2024, RHA is proposing the following new MTW Plan activities:

- *Time-Limited Workforce Development Vouchers*  
RHA is proposing to establish a partnership referral program that would allow the agency to provide time-limited housing assistance to clients referred by one of RHA's non-profit partners.
- *Local Project Based Voucher Program*  
RHA is implementing several activities surrounding Project Based Vouchers. With this activity, RHA is proposing to consolidate each of these activities into one Local Project Based Voucher Program activity.

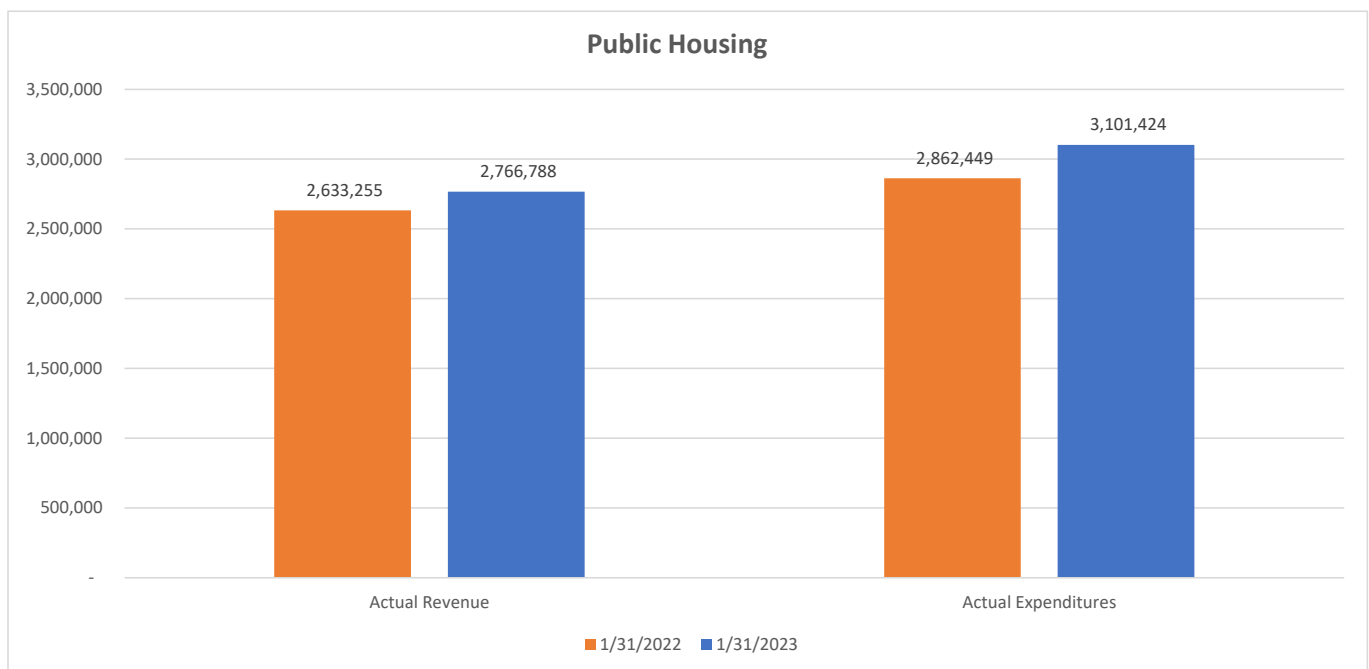
Furthermore, in FY 2024, RHA is proposing to amend the following MTW activities previously approved by HUD and implemented by the agency:

- *Simplify rent calculations and increase the minimum rent*  
In 2014, RHA raised the minimum rent from \$50 to \$75 to save HCV HAP expense and PH operating subsidy. Based on current rental market conditions, RHA proposes to increase the minimum rent in FY 2024 to \$100.
- *Landlord Incentive Program*  
RHA will amend this activity to allow for an automatic payment of the second month and to change the payment amount to the landlord to the actual contract rent amount rather than the HAP payment amount. In addition, to provide more of an incentive to landlords who lease to RHA's HCV participants, RHA is proposing to implement a re-lease bonus and a landlord referral bonus.
- *Redetermination of rent reasonableness as a result of a change in contract rent*  
RHA will continue to waive the requirement for rent reasonableness determinations provided that the new requested rent amount is a change of 10% or less but proposes to automatically approve requests that are at or below the current payment standard.

## **H. Financials**

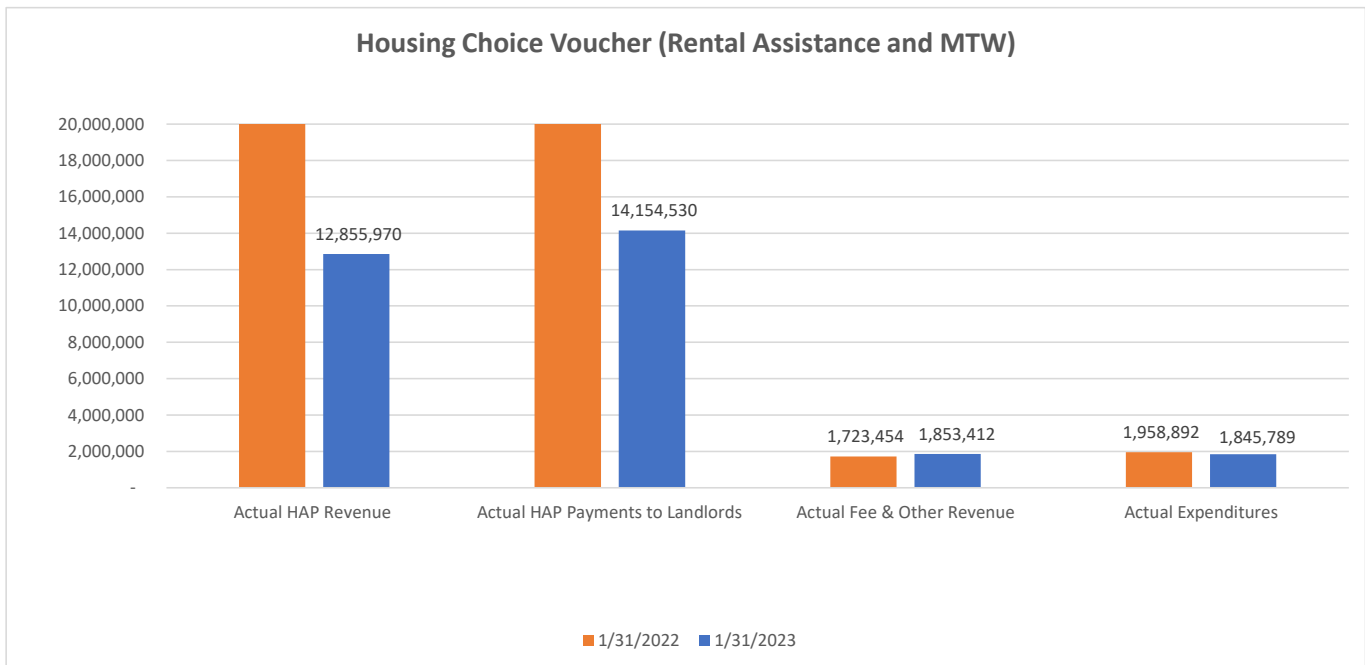
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

<b>Public Housing</b>	<b>1/31/2023</b>	<b>1/31/2022</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual Revenue	2,766,788	2,633,255	133,533	<b>5.07%</b>
Budgeted Revenue	2,723,489	2,681,917	41,573	<b>1.55%</b>
Actual Expenditures	3,101,424	2,862,449	238,975	<b>8.35%</b>
Budgeted Expenditures	3,316,658	2,806,598	510,060	<b>18.17%</b>
<b>Actual Surplus (deficit)</b>	<b>(334,636)</b>	<b>(229,194)</b>	<b>(105,443)</b>	<b>46.01%</b>



