



**HOUSING AUTHORITY  
OF THE CITY OF RENO**



**2022**

# **MTW ANNUAL PLAN**

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Submitted to HUD on March 30, 2021.  
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## About

Founded in October 1943, the Housing Authority of the City of Reno (RHA) owns and manages 751 units of Public Housing in eight different locations in the City of Reno and City of Sparks. Using Neighborhood Stabilization Programs (NSP) and other funding, RHA acquired and manages over 160 scattered site rental properties specifically targeted for low-income households. RHA also provides housing subsidies to more than 2,500 low-income families in Reno, Sparks, and Washoe County through various rental assistance programs.

## Mission

Provide fair, sustainable, quality housing in diverse neighborhoods throughout Reno, Sparks and Washoe County that offers a stable foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life. In doing so, RHA will continue to cultivate strong community partnerships, promote fiscal responsibility, and administer all its programs and activities in an efficient, ethical, and professional manner.

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# **Section I**

## **Introduction**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**

## I. Introduction

### A. Agency Overview

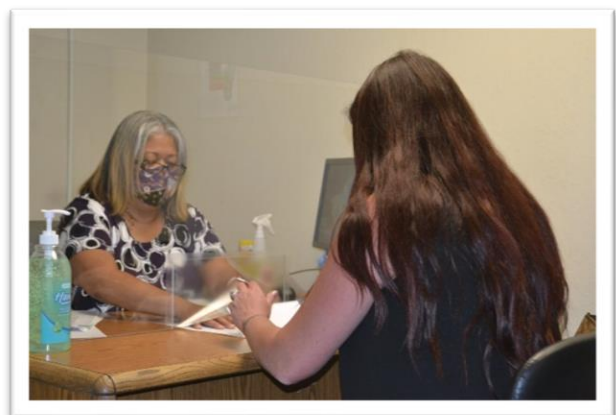
RHA writes its Fiscal Year (FY) 2022 MTW Annual Plan as the Truckee Meadows continues its recovery from the impacts caused by the coronavirus (COVID-19) pandemic. COVID-19 catapulted Washoe County's unemployment rate from 2.6% at the end of 2019 to a record high of 20.4% in April 2020. Due mostly to the mandatory closure of non-essential businesses, the unemployment rate slowly began to improve as businesses reopened and by August 2020, it was 7.2%. Despite this increase in unemployment, the median home price for Reno/Sparks rose to \$459,000 in October 2020. Rental rates, which had continued to increase since the last recession, have shown signs of stabilizing amid the region's recent building boom. According to the Nevada State Apartment Association, this building boom, with over 3,000 apartment units in the works, has increased Reno's apartment inventory by roughly 17% since 2016.

As the fluidity of the housing market continues and the financial ramifications from the COVID-19 pandemic remain unclear, RHA's mission to provide sustainable and quality housing as a foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life remains at the forefront. In FY 2022, RHA will continue to refine its current programs while cultivating partnerships that support the agency's mission. Following are highlights of RHA's past successes and future priorities as a Moving to Work (MTW) agency.

#### *Discovering New Ways of Doing Business*

From the start of the COVID-19 pandemic, RHA acted swiftly to ensure the safety of not only the households served by the agency, but also staff. Although RHA's offices and meeting spaces have been closed to the public, the core functions of the agency remain and have continued. RHA continues to serve the community, Public Housing (PH) residents and Housing Choice Voucher (HCV) participants online and over the telephone. Recent investments in technological upgrades will allow the agency to continue its vital work should another national emergency occur. RHA staff are now equipped to work from home and virtual meetings have become normal business practice.

Recently RHA began exploring ways that staff can take advantage of new technology while keeping everyone safe. Virtual meetings and/or instruction are being considered for self-sufficiency workshops through the Workforce Development Program, Pre-Occupancy class instruction for PH residents and voucher briefings for HCV participants. Although the ways that RHA staff communicates with our residents, clients, constituents, and each other continues to change, the agency is committed to modifying its processes and facilities in ways that remain transparent and accessible to all community members.



*Katherine Bowsheer assists a client at RHA's office. RHA has installed plexiglass barriers, provided hand sanitizing stations, and upgraded its technology to allow staff to work remotely when necessary.*



### ***Preventing Homelessness***

Like many states across the country, the economic impact of COVID-19 hit Nevada hard. Following the mandatory closure of all non-essential businesses, the state of Nevada saw its jobless rate soar to the highest rate ever seen in a U.S. state – a record 28.2% in April 2020 (20.4% locally). On March 29, 2020, Governor Sisolak imposed a moratorium on evictions, which offered temporary relief for renters who were unable to pay their rent. Initially set to expire on September 1, 2020, the moratorium was extended by the Governor through October 15, 2020 and recently extended again through March 31, 2021.

To assist renters who experienced a COVID-19 related loss in income, RHA was asked by the State of Nevada Housing Division to administer the CARES Housing Assistance Program (CHAP) throughout Washoe County in July 2020. CHAP was designed to assist Nevadans impacted by COVID-19 who were delinquent in paying rent. Intended to help renters avoid homelessness and remain in their homes, any rent owed, both in arrears and going forward, was paid directly to landlords on behalf of eligible households for up to nine months. Following implementation, additional funding was provided by the City of Reno and the City of Sparks resulting in RHA overseeing similar programs for residents of both jurisdictions.

Another partnership, driven by RHA's MTW flexibilities, was established with the Eddy House in FY 2021. Partnering with the Eddy House, a local non-profit that works with homeless and at-risk youth in northern Nevada, has allowed RHA to help a population virtually unassisted by its traditional programs. On August 1, 2020, RHA began providing the non-profit a shallow subsidy to assist with some of the housing costs associated with operating its 24-hour facility for at-risk youth, ages 12-24.

The success of both partnerships has laid the groundwork for RHA's continued collaboration with local governments and community non-profits. In FY 2022, staff will continue to explore the ways RHA can assist additional at-risk populations.

### ***Exploring Development Options***

RHA completed construction and began leasing units at the Willie J. Wynn Apartments, an affordable housing property with 44 dwelling units for seniors. With numerous partnering agencies in place to provide consultations, workshops, and services, RHA will now build on the lessons learned following the successful completion of this complex. In FY 2021, RHA received approval to utilize MTW flexibility to acquire and/or develop new affordable housing in the Truckee Meadows. To maximize the impact that future acquisitions or developments will have, partnerships that complement the agency's mission and prove to be beneficial to the community are being explored.