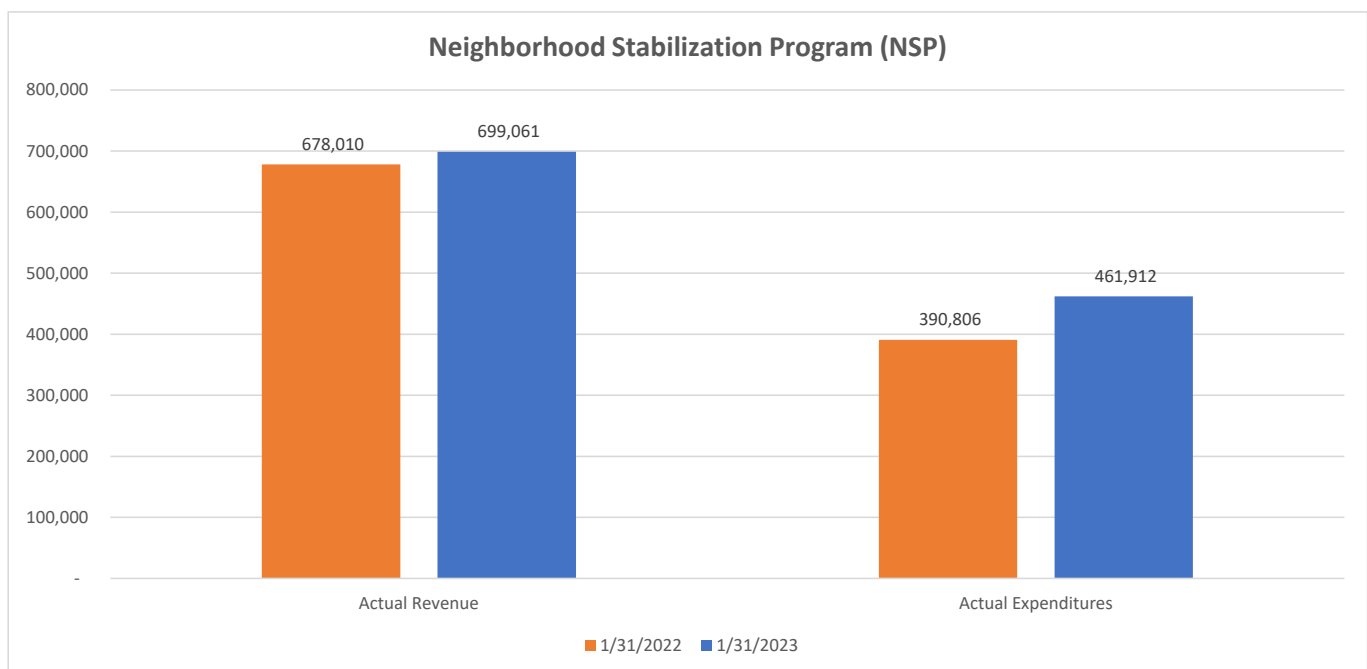
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

<b>Housing Choice Voucher (Rental Assistance and MTW)</b>	<b>1/31/2023</b>	<b>1/31/2022</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual HAP Revenue	12,855,970	22,134,296	(9,278,326)	-41.92%
Budgeted HAP Revenue	14,929,019	23,021,991	(8,092,972)	-35.15%
Actual HAP Payments to Landlords	14,154,530	21,707,675	(7,553,145)	-34.79%
Budgeted HAP Payments to Landlords	14,714,534	22,618,704	(7,904,169)	-34.95%
Actual Fee & Other Revenue	1,853,412	1,723,454	129,958	7.54%
Budgeted Fee & Other Revenue	1,559,013	1,984,592	(425,580)	-21.44%
Actual Expenditures	1,845,789	1,958,892	(113,103)	-5.77%
Budgeted Expenditures	1,979,876	2,098,081	(118,205)	-5.63%
<b>Actual Surplus (deficit)</b>	<b>(1,290,938)</b>	<b>191,183</b>	<b>(1,482,121)</b>	<b>-775.24%</b>



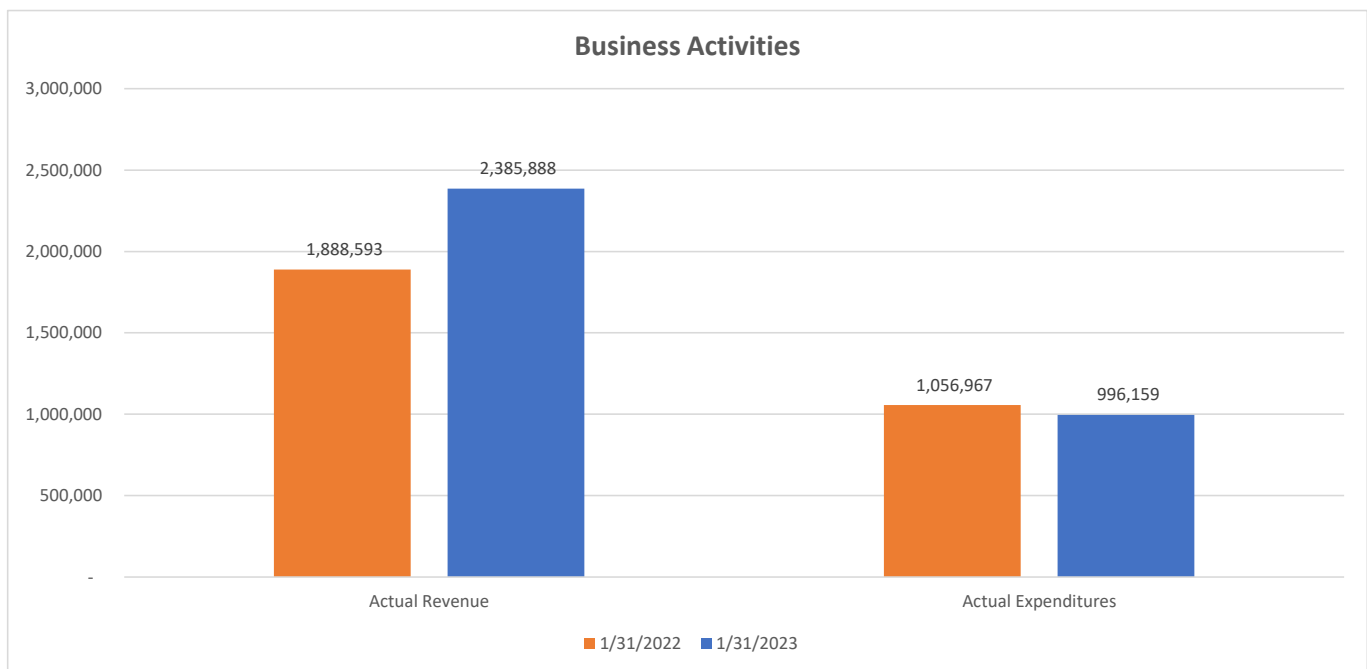
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

<b>Neighborhood Stabilization Program (NSP)</b>	<b>1/31/2023</b>	<b>1/31/2022</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual Revenue	699,061	678,010	21,051	3.10%
Budgeted Revenue	696,620	654,341	42,279	6.46%
Actual Expenditures	461,912	390,806	71,106	18.19%
Budgeted Expenditures	401,188	403,896	(2,709)	-0.67%
<b>Actual Restricted Surplus (deficit)</b>	<b>237,149</b>	<b>287,204</b>	<b>(50,055)</b>	<b>-17.43%</b>



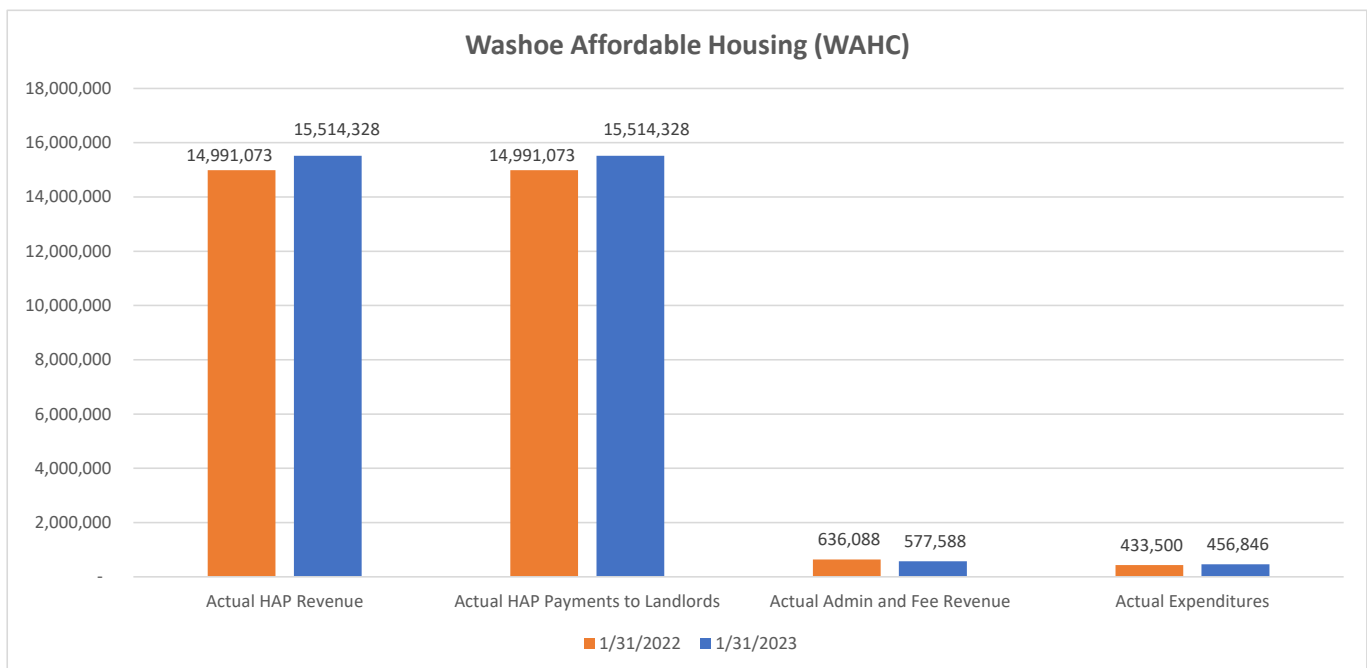
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

Business Activities	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	2,385,888	1,888,593	497,295	26.33%
Budgeted Revenue	2,390,196	1,880,452	509,744	27.11%
Actual Expenditures	996,159	1,056,967	(60,808)	-5.75%
Budgeted Expenditures	1,003,971	1,231,451	(227,480)	-18.47%
Actual Unrestricted Surplus (deficit)	1,389,729	831,625	558,104	67.11%



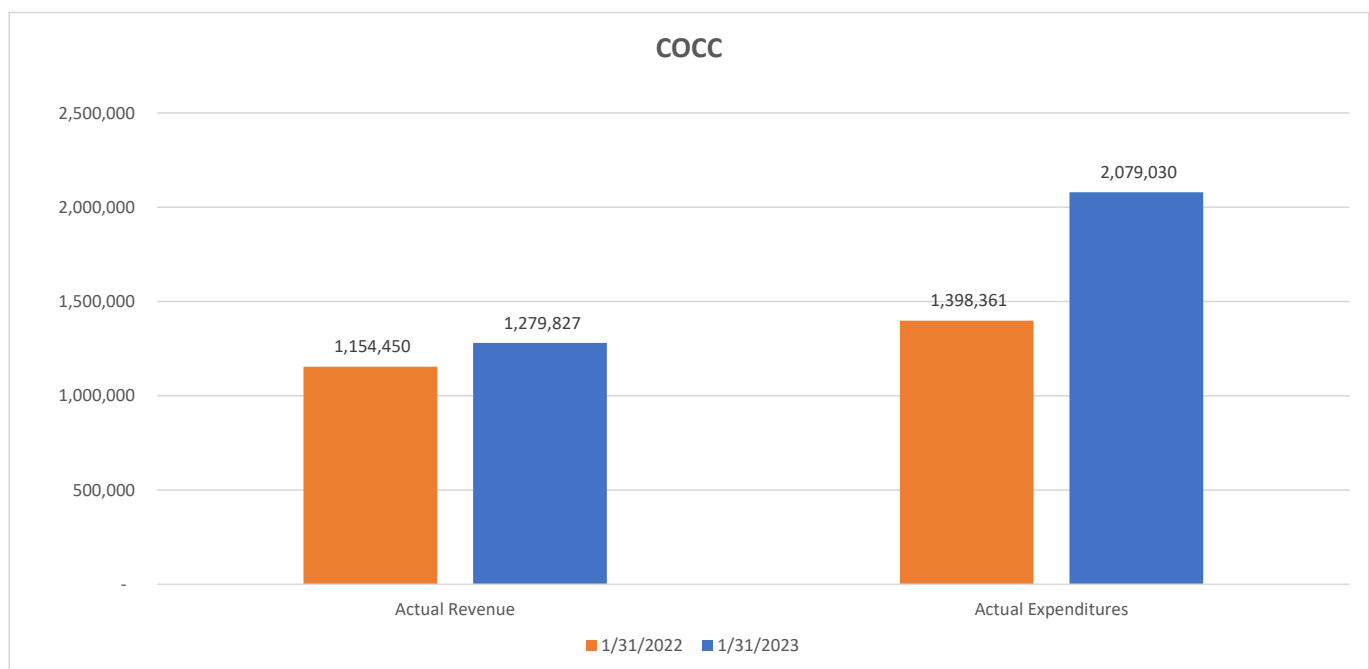
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

Washoe Affordable Housing (WAHC)	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	15,514,328	14,991,073	523,255	3.49%
Budgeted HAP Revenue	15,013,419	15,537,291	(523,872)	-3.37%
Actual HAP Payments to Landlords	15,514,328	14,991,073	523,255	3.49%
Budgeted HAP Payments to Landlords	15,013,419	15,537,291	(523,872)	-3.37%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	577,588	636,088	(58,500)	-9.20%
Budgeted Admin and Fee Revenue	602,592	517,636	84,956	16.41%
Actual Expenditures	456,846	433,500	23,346	5.39%
Budgeted Expenditures	412,742	393,232	19,510	4.96%
<i>Unrestricted Profit (Loss)</i>	<i>120,742</i>	<i>202,588</i>	(81,846)	-40.40%
Actual compared to budget	120,742	202,588	(81,846)	-40.40%



**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

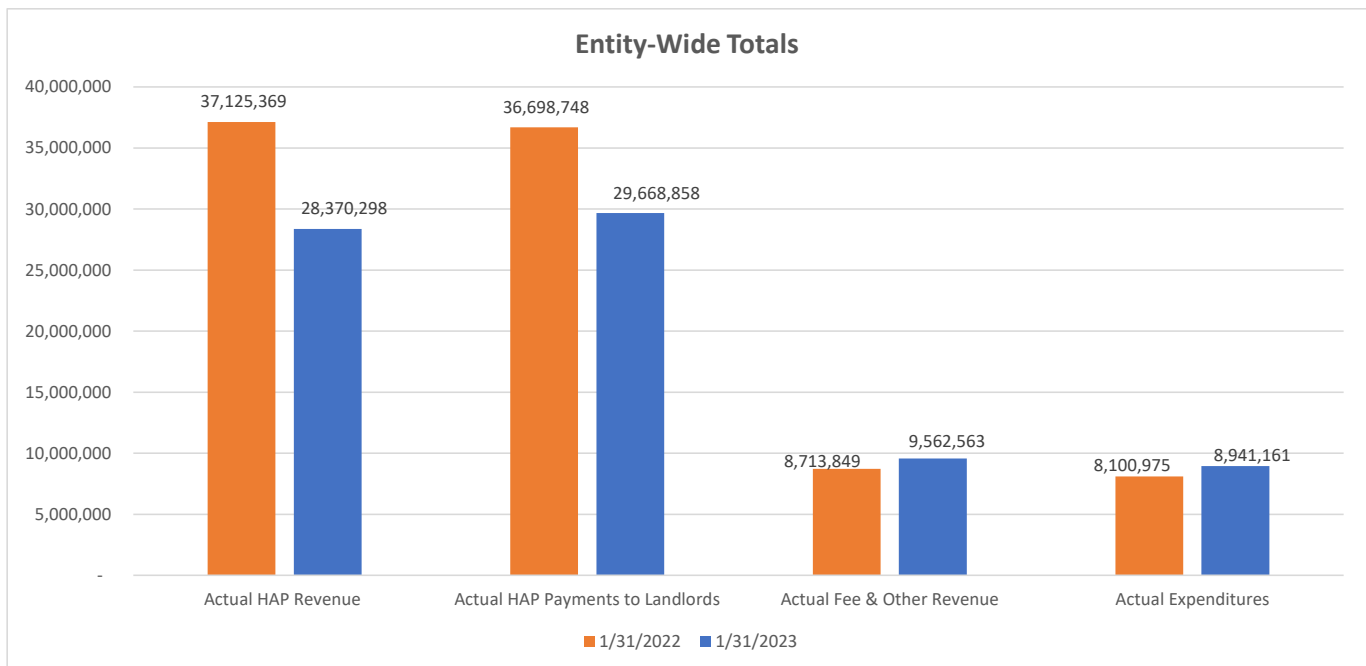
COCC	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	1,279,827	1,154,450	125,376	10.86%
Budgeted Revenue	1,389,728	1,133,277	256,451	22.63%
Actual Expenditures	2,079,030	1,398,361	680,669	48.68%
Budgeted Expenditures	2,261,994	1,093,933	1,168,061	106.78%
Actual Unrestricted Surplus (deficit)	(799,204)	(243,911)	(555,293)	227.66%





**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 7 MONTHS ENDED JANUARY 31, 2023**

Entity-Wide Totals	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	28,370,298	37,125,369	(8,755,071)	-23.58%
Budgeted HAP Revenue	29,942,438	38,559,282	(8,616,844)	-22.35%
Actual HAP Payments to Landlords	29,668,858	36,698,748	(7,029,890)	-19.16%
Budgeted HAP Payments to Landlords	29,727,954	38,155,995	(8,428,041)	-22.09%
<b>HAP Surplus (Deficit)</b>	<b>(1,298,560)</b>	<b>426,621</b>	<b>(1,725,181)</b>	<b>-404.38%</b>
Actual Fee & Other Revenue	9,562,563	8,713,849	848,713	9.74%
Budgeted Fee & Other Revenue	9,361,637	8,852,214	509,423	5.75%
Actual Expenditures	8,941,161	8,100,975	840,186	10.37%
Budgeted Expenditures	9,376,429	8,027,191	1,349,238	16.81%
<b>Unrestricted Profit (Loss)</b>	<b>621,401</b>	<b>612,874</b>	<b>8,527</b>	<b>1.39%</b>
<b>Actual Surplus (deficit)</b>	<b>(677,158)</b>	<b>1,039,495</b>	<b>(1,716,654)</b>	<b>-165.14%</b>



# GUARANTEED RENT. EXPANDED TENANT BASE. A **HOMERUN** FOR LANDLORDS.

HOUSING CHOICE  
VOUCHER WORKSHOP

**THURSDAY, MARCH 16**

**3:00-5:30 P.M.**

**CONCEPT CAFÉ AT THE INNEVATION CENTER  
450 SINCLAIR STREET, RENO, NV 89501**

**If you're a landlord** who currently accepts vouchers, has accepted vouchers in the past, is interested in accepting vouchers, or has no idea what a voucher is... **this workshop is for you.**

Chock-full of information and candid discussion, this session opens the door to learning how the Reno and rural housing authorities can partner with landlords and property managers to enhance your rental business. Peanuts, Cracker Jacks and Q&A – step up to the plate and get the facts (and benefits!) of the Housing Choice Voucher program.