*Willie J. Wynn Apartments as photographed by Vance Fox.*

RHA's Board of Commissioners recently approved the formation of a Development Committee comprised of community members. Members of this committee, many of whom have experience with development in their professional backgrounds, offer expertise and guidance in

identifying potential development opportunities. The committee has reviewed sites currently owned by the agency that could be developed as well as areas that may be acquired. Although development opportunities are still in the conception phase, sites have been identified and partnerships with the City of Reno and Community Services Agency (CSA) are being explored.

### ***Instilling Self-Sufficiency***

As asserted in RHA's mission, housing is the foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life. RHA believes that providing the right opportunities today will lead to long-term success and financial independence tomorrow. This is true for adults and youth alike. RHA's Workforce Development Program is designed to assist families and youth in increasing their level of education, workforce skills and employment earnings. In FY 2022, RHA will continue to connect youth and adults to available job training and job opportunities as staff works to increase the number of residents moving toward self-sufficiency.



*Alona and her children are all smiles following her successful completion of the FSS/Workforce Development Program. Alona says it took time to trust what the program had to offer, but she is grateful for the Workforce Development Coordinators, who supported her along the way.*

### ***New and Evolving Partnerships***

Following Governor Sisolak's "stay at home" order at the onslaught of the COVID-19 pandemic, several community organizations reached out wanting to know how they could help. RHA was overwhelmed by the amount of support that was given to families who would otherwise be faced with food insecurities, limited access to toiletry and personal hygiene items, and the need to purchase face coverings that are now required to shop at local grocery stores or to visit any medical facility.



*The Food Bank of Northern Nevada's mobile produce truck provides RHA's senior residents with fresh produce.*

As food insecurity grew among RHA's elderly and disabled residents, Sprouts Farmers Market began a fresh grocery delivery on a weekly basis. Groceries donated by Sprouts continue to be delivered to RHA's seniors by volunteers from the local chapter of Knights of Columbus. RHA's partnership with the Food Bank of Northern Nevada strengthened resulting in additional opportunities for RHA's seniors to obtain food. Their mobile produce truck now has a regular stop at RHA's PH sites. The produce truck provides residents the opportunity to receive fresh produce twice a month without having to visit the grocery store.

Through the COVID-19 pandemic, Horizon Ministries, although not a new partner of RHA, quickly became an essential partner. Their congregation donated countless number of bags filled with groceries, household items, diapers, baby food and toiletries for both senior and family PH sites. Similarly, RHA's partnership with the Boys and Girls Club of the Truckee Meadows evolved to not



only focus on youth, but also RHA's seniors as the organization donated adult diapers and other household products essential to one's personal health.

The stress that many families, including youth, may experience during this time is also a concern. To help alleviate some of the stress, a new partnership with the Note-Able Music Therapy Services was created to provide on-site classes and individualized music therapy to PH youth. Youth participating in these sessions do hands-on activities that may include drum circles, instrument play, singing, and dancing. While the activities may seem recreational in nature, attention to overarching goals are identified throughout the process including social connection, self-confidence, communication, and relaxation.



*RHA youth take advantage of a music therapy session offered by the Note-Able Music Therapy Services.*

Although each of RHA's partnerships cannot be noted here, the community's generosity throughout the COVID-19 pandemic has given the agency an opportunity to connect with some amazing new partners and allowed existing partnerships to evolve which will be cultivated for years to come.

## B. What is MTW?

MTW is a demonstration program, established by Congress in 1996, that offers a limited number of "high performing" Public Housing Authorities (PHAs) the opportunity to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies. The program permits PHAs to combine federal funds from the PH operating fund, Capital Fund Program (CFP) and HCV program into a single, agency-wide funding source known as a "block grant." This block grant approach allows MTW PHAs to allocate resources based on a local determination of how to effectively address the needs of the local community. It is important to note that the MTW designation does not provide PHAs with additional funding from the U.S. Department of Housing and Urban Development (HUD), but rather allows each agency to use their funding in a more flexible manner.

With HUD's approval, PHAs participating in the MTW program can waive certain statutes and regulations in the United States Housing Act of 1937 to explore different and creative ways to improve their housing programs. These policy changes allow PHAs to address challenges for low-income families that are unique to their local needs. In doing so, each of the activities proposed and implemented must address at least one of three MTW statutory objectives.

### MTW Statutory Objectives

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



### **C. RHA's designation as an MTW agency**

After a national competition was held in 2012, RHA was selected and designated as one of four new MTW agencies in 2013. The MTW agreement between RHA and HUD was executed on June 27, 2013, and established RHA as an MTW agency through RHA's FY 2018. On April 14, 2016, RHA received notice that pursuant to Section 239 of Title II, Division L of the Consolidated Appropriations Act, 2016, RHA's current MTW agreement with HUD was extended through the end of FY 2028.

### **D. FY 2022 MTW Annual Plan overview**

FY 2022 (i.e., the period from July 1, 2021 through June 30, 2022) will be RHA's ninth year as an MTW agency. Each year RHA is required to adopt an MTW Annual Plan for HUD's approval in advance of the start of the fiscal year. This plan, which is organized according to HUD's requirements as outlined in Form 50900, explains the proposed/amended MTW activities for the coming year, and provides updates on current MTW activities that have already received approval from HUD. For this plan, an "MTW activity" is defined as any activity that requires MTW flexibility to be utilized to waive statutory or regulatory requirements.

The MTW Annual Plan is intended to provide PH residents, HCV participants, local officials, the public, and HUD with pertinent information on each of RHA's proposed and implemented activities. It also serves to provide stakeholders with details on RHA's operating budget and capital improvement plans.

As part of RHA's planning process, staff mailed all members of the Resident Advisory Board information regarding the FY 2022 MTW Annual Plan beginning in December 2020. Due to group restrictions put in place because of COVID-19, all PH residents and HCV participants were mailed summaries of each proposed activity and capital improvement plans in January 2021. Detailed information and impacts on current participants were made available on RHA's website with updates provided regularly based on the feedback received. Public review and comments are now being sought prior to consideration and approval by RHA's Board of Commissioners. Following approval from the Board of Commissioners on March 23, 2021, RHA's FY 2022 MTW Annual Plan was submitted to HUD for review.<sup>1</sup>

### **E. Overview of RHA's annual goals and objectives**

During its eight years as an MTW agency, RHA implemented activities intended to simplify the administration of both the PH and HCV programs. These activities include, but are not limited to, simplifying medical deductions in both PH and HCV programs, implementing true triennial recertifications for elderly/disabled participants on fixed incomes and increasing the verified application data for HCV applicants. Furthermore, RHA created a Landlord Incentive Program within the HCV program, began providing an incentive to \$0 Housing Assistance Payment (HAP)

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<sup>1</sup> Additional details on RHA's public process can be found in Section VI of this plan and the accompanying attachments.



households and received approval to use its funding flexibility for Affordable Housing Acquisition, Rehabilitation and Preservation.

Throughout RHA's participation in the MTW Demonstration, staff have continued to seek innovative activities to propose that are designed to streamline resident requirements and increase the overall efficiency of the agency. To identify ways that approved MTW activities might be improved upon, staff continue to monitor activities following full implementation.

***RHA's proposed FY 2022 MTW activity***

In FY 2022, RHA is proposing the following new MTW activity:

- **Workforce Development Program.** RHA recently restructured its entire FSS Program into a Workforce Development Program focused on job placement and job retention for all able-bodied participants in RHA's housing programs, including youth. To accurately report on the expansion and restructuring of this vital program, this proposed activity will replace MTW Activity 2014-04.

***MTW goals and objectives***

Utilizing the flexibilities available through MTW to expand housing choice, streamline agency operations and develop creative solutions that meet the needs of low-income families in our community remains an ongoing goal of RHA. New initiatives that further both the MTW statutory objectives and RHA's strategic plan will continue to be explored and proposed if feasible.

In FY 2022, RHA will continue to review the capital needs of each of its PH properties to identify necessary capital improvement expenditures that will preserve, maintain, and enhance each of these complexes. Despite the lack of federal funding to address the necessary repairs needed at PH properties across the country, RHA has strived to maintain its portfolio to the highest standards possible to ensure long-term viability. Using MTW flexibility allowed for in Section B of Attachment C of the Standard MTW Agreement, RHA will continue to make additional improvements to these properties, specifically those focused on energy and water savings.

RHA continues to review the portfolio analysis provided by Praxis Consulting Group, LLC. The goal of this analysis was to identify ways RHA can sustain its housing portfolio over time. Several options were reviewed including maintaining current use, Section 18 Disposition Programs, and conversion to HUD's Rental Assistance Demonstration (RAD).

The RAD program allows housing authorities, with HUD approval, to convert properties from one federal funding platform, Section 9 PH operating subsidy, to another, project-based rental subsidy within the HCV program. By doing this, PHAs can leverage public and private debt and equity to reinvest in the PH stock. Moving to project-based rental subsidy ensures a more stable, long-term funding source for operating the property and provides opportunities for new investment to rehabilitate aging buildings. Except for any temporary relocation to accommodate major repairs, a RAD conversion is essentially seamless for residents as the following protections are written directly into the RAD requirements:

- Residents have the right to return to the property after work is complete should they need to move out for any renovations.



- Residents are not rescreened and do not lose eligibility.
- Rent calculations remain at 30% of adjusted income.
- Resident processes and rights remain the same, including the grievance process and funding for resident organizations.

Currently, RHA has no pending or approved application for RAD, however each application will follow the prescribed disclosure and public/resident engagement process required by HUD. As resident engagement is required before and during the process, RHA's residents will be the first to know if/when an application for a RAD conversion is being considered.

***Non-MTW goals and objectives***

Non-MTW goals and objectives are those activities that do not require MTW authority or flexibility to implement. In addition to its planned MTW goals and objectives, RHA will:

- Develop plans to design/construct a transitional housing facility for families and/or individuals transitioning out of homelessness.
- Emphasize training, employment, contracting and other economic opportunities to RHA's PH residents and HCV participants pursuant to HUD's Section 3 program.
- Review and update the HCV payment standards to ensure viability with today's rental market and maintain adequate lease up levels within the HCV program.
- Review staffing levels to ensure they are adequate to meet the agency's goals and the five statutory objectives of the MTW program.
- Assess RHA's scattered site portfolio to evaluate estimated appraised value, capital needs, operating efficiency, energy efficiency, etc. Once complete, a strategy will be developed to modernize units that will be kept in the portfolio and a disposition schedule will be established for those with large capital needs and/or those located in less convenient neighborhoods.
- Increase staff efficiencies through the implementation of an electronic document management system to manage the creation, use, and storage of documents in multiple formats that are created throughout the organization.

# **Section II**

## **General Housing Authority Operating Information**



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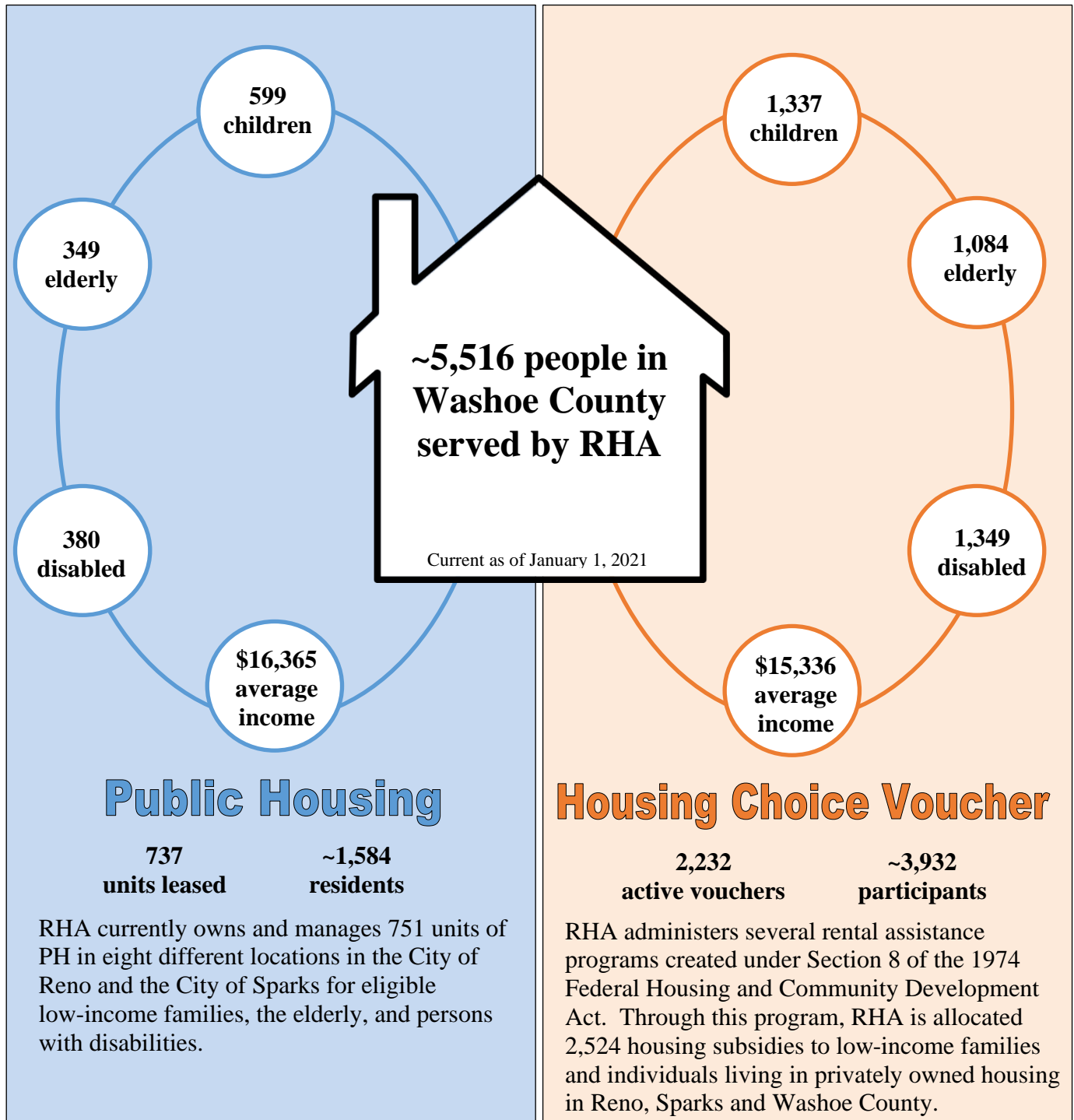