**LIMITED SEATING!**  
**RSVP BY MARCH 10**

Scan or Click Code to RSVP

**A GREAT OPPORTUNITY TO MEET,  
GREET AND NETWORK!  
VIRTUAL OPTION AVAILABLE AS NEEDED.**

**PRESENTED BY:**



**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 6****February 28, 2023**

**SUBJECT:** Discussion and possible action to authorize the Executive Director to negotiate and execute a no cost Interlocal Agreement between RHA and the Division of Welfare and Supportive Services. (For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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*Background:*

The State of Nevada Department of Health and Human Services Division of Welfare and Supportive Services (DWSS) has requested that the Reno Housing Authority (RHA) renew its Interlocal Contract (IC) through June 30, 2026. This no cost IC allows for information sharing between agencies to facilitate the administration of housing assistance in a manner which reinforces self-sufficiency and reduces and discourages fraud and non-compliance with the Temporary Assistance for Needy Families (TANF) program requirements. DWSS administers the TANF program for Nevada.

Under the Contract the Division of Welfare and Supportive Services (DWSS) agrees to:

- Arrange childcare for TANF families living in public housing or receiving Section 8 tenant-based assistance and participating in mandatory work components as specified by DWSS and for up to twelve months after an individual obtains employment.
- Provide employment and training services for TANF families mandated to participate in DWSS' work program known as NEON and living in public housing or receiving Section 8 assistance.
- Provide payments or reimbursements to TANF recipients for transportation and special need items such as health cards, sheriff's work cards, clothing and shoes, which are reasonably necessary and directly related to participation in NEON. A onetime moving and automotive repair service may also be available if the participant meets the "use" criteria for the funds as set forth by DWSS.
- Within three (3) working days of request, provide Reno Housing Authority with verification of a participant's current benefit information and the previous twelve-month benefit history and the status of the participant's work mandatory status with NEON.
- Provide Reno Housing Authority information as to whether the family's TANF benefit has been reduced or terminated and if this reduction or termination was due to fraud or noncompliance with an economic self-sufficiency program or work activity requirements as defined in Sec.(d)(2)(A) and (3) - not including any reduction of benefits, due to an expiration of lifetime time limit benefits.

Reno Housing Authority agrees to:

- Send out timely notification to all public housing residents of all joint services provided by Reno Housing Authority and DWSS to ensure an adequate number of families are being served.
- Provide for Section 8 and Public Housing families receiving TANF assistance to participate in Reno Housing Authority's Family Self-Sufficiency (FFS) program.
- Within three (3) working days of request, provide DWSS copies of information relevant to public housing and Section 8 tenant-based assistance.
- Exclude certain income for persons as set for by QHWRA who were previously unemployed and who return to work, and thus to "make work pay" for public housing residents.
- Exempt TANF participants who are in mandatory NEON work requirements as set forth by DWSS from eight hours of community service as required by QHWRA.
- Deny the TANF family's request to reduce rent if the public housing or Section 8 tenant-based family had its TANF income reduced as a result of an act of fraud or a sanction, based on the failure of any member of the family to comply with TANF's mandatory work conditions.

The Interlocal Contract, the Attachment A: Scope of Work, and the Attachment B: IRS Safeguarding Contract Language are attached for your reference.

**Staff Recommendation:** To approve the Interlocal Contract between the Department of Health and Human Services Division of Welfare and Supportive Services and Reno Housing Authority and authorize the Executive Director to execute the Interlocal Contract.

CETS #:	N/A
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## INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

A Contract Between the State of Nevada  
Acting by and through its

Public Entity #1:	<b>Department of Health and Human Services Division of Welfare and Supportive Services</b>
Address:	<b>1470 College Parkway</b>
City, State, Zip Code:	<b>Carson City, NV 89706</b>
Contact:	<b>Monique Pomerleau</b>
Phone:	<b>775-684-0678</b>
Email:	<b>dwsscontracts@dwss.nv.gov</b>

Public Entity #2:	<b>Reno Housing Authority</b>
Address:	<b>1525 East 9<sup>th</sup> Street</b>
City, State, Zip Code:	<b>Reno, NV 89512</b>
Contact:	<b>Lindsay Dobson</b>
Phone:	<b>775-329-3630</b>
Email:	<b>ldobson@renoha.org</b>

WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, it is deemed that the services hereinafter set forth are both necessary and in the best interests of the State of Nevada.

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **REQUIRED APPROVAL.** This Contract shall not become effective until and unless approved by appropriate official action of the governing body of each party.
2. **DEFINITIONS**

TERM	DEFINITION
State	The State of Nevada and any State agency identified herein, its officers, employees and immune contractors.
Contracting Entity	The public entities identified above.
Fiscal Year	The period beginning July 1 <sup>st</sup> and ending June 30 <sup>th</sup> of the following year.
Contract	Unless the context otherwise requires, 'Contract' means this document titled Interlocal Contract Between Public Agencies and all Attachments or Incorporated Documents.

CETS #:

N/A

3. **CONTRACT TERM.** This Contract shall be effective as noted below, unless sooner terminated by either party as specified in *Section 4, Termination*.

Effective From:	Retroactive to July 1, 2022	To:	June 30, 2026
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4. **TERMINATION.** This Contract may be terminated by either party prior to the date set forth in *Section 3, Contract Term*, provided that a termination shall not be effective until **30** days after a party has served written notice upon the other party. This Contract may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Contract shall be terminated immediately if for any reason State and/or federal funding ability to satisfy this Contract is withdrawn, limited, or impaired.
5. **NOTICE.** All communications, including notices, required or permitted to be given under this Contract shall be in writing and directed to the parties at the addresses stated above. Notices may be given: (a) by delivery in person; (b) by a nationally recognized next day courier service, return receipt requested; or (c) by certified mail, return receipt requested. If specifically requested by the party to be notified, valid notice may be given by facsimile transmission or email to the address(es) such party has specified in writing.
6. **INCORPORATED DOCUMENTS.** The parties agree that this Contract, inclusive of the following Attachments, specifically describes the Scope of Work. This Contract incorporates the following Attachments in descending order of constructive precedence:

ATTACHMENT A:	SCOPE OF WORK
ATTACHMENT B:	IRS SAFEGUARDING CONTRACT LANGUAGE

Any provision, term or condition of an Attachment that contradicts the terms of this Contract, or that would change the obligations of the State under this Contract, shall be void and unenforceable.

7. **CONSIDERATION.** The parties agree that the services specified in *Section 6, Incorporated Documents* at a cost as noted below:

Total Contract Not to Exceed:	\$0 - No Cost Contract
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Any intervening end to a biennial appropriation period shall be deemed an automatic renewal (not changing the overall Contract term) or a termination as the result of legislative appropriation may require.

8. **ASSENT.** The parties agree that the terms and conditions listed in the incorporated Attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations expressly provided.
9. **INSPECTION & AUDIT**
- A. **Books and Records.** Each party agrees to keep and maintain under general accepted accounting principles full, true and complete records, agreements, books, and document as are necessary to fully disclose to the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all State and federal regulations and statutes.
- B. **Inspection & Audit.** Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

CETS #:	N/A
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- C. **Period of Retention.** All books, records, reports, and statements relevant to this Contract must be retained a minimum three years and for five years if any federal funds are used in this Contract. The retention period runs from the date of termination of this Contract. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.
10. **BREACH - REMEDIES.** Failure of either party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but not limited to actual damages, and to a prevailing party reasonable attorneys' fees and costs. It is specifically agreed that reasonable attorneys' fees shall not exceed \$150.00 per hour.
  11. **LIMITED LIABILITY.** The parties will not waive and intend to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Actual damages for any State breach shall never exceed the amount of funds which have been appropriated for payment under this Contract, but not yet paid, for the fiscal year budget in existence at the time of the breach.
  12. **FORCE MAJEURE.** Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, acts of public enemy, acts of terrorism, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.
  13. **INDEMNIFICATION.** Neither party waives any right or defense to indemnification that may exist in law or equity.
  14. **INDEPENDENT PUBLIC AGENCIES.** The parties are associated with each other only for the purposes and to the extent set forth in this Contract, and in respect to performance of services pursuant to this Contract, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or constructed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.
  15. **WAIVER OF BREACH.** Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.
  16. **SEVERABILITY.** If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.
  17. **ASSIGNMENT.** Neither party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of the other party.
  18. **OWNERSHIP OF PROPRIETARY INFORMATION.** Unless otherwise provided by law any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by either party in performance of its obligations under this Contract shall be the joint property of both parties.
  19. **PUBLIC RECORDS.** Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.
  20. **CONFIDENTIALITY.** Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Contract.

CETS #:	N/A
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21. **FEDERAL FUNDING.** In the event, federal funds are used for payment of all or part of this Contract, the parties agree to comply with all applicable federal laws, regulations and executive orders, including, without limitation the following:
- A. The parties certify, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to Executive Orders 12549 and 12689 and Federal Acquisition Regulation Subpart 9.4, and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.
  - B. The parties and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder, including 28 C.F.R. Section 35, inclusive, and any relevant program-specific regulations.
  - C. The parties and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964 (P.L. 88-352), as amended, the Rehabilitation Act of 1973 (P.L. 93-112), as amended, and any relevant program-specific regulations, and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions.)
  - D. Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387), as amended. Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
22. **PROPER AUTHORITY.** The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract and that the parties are authorized by law to perform the services set forth in *Section 6, Incorporated Documents*.
23. **GOVERNING LAW – JURISDICTION.** This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the exclusive jurisdiction of and venue in the First Judicial District Court, Carson City, Nevada for enforcement of this Contract.
24. **ENTIRE AGREEMENT AND MODIFICATION.** This Contract and its integrated Attachment(s) constitute the entire agreement of the parties and as such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated Attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such Attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto, approved by the Office of the Attorney General.

*[This section intentionally left blank]*



CETS #:	N/A
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IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

\_\_\_\_\_  
Public Entity #2 Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Robert H. Thompson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Administrator,  
Division of Welfare and Supportive Services  
Title

Approved as to form by:

\_\_\_\_\_  
Deputy Attorney General for Attorney General

On: \_\_\_\_\_

\_\_\_\_\_  
Date

## SCOPE OF WORK

### I. INTRODUCTION

The Division of Welfare and Supportive Services administers the Temporary Assistance for Needy Families (TANF) program. The Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) includes provisions in TANF to end the dependence of needy parents on government benefits by promoting work and mandates time limits for cash assistance.

The Reno Housing Authority administers public housing and Section 8 tenant-based assistance to help move low-income families to self-sufficiency. The Quality Housing and Work Responsibility Act (QHWRA) promotes the facilitating of mixed income communities and decreasing concentrations of poverty in public housing and creating incentives and economic opportunities for residents of dwelling units assisted by public housing and federally assisted dwelling units. Increasing resident's income as a result of self-sufficiency efforts assists in promoting deconcentration in public housing developments.

QHWRA recognizes and builds upon PRWORA. The QHWRA requirements encourage coordination between the two agencies to assure an assisted family's loss of welfare assistance due to noncompliance with self-sufficiency requirements or fraud will not result in a reduced rent; determine a public housing resident's eligibility for an earned income disregard; and determine if a public housing resident is exempt from Housing and Urban Development's (HUD) community service requirement.

### II. PURPOSE OF THE AGREEMENT

The purpose of this Agreement is to target services and assistance to families who receive TANF and live in public housing or receive Section 8 tenant-based assistance; improve the delivery of assistance to low-income families receiving TANF and living in or receiving federal housing assistance, by transferring information to facilitate the administration of housing assistance in a manner which reinforces self-sufficiency; and reduce and discourage fraud and noncompliance with TANF self-sufficiency program requirements.

In addition, the purpose of this Agreement is to carry out, on a local level, Sec.512(d)(7) of the QHWRA. That section states, in relevant part, the following:

*“A public housing agency...shall make its best efforts to enter into such cooperation agreements, with State, local, and other agencies providing...welfare or public assistance...,as may be necessary, to provide...information to facilitate administration (of their program requirements) and other information regarding rents, income, and assistance that may assist a public housing agency or welfare or public agency in carrying out its functions”*

*“A public housing agency shall seek to include in a cooperation agreement... requirements and provisions designed in public housing projects and families receiving tenant-based assistance under section 8, which may include providing for economic self-sufficiency services within such housing, providing for services designed to meet the unique employment-related needs of workforce positions on-site in such housing, and such other elements as may be appropriate.”*

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

**Division of Welfare and Supportive Services (DWSS) agrees to:**

1. Arrange childcare for TANF families living in public housing or receiving Section 8 tenant-based assistance and participating in mandatory work components as specified by DWSS and for up to twelve months after an individual obtains employment.
2. Provide employment and training services for TANF families mandated to participate in DWSS' work program known as NEON and living in public housing or receiving Section 8 assistance.
3. Provide payments or reimbursements to TANF recipients for transportation and special need items such as health cards, sheriff's work cards, clothing and shoes, which are reasonably necessary and directly related to participation in NEON. A one time moving and automotive repair service may also be available if the participant meets the "use" criteria for the funds as set forth by DWSS.
4. Within three (3) working days of request, provide Reno Housing Authority with verification of a participant's current benefit information and the previous twelve-month benefit history and the status of the participant's work mandatory status with NEON.
5. Provide Reno Housing Authority information as to whether the family's TANF benefit has been reduced or terminated and if this reduction or termination was due to fraud or noncompliance with an economic self-sufficiency program or work activity requirements as defined in Sec.(d)(2)(A) and (3) - not including any reduction of benefits, due to an expiration of lifetime time limit benefits.

**Reno Housing Authority agrees to:**

1. Send out timely notification to all public housing residents of all joint services provided by Reno Housing Authority and DWSS to ensure an adequate number of families are being served.
2. Provide for Section 8 and Public Housing families receiving TANF assistance to participate in Reno Housing Authority's Family Self-Sufficiency (FFS) program.
3. Within three (3) working days of request, provide DWSS copies of information relevant to public housing and Section 8 tenant-based assistance.
4. Exclude certain income for persons as set for by QHWRA who were previously unemployed and who return to work, and thus to "make work pay" for public housing residents.
5. Exempt TANF participants who are in mandatory NEON work requirements as set forth by DWSS from eight hours of community service as required by QHWRA.
6. Deny the TANF family's request to reduce rent if the public housing or Section 8 tenant-based family had its TANF income reduced as a result of an act of fraud or a sanction, based on the failure of any member of the family to comply with TANF's mandatory work conditions.

**Both parties mutually agree to:**

1. Identify common goals and purposes which support the economic self-sufficiency efforts of low-income families receiving TANF and TANF related support services and live in public housing or receive Section 8 tenant-based assistance.
2. Target appropriate Reno Housing Authority and TANF services and resources to families living in public housing or receive Section 8 tenant-based assistance to assist them in achieving economic self-sufficiency.
3. Coordinate and streamline the administrative functions to ensure the efficient delivery of services to families.
4. Reduce and discourage fraud and noncompliance with TANF and housing program requirements.
5. Coordinate and streamline the delivery of services to mutual participants of assistance. This includes coordination of resources and program activities, identification of eligible participants and coordination of verification of information to determine program eligibility.
6. Implement a joint process of referrals for families receiving TANF or living in public housing or receiving Section 8 tenant-based assistance.
7. Exchange participant information for any clients in common at no cost.
8. Safeguard the confidentiality of all program participants in conformity with County, State and Federal Laws.

**ATTACHMENT B****IRS SAFEGUARDING CONTRACT LANGUAGE****CONTRACT LANGUAGE FOR GENERAL SERVICES****I. PERFORMANCE**

In performance of this contract, the Contractor agrees to comply with and assume responsibility for compliance by officers or employees with the following requirements:

- (1) All work will be performed under the supervision of the contractor.
- (2) The contractor and contractor's officers or employees to be authorized access to FTI must meet background check requirements defined in IRS Publication 1075. The contractor will maintain a list of officers or employees authorized access to FTI. Such list will be provided to the agency and, upon request, to the IRS.
- (3) FTI in hardcopy or electronic format shall be used only for the purpose of carrying out the provisions of this contract. FTI in any format shall be treated as confidential and shall not be divulged or made known in any manner to any person except as may be necessary in the performance of this contract. Inspection or disclosure of FTI to anyone other than the contractor or the contractor's officers or employees authorized is prohibited.
- (4) FTI will be accounted for upon receipt and properly stored before, during, and after processing. In addition, any related output and products require the same level of protection as required for the source material.
- (5) The contractor will certify that FTI processed during the performance of this contract will be completely purged from all physical and electronic data storage with no output to be retained by the contractor at the time the work is completed. If immediate purging of physical and electronic data storage is not possible, the contractor will certify that any FTI in physical or electronic storage will remain safeguarded to prevent unauthorized disclosures.
- (6) Any spoilage or any intermediate hard copy printout that may result during the processing of FTI will be given to the agency. When this is not possible, the contractor will be responsible for the destruction of the spoilage or any intermediate hard copy printouts and will provide the agency with a statement containing the date of destruction, description of material destroyed, and the destruction method.
- (7) All computer systems receiving, processing, storing, or transmitting FTI must meet the requirements in IRS Publication 1075. To meet functional and assurance requirements, the security features of the environment must provide for the managerial, operational, and technical controls. All security features must be available and activated to protect against unauthorized use of and access to FTI.
- (8) No work involving FTI furnished under this contract will be subcontracted without the prior written approval of the IRS.
- (9) Contractor will ensure that the terms of FTI safeguards described herein are included, without modification, in any approved subcontract for work involving FTI.

(10) To the extent the terms, provisions, duties, requirements, and obligations of this contract apply to performing services with FTI, the contractor shall assume toward the subcontractor all obligations, duties and responsibilities that the agency under this contract assumes toward the contractor, and the subcontractor shall assume toward the contractor all the same obligations, duties and responsibilities which the contractor assumes toward the agency under this contract.

(11) In addition to the subcontractor's obligations and duties under an approved subcontract, the terms and conditions of this contract apply to the subcontractor, and the subcontractor is bound and obligated to the contractor hereunder by the same terms and conditions by which the contractor is bound and obligated to the agency under this contract.