## II. General Housing Authority Operating Information

### RHA's Housing Assistance Programs

On January 1, 2021, RHA was providing housing assistance to 2,969 active households through its PH and HCV programs.





In addition to those households assisted through its PH and HCV programs, RHA works closely with the local Department of Veterans Affairs (VA) office to provide assistance to over 400 veterans through the HUD-VA Supportive Housing (VASH) Program.

Utilizing the Neighborhood Stabilization Program (NSP) along with other funding sources, RHA acquired over 200 scattered site properties throughout the local area; 166 of these properties are still a part of the agency's housing portfolio. Most of these scattered site rental properties are allocated specifically for very low-income households. In addition to these scattered site units, RHA owns nine unaided multi-family housing properties. Working with a private property management company, these nine properties provide an additional 376 housing units. Although not required to do so, RHA leases each of these properties at levels that are lower than HUD's Fair Market Rents (FMRs) for Washoe County.

This section includes RHA's general housing stock, lease-up, and wait list information.

## A. Housing Stock Information

### i. Planned New Public Housing Units to be added during the Fiscal Year

RHA will not be adding any new PH units in FY 2022.

ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER	BEDROOM SIZE						TOTAL UNITS	POPULATION TYPE*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
Name/Number	0	0	0	0	0	0	0	N/A	0	0
Name/Number	0	0	0	0	0	0	0	N/A	0	0
Name/Number	0	0	0	0	0	0	0	N/A	0	0

Total Public Housing Units to be Added in the Plan Year

0

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

If "Population Type" is "Other" please describe:

N/A

**ii. Planned Public Housing Units to be removed**

RHA has no pending or approved applications under RAD or Section 18 Disposition, however, in FY 2022, RHA may consider an application to HUD to participate in one or both repositioning strategies. Should an application submitted by RHA be approved by HUD, RHA will file a "substantial amendment" to the MTW Annual Plan to capture any planned changes to its PH portfolio. This will include identifying any planned PH units to be removed and new PBVs to be assigned.

At this time, RHA will not be removing any PH units in FY 2022.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Name/Number	0	N/A
Name/Number	0	N/A
Name/Number	0	N/A
0		Total Public Housing Units to be removed in the Plan Year

**iii. Planned New Project-Based Vouchers**

In FY 2022, RHA anticipates project-basing the following tenant-based vouchers for the first time. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (HAP) will be in place by the end of the Plan Year. It also indicates whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
Privately Owned Partnerships	25	No	RHA anticipates issuing another RFP to assign PBVs to privately owned properties in exchange for the owner's commitment to provide affordable housing to individuals and/or families who experiencing homelessness or participating in workforce development programs throughout Washoe County.
25		Planned Total Vouchers to be Newly Project-Based	



#### iv. Planned Existing Project Based Vouchers

RHA is currently project-basing the following tenant-based vouchers in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. It also indicates whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Mobility Demonstration and Opportunity Properties	38	Leased/Issued	No	PH tenants in good standing are being allowed to move to RHA's scattered site properties on a two-year PBV. RHA plans to assign additional PBVs as properties are acquired or repurposed from other programs.
Single Family Home Project Based Vouchers	16	Leased/Issued	No	RHA has several single-family homes acquired under NSP2 and other programs which are shifted to a PBV if/when the unit becomes vacant.
Yorkshire Terrace	16	Leased/Issued	No	RHA has assigned PBVs to units at Yorkshire Terrace, a 30-unit Low Income Housing Tax Credit (LIHTC) property. RHA plans to expand this to include additional units should they become vacant.
Partnerships	11	Leased/Issued	No	RHA has formalized agreements with several nonprofit community partners to provide affordable housing for their clients.
Willie J. Wynn Apartments	12	Leased/Issued	No	Twelve PBVs have been assigned to this affordable housing development that was designed specifically to support seniors aging in place.
Privately Owned Partnerships	25	Leased/Issued	No	Privately owned properties are being assigned PBVs through a competitive process in exchange for their commitment to provide affordable housing to individuals and/or families who are experiencing homelessness.

**118**
**Planned Total Existing Project-Based Vouchers**

\* Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued



## **v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year**

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

### **PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR**

RHA plans to continue to purchase or repurpose single family homes, duplexes, and condominiums for use with PBVs. Scattered site properties in low poverty neighborhoods, either currently owned or yet to be acquired, may be identified for use in RHA's Mobility Demonstration. All other properties acquired or repurposed may be used to provide additional housing choice to low-income families through RHA's PBV program.

## **vi. General Description of All Planned Capital Expenditures during the Plan Year**

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

### **GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING PLAN YEAR**

RHA is planning to work on the following capital projects in FY 2022. These planned capital improvements are based on funding availability and may change during the plan year based on the safety needs of RHA's PH residents:

- **Landscaping improvements – expected FY 2018 expenditure: \$20,000**  
Areas of irrigation and walkways will be repaired, and aging railroad ties will be replaced at Stead Manor.
- **Structural repairs – expected FY 2019 and FY 2020 expenditure: \$1,200,000**  
Settling issues caused by clay soil will be corrected at Hawk View Apartments.
- **Playground safety – expected FY 2020 expenditure: \$75,000**  
Aging playground areas will be revitalized with safety measure put in place at Mineral Manor, Stead Manor, Hawk View Apartments, Essex Manor, and Myra Birch Manor.
- **Water heaters – expected FY 2019 and FY 2020 expenditure: \$350,000**  
Aging water heaters will be replaced to reduce the amount of necessary maintenance at Mineral Manor, Stead Manor, Essex Manor, Myra Birch Manor, and McGraw Court.
- **Tree trimming/removal – expected FY 2019 expenditure: \$145,000**  
Trees at Silverada Manor, Stead Manor, Essex Manor, and Myra Birch Manor will be trimmed and/or removed.
- **Sewer repairs – FY 2019 expenditure: \$180,000**  
The sewer at Stead Manor will be repaired.



**B. Leasing Information****i. Planned Number of Households Served**

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

<b>PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:</b>	<b>PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*</b>	<b>PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**</b>
MTW Public Housing Units Leased	8,676	723 <sup>2</sup>
MTW Housing Choice Vouchers (HCV) Utilized	26,868	2,239 <sup>3</sup>
Local, Non-Traditional: Tenant-Based <sup>^</sup>	0	0
Local, Non-Traditional: Property-Based <sup>^</sup>	516	43 <sup>4</sup>
Local, Non-Traditional: Homeownership <sup>^</sup>	0	0
<b>Planned Total Households Served</b>	<b>36,060</b>	<b>3,005</b>

\* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

\*\* "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

<sup>^</sup> In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

<b>LOCAL, NON-TRADITIONAL CATEGORY</b>	<b>MTW ACTIVITY NAME/NUMBER</b>	<b>PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*</b>	<b>PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*</b>
Tenant-Based	N/A	0	0
Property-Based	2021-03: Partnership to Assist Homeless Youth	516	43
Homeownership	N/A	0	0

\* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

<sup>2</sup> RHA has 751 ACC units. Lease up is not anticipated to drop below 97% of the MTW baseline of 745.

<sup>3</sup> RHA has 2,524 ACC Housing Choice Vouchers. Although our goal is 100% of the established baseline of 2,382, RHA anticipates leasing this program at 94% in the coming year.

<sup>4</sup> Eddy House has 43 shelter beds; a portion of which are allocated specifically to house youth on a semi-permanent basis up to six months.

**ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing**

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	<p>RHA continues to select applicants off the waiting list based on preferences set forth in the Admissions and Continued Occupancy (ACOP) for Public Housing for referral to vacant PH units. Throughout FY 2020, RHA leased this program at 98% of the MTW baseline and is currently on track to maintain this lease up figure. There are no anticipated leasing issues in this program.</p>
MTW Housing Choice Voucher	<p>In response to the decline in the number of landlords willing to rent to HCV program participants RHA temporarily adjusted its payment standards through a waiver request to HUD to use the 50th percentile FMR. As the rental market has begun to stabilize, the HCV payment standards were adjusted back to the 40th percentile FMR on November 1, 2020. Staff will continue to monitor its payment standards in relation to rental market conditions, promote the Landlord Incentive Program, and continue to conduct initial admission interviews over the telephone. In FY 2019, based on feedback provided from the local HUD Field Office, RHA implemented a "lease in place" preference for applicants on the waiting list. This preference will continue in the coming year.</p> <p>Like many communities across the country, the Truckee Meadows continues to deal with the impacts caused by the COVID-19 pandemic. Although RHA is assisting applicants and participants online and over the telephone, RHA's offices and meeting spaces have been closed to the public. Restrictions on the number of people who can gather at one location have been put in place throughout the state. As a result, the number of file referrals from the Admissions department has decreased steadily as RHA employees alternate working from home to accommodate safe social distancing within the office. Group restrictions have also impacted the number of applicants who can be briefed at one time within the HCV program. Furthermore, the Declaration of Emergency and accompanying Eviction Moratorium Directive to keep people at home has also kept several tenants in units that may have otherwise been made available to families requiring assistance.</p> <p>In FY 2020, RHA leased this program at 92% of the MTW baseline, up from 88% in FY 2019. Although RHA is currently on track to maintain current lease up figures within this program in FY 2022, staff will continue to explore additional solutions that will lead to an increase in HCV lease up numbers.</p>
Local, Non-Traditional	<p>Although RHA does not anticipate any leasing issues related to Activity 2021-03, it is designed to assist homeless youth in both a community living space and 24-hour drop-in center. The very transient nature of the at-risk population being served make it difficult to anticipate any leasing issues that may be encountered.</p>



## C. Wait List Information

The following table reflects RHA's wait list information as of December 15, 2020.

### i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
CV Public Housing	1-, 2-, 3- & -4-bedroom units servicing all populations	1,154	Closed	No
Stead	2- & 3-bedroom units located at Stead Manor serving all populations	693	Closed	No
Elderly & Disabled Public Housing	Studio, 1- & 2-bedroom units serving disabled and/or applicants age 55+	632	Closed	No
HCV	Housing Choice Voucher Program serving all populations	2,236	Closed	Yes
Project Based Voucher	Unit Based Voucher serving all populations	624	Closed	No

### Please describe any duplication of applicants across waiting lists:

At the time of application, clients may apply for all open waiting lists. Therefore, the number of households reported will reflect some households who have applied for more than one program and/or bedroom size.

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
CV Public Housing, Stead, Elderly & Disabled Public Housing	RHA implemented an online application portal to assist in the admissions process. The online application portal now allows RHA to open unit-based waiting lists according to a specific bedroom size rather than opening the list to all bedroom sizes.

# **Section III**

## **Proposed Activities**



**HOUSING AUTHORITY  
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### III. Proposed MTW Activities: HUD approval requested

This section describes RHA's proposed MTW activities for the coming year. Information is included on which MTW statutory objective(s) will be achieved, the anticipated impact of the proposed activity on the stated objective(s) and the anticipated schedules for achieving the stated objective(s). It also details specific waivers to be used along with data collection and evaluation criteria, if applicable.