(12) For purposes of this contract, the term "contractor" includes any officer or employee of the contractor with access to or who uses FTI, and the term "subcontractor" includes any officer or employee of the subcontractor with access to or who uses FTI.

(13) The agency will have the right to void the contract if the contractor fails to meet the terms of FTI safeguards described herein.

## **II. CRIMINAL/CIVIL SANCTIONS**

(1) Each officer or employee of a contractor to whom FTI is or may be disclosed shall be notified in writing that FTI disclosed to such officer or employee can be used only for a purpose and to the extent authorized herein, and that further disclosure of any FTI for a purpose not authorized herein constitutes a felony punishable upon conviction by a fine of as much as \$5,000 or imprisonment for as long as 5 years, or both, together with the costs of prosecution.

(2) Each officer or employee of a contractor to whom FTI is or may be accessible shall be notified in writing that FTI accessible to such officer or employee may be accessed only for a purpose and to the extent authorized herein, and that access/inspection of FTI without an official need-to-know for a purpose not authorized herein constitutes a criminal misdemeanor punishable upon conviction by a fine of as much as \$1,000 or imprisonment for as long as 1 year, or both, together with the costs of prosecution.

(3) Each officer or employee of a contractor to whom FTI is or may be disclosed shall be notified in writing that any such unauthorized access, inspection or disclosure of FTI may also result in an award of civil damages against the officer or employee in an amount equal to the sum of the greater of \$1,000 for each unauthorized access, inspection, or disclosure, or the sum of actual damages sustained as a result of such unauthorized access, inspection, or disclosure, plus in the case of a willful unauthorized access, inspection, or disclosure or an unauthorized access/inspection or disclosure which is the result of gross negligence, punitive damages, plus the cost of the action. These penalties are prescribed by IRC sections 7213, 7213A and 7431 and set forth at 26 CFR 301.6103(n)-1.

(3) Additionally, it is incumbent upon the contractor to inform its officers and employees of the penalties for improper disclosure imposed by the Privacy Act of 1974, 5 U.S.C. 552a. Specifically, 5 U.S.C. 552a(i)(1), which is made applicable to contractors by 5 U.S.C. 552a(m)(1), provides that any officer or employee of a contractor, who by virtue of his/her employment or official position, has possession of or access to agency records which contain individually identifiable information, the disclosure of which is prohibited by the Privacy Act or regulations established thereunder, and who knowing that disclosure of the specific material is so prohibited, willfully discloses the material in any manner to any person or agency not entitled to receive it, shall be guilty of a misdemeanor and fined not more than \$5,000.

(4) Granting a contractor access to FTI must be preceded by certifying that each officer or employee understands the agency's security policy and procedures for safeguarding FTI. A contractor and each officer or employee must maintain their authorization to access FTI through annual recertification of their understanding of the agency's security policy and procedures for safeguarding FTI. The initial certification and recertifications must be documented and placed in the agency's files for review. As part of the certification and at least annually afterwards, a contractor and each officer or employee must be advised of the provisions of IRC sections 7213, 7213A, and 7431 (see Exhibit 4, Sanctions for Unauthorized Disclosure, and Exhibit 5, Civil Damages for Unauthorized Disclosure). The training on the agency's security policy and procedures provided before the initial certification and annually thereafter must also cover the incident response policy and procedure for reporting unauthorized disclosures and data breaches. (See Section 10) For the initial certification and the annual recertifications, the contractor and each officer or employee must sign, either with ink or electronic signature, a confidentiality statement certifying their understanding of the security requirements.

### **III. INSPECTION**

The IRS and the Agency, with 24 hour notice, shall have the right to send its inspectors into the offices and plants of the contractor to inspect facilities and operations performing any work with FTI under this contract for compliance with requirements defined in IRS Publication 1075. The IRS' right of inspection shall include the use of manual and/or automated scanning tools to perform compliance and vulnerability assessments of information technology (IT) assets that access, store, process or transmit FTI. Based on the inspection, corrective actions may be required in cases where the contractor is found to be noncompliant with FTI safeguard requirements.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 7**

**February 28, 2023**

SUBJECT: Discussion and possible action for Approval of a construction contract between the City of Reno Housing Authority and Plenium Builders for construction of Dick Scott Manor for a Gross Maximum Price of \$4,009,428.00. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

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## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 8**
**February 28, 2023**

**SUBJECT:** Discussion and possible action to approve new rent setting policies for unaided and NSP properties. (For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

*Background:*

Over the past eight years, Washoe County has seen a record increase in market rents and historically low vacancy rates. RHA has not kept pace with the market with respect to rent increases at our unaided properties (also known as RHA's Expanded Housing Options). Based on discussion at the January 17, 2023, Board of Commissioners meeting, staff has provided the requested additional data to further the discussion and assist in adoption of a formal RHA rent increase policy.

The summary analysis provided today includes the addition of rents calculated at 85% of market rents and averaged for each of the five unaided sites managed by Gaston and Wilkerson. Also included are the annual turnover rates for each site, analysis of the revenue impacts from a 5%, 8% and 10% rent increase and the corresponding number of years each percentage increase would take to reach 90%, 85% and 80% of current market rent.

The most recent rent increase was implemented in mid-2022 at \$100 for all five sites. RHA typically has implemented a \$25-50 increase annually but rent increases had not been implemented in 2020-2021 due to the pandemic and its impacts on renters. Based on conversations with Gaston and Wilkerson, no unit turnover or tenant complaints resulted from the \$100 increase.

Based upon staffs' analysis and prior Board discussion, setting rents at 80% of market rent appears most aligned with the Board's dual goals of increasing revenue to RHA while providing a community benefit through below market rentals. Assuming this level of rent and based upon RHA's past practice for increasing rents, an 8% annual rent increase for existing tenants seems reasonable without creating hardship. It also allows RHA to reach the intended goal rent within five years at the majority of sites.

A final rent increase policy is desired by April 2023 which will enable the new rents to be incorporated into annual budget forecasting, which will occur in May 2023 for fiscal year 2024. RHA will utilize the adopted rent increase policy for all other RHA owned properties that do not have existing rent restrictions. However, RHA will use the policy to guide increases that bring rent restricted units that currently have rents below allowable HOME and Low Income Housing Tax Credit limits up to current year allowable rents.

**Staff Recommendation:** Adoption of a new rent setting policy for RHA's Expanded Housing Options that sets rents at 80% of the current market rent thus achieving the Board's dual goals of increasing revenue while maintaining affordable rents for community members. Additionally, to minimize impacts on current tenants from this new policy, staff recommends implementing an 8% annual rent increase per unit until the unit's rent reaches 80% of the current market rent. All newly leased units would have an initial rent set at 80% of current market rent.

# RHA Expanded Housing Options (formerly known as Unaided Property) Rent Analysis

Complex Name	Bedroom Size	Number of Units	Average Current Rent	Average Market Rent	Average % Below Market Rent	Average Difference Using Market Rent	Average Difference Using 90% of Market Rent	Average Difference Using 85% of Market Rent	Average Difference Using 80% of Market Rent
Prater Way Apartments	1	4	\$830.00	\$1,090.00	31%	\$260.00	\$151.00	\$96.50	\$42.00
	2	12	\$893.64	\$1,385.00	56%	\$491.36	\$352.86	\$283.61	\$214.36
	Monthly Revenue Increase					\$6,936.36	\$4,838.36	\$3,789.36	\$2,740.36
	Annual Revenue Increase					\$83,236.36	\$58,060.36	\$45,472.36	\$32,884.36

Colonial Court Apartments	1	8	\$692.50	\$1,215.00	76%	\$522.50	\$401.00	\$340.25	\$279.50
	2	4	\$805.00	\$1,310.00	63%	\$505.00	\$374.00	\$308.50	\$243.00
	Monthly Revenue Increase					\$6,200.00	\$4,704.00	\$3,956.00	\$3,208.00
	Annual Revenue Increase					\$74,400.00	\$56,448.00	\$47,472.00	\$38,496.00

Idlewild Townhouse Apts	2	33	\$913.82	\$1,692.00	86%	\$778.18	\$608.98	\$524.38	\$439.78
	4	1	\$875.00	\$2,100.00	140%	\$1,225.00	\$1,015.00	\$910.00	\$805.00
	Monthly Revenue Increase					\$26,904.82	\$21,111.22	\$18,214.42	\$15,317.62
	Annual Revenue Increase					\$322,857.88	\$253,334.68	\$218,573.08	\$183,811.48

Ala Moana Apartments	1	104	\$764.85	\$1,188.00	55%	\$423.15	\$304.35	\$244.95	\$185.55
	2	52	\$861.73	\$1,350.00	57%	\$488.27	\$353.27	\$285.77	\$218.27
	Monthly Revenue Increase					\$69,397.29	\$50,022.09	\$40,334.49	\$30,646.89
	Annual Revenue Increase					\$832,767.53	\$600,265.13	\$484,013.93	\$367,762.73

Sarrazin Arms Apartments	0	54	\$718.05	\$1,050.00	52%	\$331.95	\$226.95	\$174.45	\$121.95
	Monthly Revenue Increase					\$ 17,925.25	\$ 12,255.25	\$9,420.25	\$ 6,585.25
	Annual Revenue Increase					\$ 215,103.05	\$147,063.05	\$113,043.05	\$ 79,023.05