In FY 2022, RHA is proposing the following MTW activity:

#### 2022-01: Workforce Development Program

##### A. Activity Description

Beginning with its initial application to HUD in 2012, the Family Self-Sufficiency (FSS) program has been a critical component of RHA's participation in the MTW Demonstration. Based on activities implemented and expanded upon over the years, the FSS program has evolved. Past successes and failures led staff to revise the agency's definition of self-sufficiency in FY 2017 and restructure the FSS program into a Workforce Development Program in FY 2019. Through this restructuring, RHA began to provide a more client focused approach to all facets of self-sufficiency.

There are several attributes within the Workforce Development Program, from encouraging participants to take advantage of the traditional FSS program to inspiring youth to think about their future, that are essential to the program's overall success. Through this activity, RHA proposes to encapsulate the agency's redesign of the Workforce Development Program and, by doing so, more accurately reflect the work being carried out.

Increasing the number of residents moving toward the final phase of self-sufficiency by directly providing or connecting them to available educational opportunities and job trainings that promote economic independence continues to be a main pillar of RHA's Workforce Development Program. Addressing the need for sustainable employment that encourages economic mobility across multiple generations should be an integral part of the program's design. To achieve this, RHA's Workforce Development Program must address the needs of the entire family - from one individual member, to parents, and youth.

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

##### RHA & Self-Sufficiency

RHA will address self-sufficiency in two phases. The first phase occurs as household members maintain consistent employment for 12 months or when a reduction in subsidy results in the household being responsible for more than 50% of the rent. The final phase of self-sufficiency occurs automatically once the household is no longer receiving assistance or when the household voluntarily ends participation.





that the addition of a two-generation approach to Workforce Development will help motivate parents to pursue more education or obtain a better job based on the success they see from their child(ren)'s involvement while inspiring youth to become self-sufficient as they enter into adulthood. Although some parents and/or youth may already be reaching milestones or engaged with Workforce Development programs, the goal of a two-generation approach is to encourage more family members to participate. Increased participation will serve to cultivate growth within the family, improve the odds of building generational wealth, and move the entire family toward self-sufficiency.

In FY 2022, RHA will work to prevent generational housing among families receiving assistance by providing youth with the opportunity to gain knowledge and skill sets to ensure their future success through a Youth Workforce Development Program. Although RHA's Youth Workforce Development Coordinator assists all youth, including young adults ages 18-24, this component of the Youth Workforce Development Program is intended to provide youth, ages 14-18, opportunities for leadership development, social and academic growth, and financial literacy. It is a program where goal setting, career exploration and post-secondary plans will be fostered. To graduate from the full program, RHA youth must be enrolled by grade 11 and be active in the program during the last two years of their high school education. However, RHA youth can actively participate in the program during all four high school years. To accommodate new move-ins, RHA will allow youth to enroll in the program during the last two years of their high school education, but they must actively participate in the program for six-months, at minimum, to receive any financial benefit. To encourage participation, youth who join the program will have the opportunity to earn financial credits for reaching predetermined goals and attending workshops. To promote parental involvement, additional financial credits will be given to youth who bring parents/guardians to workshops for additional family participation. Accumulated financial credits will be awarded to the student upon successful graduation from high school and the Youth Workforce Development Program. All youth will be encouraged to use accumulated financial credits for any post-secondary plans or related self-sufficiency activities discussed with RHA's Youth Workforce Development Coordinator. Furthermore, all students who graduate from the program will be eligible to apply for one of three annual scholarships to be used toward any post-secondary plans.

Although RHA's Workforce Development Program is open to all assisted families, HCV participants and PH residents who aspire to achieve the final phase of self-sufficiency will continue to be the focus. Assisted families who have expressed a desire and shown the motivation necessary to increase their earned income will be recruited by Workforce Development Coordinators to sign contracts of participation in RHA's traditional FSS program. Coordinated services offered to parents and youth will serve as a recruitment tool for the traditional FSS program along with the Skills Training Achieves Results (STAR) Apprenticeship Program, whose participants will automatically be enrolled in the Workforce Development Program. Through this coordinated effort, RHA anticipates effectively increasing program participation by promoting the benefits of participation, including the establishment of an escrow account.

Currently all households with signed contracts of participation can escrow a portion of their rent each month until they graduate from the traditional FSS program. Although this facet of the program will continue, to be truly successful and self-sufficient, traditional FSS families should graduate from the program, receive an escrow disbursement, and voluntarily move off housing assistance. RHA recognizes that giving up housing assistance and reaching the final phase of self-



sufficiency can be stressful for FSS graduates. For many of these families, although they have increased their earnings enough to reach the final phase of self-sufficiency, the impending benefits cliff is terrifying, and many are unwilling to give up their housing assistance.

Under current FSS regulations, a contract of participation is automatically considered complete, and the family must graduate from the program once 30% of their monthly adjusted income equals or exceeds the applicable FMR. To encourage participating households to transition to the final phase of self-sufficiency following graduation, RHA proposes to allow traditional FSS participants to remain on the program and continue to escrow even after 30% of their monthly adjusted income exceeds existing FMRs. As families often use the FSS program to increase household earnings, allowing successful families to remain on the program will create an incentive for participants to continue to increase their earnings, reward hard work upon graduation, encourage upward mobility and provide a small amount of additional assistance as the household approaches the benefits cliff.

To further support those families who choose to transition to the final phase of self-sufficiency following graduation, RHA proposes to contribute an additional 25% of the escrow disbursement amount if the family voluntarily moves off housing assistance<sup>5</sup>. Should the family choose to remain on the program, the additional 25% is forfeited and only the accumulated escrow funds will be disbursed. RHA anticipates that both changes will increase the number of families who fully transition to self-sufficiency and provide an incentive for additional families to participate in, remain in, and graduate from the Workforce Development Program.

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

Implementation of this activity will provide incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

*Anticipated impact of the proposed MTW activity on the stated objective*

RHA anticipates that implementation of this activity will increase the number of HCV participants and PH residents participating in the Workforce Development Program. Through ongoing participation, the activity is expected to increase employment opportunities among active participants, promote post-secondary plans among RHA youth, and improve the number of households transitioning to the final phase of self-sufficiency.

*Anticipated schedule for implementing the proposed activity*

Implementation of this activity is intended to replace Activity 2014-04 (Expand Self-Sufficiency Activities), so many of the program elements implemented and expanded upon in prior years are already in place and will continue under this new activity. This includes the Self-Sufficiency Fund to cover specific costs associated with overcoming common self-sufficiency barriers and rent credits for participants who meet the goals identified in their Individual Training and Services Plans (ITSP). Once approved, traditional FSS program participants with signed contracts of

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<sup>5</sup> This additional 25%, subject to funding availability, is based on the final escrow disbursement payable at the time of graduation from the traditional FSS program.



participation in place will be notified of the additional incentive available should they become completely self-sufficient upon graduation.