Total Monthly Revenue Increase						\$127,363.74	\$92,930.94	\$75,714.54	\$58,498.14
Total Annual Revenue Increase						\$ 1,528,364.83	\$ 1,115,171.23	\$908,574.43	\$701,977.63

5% Increase per Year	Years to Reach 90% of Market	Years to Reach 85% of Market	Years to Reach 80% of Market	8% Increase per Year	Years to Reach 90% of Market	Years to Reach 85% of Market	Years to Reach 80% of Market	10% Increase per Year	Years to Reach 90% of Market	Years to Reach 85% of Market	Years to Reach 80% of Market
\$43.83	6.8	5.3	3.9	\$70.13	4.3	3.3	2.4	\$87.67	3.4	2.7	1.9
Annual Turnover Rate 20%											

\$36.50	11.0	8.5	7.5	\$58.40	6.8	5.8	4.7	\$73.00	5.5	4.6	3.8
Annual Turnover Rate 17%											

\$45.56	14.1	12.2	10.3	\$72.90	8.8	7.6	6.4	\$91.13	7.0	6.1	5.1
Annual Turnover Rate 23%											

\$42.94	8.3	6.7	5.2	\$68.70	5.2	4.2	3.2	\$85.88	4.1	3.4	2.6
Annual Turnover Rate 6%											

\$37.50	6.0	4.6	3.1	\$60.00	3.8	2.9	2.0	\$75.00	3.0	2.3	1.6
Annual Turnover Rate 29%											

Average for All Complexes											
\$41.27	9.2	7.5	6.0	\$66.03	5.8	4.8	3.7	\$82.53	4.6	3.8	3.0

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 9****February 28, 2023**

SUBJECT: Discussion and possible action to approve a new flat rent for public housing.  
(For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

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*Minimum Rent for Public Housing and Voucher Program:*

Under 24 CFR 5.630, all Public Housing Authorities (PHA) must charge minimum rent for participants in the Public Housing and voucher programs. The minimum rent is set by the PHA and must be between \$0-50 unless an alternate amount is authorized through a HUD approved waiver. In 2014, RHA increased its minimum rent from \$50 to \$75 as a waiver request through our MTW Plan. Minimum rents have not been increased since that time. RHA is proposing to increase the minimum rent to \$100 with our FY2024 MTW Plan. Minimum rent is only used when a family has zero or minimal household income. Because the family is entitled to a utility allowance, which is subtracted from the minimum rent to determine the tenant's actual portion of rent, families do not typically pay the full minimum rent. An increase in minimum rent would better reflect market trends and help offset increases in operating and maintenance costs.

This item is being presented to make the Board aware of the proposed change which will be formally presented in April 2023 with a request to approve the FY2024 MTW Annual Plan. No action is required at this time.

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 10****February 28, 2023**

**SUBJECT:** Discussion and possible action to solicit a lobbyist for the State of Nevada 2023 Legislative Session. Discussion may include without limitation an update on the Nevada Housing Coalition legislative priorities and/or support for housing legislation. (For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 11**

**February 28, 2023**

SUBJECT: Discussion and possible action to modify the current meeting schedule to accommodate potential City and County elected officials and liaisons. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

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**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 12****February 28, 2023**

**SUBJECT:** Discussion and possible action on the City of Reno's proposed Stormwater Utility Fee, RHA's submitted comments, and direction to staff on this matter.  
(For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

*Background:*

As noted at our January 17th meeting, the City of Reno is proposing a new stormwater utility fee which would have a significant negative fiscal impact on RHA. Staff has calculated this impact to be \$7,941 per month (\$95,297/year) for RHA-owned properties based upon the initial fee of \$13.46 per ERU monthly rate shown in the proposed ordinance. (See staff analysis attached.) If approved by the City Council, the fee would be implemented in July 2023. The proposed ordinance allows for exemptions of certain properties that serve a public purpose, but the Reno Housing Authority's properties are not currently included. The proposed ordinance also includes a provision for stormwater income assistance, subject to annual application, allocation of funds, and proof of eligibility, of up to 50% of the annual calculated stormwater utility fee for households that participate in certain low-income programs and directly receive a stormwater utility bill. However, there is no similar provision for assistance or a credit to providers of low-income housing, such as RHA, that are subject to income targeting and rent restrictions and cannot pass along the new fee.

Given this, to continue to best meet our community's low-income and affordable housing needs, and barring Council exempting RHA from the fee, the Reno Housing Authority requested the following changes to the proposed ordinance:

- Insertion of language under Section 12.17.210 that codifies an annual 50% stormwater sewer fee assistance credit for RHA-owned properties, both current and future development.
- Updates to the Stormwater Utility Fee Credit Policy Manual to identify that in addition to the codified 50% stormwater sewer fee assistance credit, the Reno Housing Authority Credit can be combined with the Stormwater Quantity Credit (20%) and Stormwater Quality Credit (10%) for a maximum of 80% credit for a particular property.
- Clarification that Section 12.17.170 (b)(3) which allows for a phase in of the new fee for properties with an ERU greater than four (4) applies to Reno Housing Authority-owned properties regardless of the 50% stormwater utility assistance credit.

These changes align the Reno Housing Authority with proposed incentives available to other public and private entities and help to minimize the fiscal and business impact to RHA. City staff is currently reviewing submitted public comments and business impact statements and determining next steps. Therefore, at this time, it is unclear whether the

requested changes identified in RHA's public comments will be recommended by City staff and when the proposed ordinance will be heard by Council. RHA's submitted comments are attached for reference. RHA staff is seeking direction from the Board of Commissioners on this matter.

## Public Housing (located in Reno)

<u>Name/Parcel ID# and Total Equivalent Residential Units (ERU)</u>	<u>Name/Parcel ID#</u>	<u>Total ERU's</u>
<b>Myra</b>	<b>Stead</b>	
2028147 = 12	8614209 = 3 (community room)	
2028144 = 10	8614601 = 31	
<b>Essex</b>	<b>Mineral</b>	
8229506 = 26	0821302 = 44	
8229505 = 46	0821409 = 52	
<b>Hawk View</b>	<b>Silverada</b>	
0429217 = 29	0807304 = 70	
0429218 = 25	<b>Total of 394 Public Housing ERU's</b>	
<b>Tom Sawyer</b>		
0811220 = 29		
0811401 = 17		

## Other Affordable Properties

<u>Name/Parcel ID#</u>	<u>Total ERU's</u>	<u>Name/Parcel ID#</u>	<u>Total ERU's</u>
<b>Sarrazin Arms</b>		<b>D&amp;K</b>	
0727437 = 11		0849017 = 1	
<b>Carville Ct</b>		<b>WJW</b>	
0849019 = 3		0849026 = 7	
<b>Idlewild</b>		<b>Ala Moana</b>	
1011047 = 14		1934202 = 44	
<b>WAHC</b>			
1405410 = 2			
<b>Yorkshire</b>		<b>Total of 106 Other Affordable Property ERU's</b>	
8229503 = 24			



**Scattered Sites**

**90 total ERU's**, Sun Valley and Sparks properties will not be charged this fee.

**Grand Total**

394 Public Housing ERU's

106 Other Affordable Property ERU's

90 Scattered Site ERU's

**590 ERU's**

The proposed ordinance would have a monthly fiscal impact between \$5950.00 and \$8925.00 for just the complexes that RHA manages. The City's proposed monthly fee would fall somewhere between \$10.00 and \$15.00 per Equivalent Residential Unit (ERU), with the ordinance currently showing a rate of \$13.46 effective July 1, 2023. The rate increases each year based on the CPI for the western US. Based on this, the initial potential monthly cost to RHA would be:

590 ERU's x \$10 = \$5900 per month increase

590 ERU's x \$12 = \$7080 per month increase

590 ERU's x \$13.46 = \$7941.40 per month increase (\$95,296.80 annually)

590 ERU's x \$15 = \$8850 per month increase

January 31, 2023

City of Reno  
Reno City Council  
Reno City Hall  
1 E. First Street  
Reno, NV 89501  
[publiccomment@reno.gov](mailto:publiccomment@reno.gov)

**Re: PUBLIC COMMENT: Proposed Stormwater Utility Fee**

### **INTRODUCTION**

The Housing Authority of the City of Reno (“Reno Housing Authority” or “RHA”) respectfully requests relief from the City of Reno’s (“City”) proposed Stormwater Utility Fee.

Reno Housing Authority exists as a public housing authority under chapter 315 of the Nevada Revised Statutes with its Board of Commissioners appointed by the City’s mayor and confirmed by this council to serve four-year terms. Reno Housing Authority works in close partnership with the City to help achieve the City’s overarching goals of public safety, reducing homelessness and its impacts, providing affordable housing, and promoting economic development. These goals are not only published as strategic priorities but are included in your strategic plan as areas of focus for 2023-2025.