As the goal of this activity is to propel households toward the final phase of self-sufficiency, RHA will no longer refer households with delinquent community service hours to the Workforce Development Program. Many of these households are not ready to identify ITSP goals or achieve self-sufficiency. This has resulted in Workforce Development Coordinators spending a lot of time following up with households who, at the current time, have no intention of joining the program. Rather than have PH households who are delinquent in their community service hours referred to the Workforce Development Program, RHA's Asset Managers will begin to track these families again to ensure ongoing compliance with HUD's PH program requirements. This fundamental change will result in Activity 2014-04, including the FSS Lite Program, being closed out in the FY 2021 MTW Annual Report.

Following HUD's approval of this activity, RHA's Youth Coordinator will begin to promote the Youth Workforce Development Program to eligible youth residing in PH or assisted by the HCV program. Motivated students will be encouraged to meet with staff to review the benefits of the program and discuss any post-secondary education plans. Enrolled youth will set two attainable/measurable goals for the remainder of their high school career, be provided with a schedule of available workshops based on set goals, begin to accumulate financial credits based on attendance, and be required to meet with the Youth Coordinator on a quarterly basis.

## B. Activity Metrics

The following Standard HUD Metrics have been identified for this activity:

<i>2022-01 SS #1: Increase in Household Income</i>		
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy after implementation of the activity (in dollars).
Average earned income of households enrolled in WFD program.	\$7,222 <sup>6</sup>	\$10,111  RHA anticipates a 40% increase in household earnings during the first year of participation.

<sup>6</sup> Baseline was established using historical data for Workforce Development Program households who are currently participating. The baseline reflects the average earned income at the time each household signed the contract of participation.

**2022-01 SS #2: Increase in Household Savings**

Unit of Measurement	Baseline	Benchmark
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow of households affected by this policy prior to implementation of the activity (in dollars).	Expected average savings/escrow of households affected by this policy after implementation of the activity (in dollars).
Average amount of savings/escrow of households enrolled in WFD program.	\$1,468 <sup>7</sup>	\$1,615  RHA anticipates a 10% increase in savings/escrow during the first year of participation.

**2022-01 SS #3: Increase in Positive Outcomes in Employment Status**

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

Unit of Measurement	Baseline	Benchmark <sup>8</sup>
	Head(s) of households prior to implementation of the activity (number).	Expected head(s) of households in after implementation of the activity (number).
Employed Full-Time	7 or 14% (6 head, 1 co-head)	9 or 18%
Employed Part-Time	11 or 22% (10 head, 1 co-head)	14 or 28%
Enrolled in an Educational Program	0 or 0%	0 or 0%
Enrolled in Job Training Program	0 or 0%	0 or 0%
Unemployed	37 or 74% (34 head, 3 co-head)	28 or 56%
Other	N/A	N/A

<sup>7</sup> Baseline was established using historical data for Workforce Development Program households who are currently participating. The baseline reflects the average amount of savings/escrow at the time each household signed the contract of participation.

<sup>8</sup> RHA anticipates a 25% increase in the number of head(s) of households employed full-time and part-time during the first year. Similarly, a 25% decrease in anticipated for those head(s) of households who are unemployed.

**2022-01 SS #5: Households Assisted by Services that Increase Self-Sufficiency**

Unit of Measurement	Baseline	Benchmark
Households assisted by services that increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self-sufficiency services after implementation of the activity (number)
Number of households enrolled in WFD program and assisted by services that increased self-sufficiency.	50	67 <sup>9</sup>

**2022-01 SS #8: Households Transitioned to Self-Sufficiency**

*RHA looks at self-sufficiency in two phases. The first phase occurs as household members maintain consistent employment for 12 months or when a reduction in subsidy results in the household being responsible for more than 50% of the rent. The final phase of self-sufficiency occurs automatically once the household is no longer receiving assistance or when the household voluntarily ends participation.*

For this plan and subsequent reporting, only those households are no longer receiving assistance or who voluntarily end participation are counted toward the established benchmark.

Unit of Measurement	Baseline	Benchmark
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency prior to implementation of the activity (number).	Expected households transitioned to self-sufficiency after implementation of the activity (number).
Number of households enrolled in WFD program who successfully transitioned to self-sufficiency.	0	2

*Data source from which the metric data will be compiled*

RHA will utilize its software system to track participating households internally throughout the year to note any changes in family circumstances that prevent Workforce Development Program participants from securing employment, increasing earned income, and potentially becoming self-sufficient.

While RHA's youth will not be reflected in the metric data above, youth participation will be tracked internally and reported on within RHA's Annual MTW Report. RHA's Youth Workforce Development Coordinator will meet with enrolled students quarterly to ensure they are on track to

<sup>9</sup> As of January 25, 2021, RHA has 50 participants in its Workforce Development Program. Throughout FY 2020, RHA recruited and enrolled 17 new participants who signed contracts of participation. Benchmark for the coming year has been set estimating that the year will be similar with the addition of approximately 17 new households.





graduate from the program and any workshop related activity resulting in financial credits will be tracked internally.

### C. Cost implications

Using single fund flexibility, RHA implemented several incentives for Workforce Development Program participants working toward the goals identified in their ITSPs. This includes providing rent credits based on goal completion and financial assistance with some of the most common barriers to self-sufficiency through the establishment of a Self-Sufficiency Fund. Staff have found both incentives to be a useful recruiting tool and will continue to keep them in place.