Reno Housing Authority currently owns and manages more than 750 units of public housing in eight different locations in Reno and Sparks under the Public Housing program. Through neighborhood stabilization programs and other funding, Reno Housing Authority also owns more than 165 rental properties specifically targeted for low-income households. Additionally, Reno Housing Authority and its subsidiary, Washoe Affordable Housing Corporation, own, manage, lease, or oversee HUD Section 8 contracts for more than 1,400 below market rate rental properties in Washoe County. Reno Housing Authority also provides housing subsidies to more than 2,500 low-income families in Reno, Sparks, and Washoe County through Rental Assistance vouchers. On top of that, the organization provides more than 400 housing subsidies specifically for veterans in the community through the HUD Veterans Administration Supportive Housing initiative, housing subsidies for 15 former foster youth, and more than \$50,000 a year to Eddy House as part of a shallow subsidy program to help provide shelter and programs for the area’s unhoused youth. More than 130 Emergency Housing Vouchers are also distributed in Washoe County to individuals or families that are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, or for whom providing rental assistance will prevent the family’s homelessness or high risk of housing instability.

To that end, staff of the Reno Housing Authority was disheartened to learn that City staff are proposing to impose the new Stormwater Utility Fee on Reno Housing Authority properties without exemption or fee reduction and believes that the proposed fee will a) impose a direct and significant economic burden upon Reno Housing Authority and b) directly restrict the formation,

operation, or expansion of RHA's housing. RHA staff has had productive discussions with City staff regarding the need and rationale for the requested relief. The proposed assistance credit acknowledges Reno Housing Authority's public mission and unique position as the only housing authority serving our region and puts it on par with the incentives offered in the ordinance and related documents to other public agencies and private owners. Reno Housing Authority operates its housing without local funding, relying on decreasing annual federal appropriations and other revenue sources. In 2022, the RHA used non-restricted revenue to backfill a shortfall of approximately \$870,000 (or 16%) of its public housing operating costs. By imposing this fee on RHA-owned properties, the Authority will be more limited in its ability to ensure safe, decent affordable housing for the City's lowest income households and to promote your overarching goals of meaningfully addressing homelessness and affordable housing in Reno. In considering this public comment, and the information set forth herein, it is the hope of the Reno Housing Authority that you will ultimately choose to either exempt or provide an assistance credit to RHA-owned properties from the Stormwater Utility fee.

### **DISCUSSION**

As an "Authority" created under NRS Chapter 315, Reno Housing Authority is a political subdivision of the State of Nevada and a municipal corporation. The City of Reno is likewise a political subdivision of the State of Nevada. To that end, NRS 372.325 ensures that Reno Housing Authority is, for example, exempted from the computation of the amount of sales tax on the gross receipts from the sale of any tangible personal property to, in pertinent part, the State of Nevada, as well as any political subdivision thereof. Further, NRS 361.060 provides that all lands and other property owned by the Nevada Rural Housing Authority, or any municipal corporation in this state, are exempt from taxation with the limited exception for community pastures. Those exemptions further the not-for-profit benefit Reno Housing Authority provides to the entire Reno community. Indeed, provided in NRS 315.490, no provision of law with respect to the acquisition, operation, or disposition of property imposed by other public bodies shall be applicable to an Authority unless the legislature shall specifically so state.

As to the ordinance as proposed, Section 12.17.120 provides for several types of properties that are specifically exempted that also have a public purpose. Furthermore, Section 12.17.210 provides for stormwater income assistance of up to one half the annual calculated stormwater utility fee, subject to annual funding and proof of eligibility, for those enrolled in the State of Nevada Welfare Division Energy Assistance Program, the Federal Supplemental Security Income Program, Social Security Disability, or another low-income program established to aid in the payment of utility bills; thereby recognizing the additional burden of this fee on those Reno Housing Authority serves.

Although a significant portion of RHA tenants may receive assistance under these programs, Reno Housing Authority would be responsible for paying these fees for its properties and therefore, this provision would not assist the Reno Housing Authority. It will, however, if tenants are deemed eligible, create a substantial administrative burden for RHA and add further costs associated with ensuring tenants apply annually for identified programs and, subsequently, the City's credit and report any financial benefit from the income assistance.

It would be difficult, if not impossible, to continuously identify Reno Housing Authority beneficiaries who are, or are not, in receipt of such, or similar, assistance. Each resident should not be required to demonstrate the undeniable reality of hardship attendant to participation in any RHA program. As important, Reno Housing Authority should not be required to expend time and resources otherwise allocable to the provision of such services, which are in direct furtherance of your overarching goal of providing affordable housing and otherwise meaningfully addressing homelessness.

Further, the imposition of these fees would have an immediate, negative fiscal impact on Reno Housing Authority. Using the \$13.46 fee indicated in the proposed ordinance, the Reno Housing Authority will be required to pay an initial amount of \$7,941 per month (\$95,297/year) on RHA-owned properties. This amount would increase as the fee increases over time by the CPI. Reno Housing Authority's ability to provide low-income, affordable housing will be directly impacted by such a fiscal impact. As previously mentioned, the public housing program is consistently underfunded by Congress (16% in 2022) which requires Reno Housing Authority to supplement the shortage with funds received from other programs and housing managed by the agency. This new fee will further decrease our ability to provide or expand affordable housing. Conversely, the City of Reno's budget will receive a minimal benefit therefrom. Reno's current Stormwater Program-Sewer fund receives approximately \$5,250,000 per year. The addition of RHA's \$95,297 per year on its properties would result in an increase thereto of less than 2%. More poignantly, under the proposed ordinance, Reno seeks Stormwater Utility funds of \$440,000,000 over 20 years, or \$22,000,000 per year. Reno Housing Authority's proposed contribution would make up less than four-tenths of one percent ( $.0035 \times 22,000,000$ ) of that amount. In other words, the benefit to the City of Reno of imposition of this fee on the Reno Housing Authority is far outweighed by the burden such imposition will cause the Authority.

### **CONCLUSION**

Reno Housing Authority's purpose and function are well recognized by the City of Reno. Reno's Mayor is a standing member of the Board of Commissioners of RHA, and Reno City Council members have long held positions thereon. Those facts demonstrate the inextricable tie between the two organizations in furtherance of the shared goal to ensure the availability of affordable housing to those most in need in Washoe County. That availability would suffer a devastating blow but for the ability of the Reno Housing Authority to operate efficiently, and that efficiency would be damaged by the ordinance as proposed.

To continue to best meet our community's low-income and affordable housing needs, and barring Council exempting RHA from the fee, the Reno Housing Authority requests the following changes to the proposed ordinance:

- Insertion of language under Section 12.17.210 that codifies an annual 50% stormwater sewer fee assistance credit for RHA-owned properties, both current and future development.
- Updates to the *Stormwater Utility Fee Credit Policy Manual* to identify that in addition to the codified 50% stormwater sewer fee assistance credit, the Reno Housing Authority

Credit can be combined with the Stormwater Quantity Credit (20%) and Stormwater Quality Credit (10%) for a maximum of 80% credit for a particular property.

- Clarification that Section 12.17.170 (b)(3) applies to Reno Housing Authority-owned properties regardless of the 50% stormwater utility assistance credit.

These changes align the Reno Housing Authority with proposed incentives available to other public and private entities and helps to minimize the fiscal and business impact to RHA. We appreciate consideration of these comments and look forward to working with Council on these changes and jointly meeting the various needs within our City.

Sincerely,

A handwritten signature in black ink, appearing to read "Hilary Lopez", with a stylized flourish at the end.

Housing Authority of the City of Reno,  
By Hilary Lopez, Ph.D., Executive Director

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 13****February 28, 2023**

SUBJECT: Closed Session: Discussion on 1) the status of the Bonanza Inn and potential acquisition of the property, through possible use of eminent domain or otherwise, for subsequent development of low income and/or workforce housing using City of Reno American Rescue Plan Act (ARPA) and other sources and 2) City of Reno's response to RHA's request to use of ARPA funds allotted to the Bonanza for the proposed Carville Court Supportive Housing redevelopment project and the Essex Manor public housing rehabilitation project. *See Op. Nev. Att'y Gen. No. 372 (December 29, 1966).* (Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

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**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 14****February 28, 2023**

**SUBJECT:** Open Session: Discussion and possible action to provide direction to Staff on 1) the status of the Bonanza Inn and potential acquisition of the property, through possible use of eminent domain or otherwise, for subsequent development of low income and/or workforce housing using City of Reno American Rescue Plan Act (ARPA) and other sources and 2) City of Reno's response to RHA's request to use of ARPA funds allotted to the Bonanza for the proposed Carville Court Supportive Housing redevelopment project and the Essex Manor public housing rehabilitation project and direction to staff on these items. (For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 15**

**February 28, 2023**

SUBJECT: Discussion and updates on expanding Resident Services Programs  
(Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

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**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 16****February 28, 2023**

**SUBJECT:** Discussion and possible action on the Performance Evaluation of Hilary Lopez, RHA Executive Director, to consider her job performance, professional competence, character, and any alleged misconduct within the context of her performance. Discussion and possible action may include approval of an evaluation rating as well as any recommendation on the compensation and consideration provided to Dr. Lopez, which will be subject to her acceptance or rejection of the same. (For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 17****February 28, 2023**

SUBJECT: Additional items:

- i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
- ii) Reports on conferences and trainings. (Discussion)
- iii) Old and New Business. (Discussion)
- iv) Request for Future Agenda Topics
- i) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, March 28, 2023; Tuesday, April 25, 2023; and Tuesday, May 23, 2023. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

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The next Board meeting will be held Tuesday, March 28, 2023.