RHA anticipates replenishing the \$50,000 Self-Sufficiency Fund on an as needed basis. Although established in FY 2017, RHA staff just recently began utilizing the rent credit incentive as a recruitment tool for the Workforce Development Program. As additional participants join the program and complete goals, staff anticipates this incentive to continue to grow in the coming year. Based on the goals identified by current participants, the following table provides an overview of the potential rent credit costs that may be incurred by RHA in FY 2022:

<b>FY 2022 projected rent credits based on current program participants</b>			
Goal Identified	# of participants to complete identified goal	Proposed rent credit	Total cost to RHA
High School Equivalency	2	\$50	\$100
Vocational Certification	9	\$150	\$1,350
AA/BS Degree	2	\$200	\$400
Obtain Employment	9	\$25	\$225
Maintain FT Employment for 6 Months	3	\$50	\$150
Maintain FT Employment for 12 Months	3	\$100	\$300
<b>Total cost:</b>			<b>\$2,525<sup>10</sup></b>

Implementation of this activity not only serves as a recruitment tool for RHA's Workforce Development Program, but also provides for an investment in RHA's youth. In the coming year, RHA anticipates reaching out to assisted families to promote and build the program amongst eligible youth. Benefits of program participation will be highlighted with each eligible family including one-on-one mentoring with RHA staff, financial credits for workshop participation, job search support, and assistance with financial aid and scholarship searches. Furthermore, each Youth Workforce Development Program graduate will be given the opportunity to apply for one of three one-time scholarships, \$10,000 each, to be used toward post-secondary plans identified through participation in the program.

By the end of FY 2022, staff anticipates 15 actively participating youth with participation continuing to grow in following years. To provide the appropriate time needed to effectively

<sup>10</sup> Total cost has been rounded up to \$5,000 in Section V. Sources and Uses of Funds (Describe Activities that Will Use Only MTW Single Fund Flexibility) to accommodate future program participants.



mentor youth as they develop personalized skills and explore their post-secondary plans, the program will be capped at a maximum number of 30 participants at any given time.

With a two-year minimum participation requirement, RHA does not anticipate any costs related to this portion of the activity in FY 2022. Although subject to change, the following table provides an example of the potential costs that could be incurred if/when the first 15 participants begin to graduate from the program:

<b>FY 2022 proposed financial credits for youth participants</b>			
Goal Identified	Frequency of Credit	Credit Amount	Total cost to RHA
Quarterly meeting with Youth Workforce Development Coordinator	4x per year	\$50	\$400
Workshop Series #1 (required)	Per Workshop (3 workshops in series)	\$200 for youth/additional \$200 for parent participation	\$1,200
Workshop Series #2 (required)	Per Workshop	\$200 for youth/additional \$200 for parent participation	\$400
Workshop Series #3 (required)	Per Workshop	\$200 for youth/additional \$200 for parent participation	\$400
Workshop Series #4 (required)	Per Workshop	\$200 for youth/additional \$200 for parent participation	\$400
Workshop Series #5 (required)	Per Workshop	\$200 for youth/additional \$200 for parent participation	\$400
Each workshop series after those required	Per Workshop (4 additional)	\$200 for youth/additional \$200 for parent participation	\$1,600
Obtain and maintain employment for eight weeks	Limit 2x per year	\$100	\$200
Complete an internship or apprenticeship program	Limit 2x per year	\$200	\$400
<b>Potential cost per participant:</b>			<b>\$5,400<sup>11</sup></b>

RHA recognizes that it is not uncommon for families to require assistance from a variety of sources to meet the final phase of self-sufficiency. Workforce Development staff remain

<sup>11</sup> RHA anticipates carrying a caseload of 15 youth during the first two years of the Youth Workforce Development Program at an approximate cost to RHA of \$81,000 in FY 2023. Cost projections are based on all 15 youth and their parents participating in each of the seven required workshops, four additional workshops, the ability to obtain and maintain employment each year, and complete an internship or apprenticeship program each year. To effectively mentor participating youth, the maximum number for participation is 30 youth, a potential cost of \$162,000.



committed to working with RHA's community partners who can provide additional guidance and support to program participants working toward their career and educational goals. Following implementation, RHA anticipates using single fund flexibility to assist this department on an as needed basis. This may include, but is not limited to, recruiting additional Workforce Development staff, providing workshops/training for staff, clients and youth who are actively participating in RHA's Workforce Development Program, and covering some expense incurred by partnering agencies who are committed to providing additional support to program participants.

### **Need/Justification for MTW flexibility**

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

This activity requires the following authorizations to allow RHA to establish and operate its self-sufficiency and training programs exempt from certain HUD requirements. It also allows for the establishment of rent credits as an incentive for Workforce Development Program participants.

### **Authorizations Related to Family Self-Sufficiency**

The Agency is authorized to operate any of its existing self-sufficiency and training programs, including its Family Self-Sufficiency (FSS) Program and any successor programs exempt from certain HUD program requirements. These may include those requirements governing program size or participation, including whether to establish escrow accounts and other rent incentives and whether to establish mandatory self-sufficiency participation requirements. If the Agency receives dedicated funding for an FSS coordinator, such funds must be used to employ a self-sufficiency coordinator. In developing and operating such programs, the Agency is authorized to establish strategic relationships and partnerships with local private and public agencies and service providers to leverage expertise and funding. However, notwithstanding the above, any funds granted pursuant to a competition must be used in accordance with the NOFA and the approved application and work plan. *This authorization waives certain provisions of Section 23 of the 1937 Act and 24 CFR §984.*

# **Section IV**

## **Approved Activities**



**HOUSING AUTHORITY  
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## IV. Approved MTW Activities: HUD approval previously granted

### A. Implemented Activities

The activities discussed in this section have previously been approved by HUD and implemented by RHA. The following tables provide an overview of each of the approved MTW activities including the year it was implemented, the primary statutory objective(s) the activity is intended to impact, and the Authorization(s) cited.

Approved MTW activities				
Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2014-01	Assignment of PBVs to RHA Owned/ Controlled Units without competitive process	FY 2014	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections D.2.b. and D.7.a.
2014-02	Mobility Demonstration	FY 2014	Increase housing choices for low-income families.	Attachment C Sections D.1.b., D.4., D.7.a., and Section E.
2014-04	Expand self-sufficiency activities	FY 2014 <ul style="list-style-type: none"> <li>• FY 2015 creation of self-sufficiency fund</li> <li>• FY 2017 establishment of rent credits</li> </ul>	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.
2014-05	Simplify rent calculations and increase the minimum rent	FY 2014	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4., C.11, D.2.a., and D.3.b.



Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2014-06	Triennial recertifications for elderly/disabled participants on fixed incomes	FY 2014 <ul style="list-style-type: none"> <li>FY 2015 implementation of triennial recertifications rather than biennial</li> <li>FY 2017 approval to use local form rather than HUD Form 9886</li> </ul> FY 2018 approval to process COLA every third year	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4. and D.1.c.
2014-08	Partner with local nonprofit to provide special needs housing	FY 2014	Increase housing choices for low-income families and reduce costs and achieve greater cost effectiveness.	Attachment C Sections B.4., D.1.b., and D.7.a.
2015-01	Elimination of all negative rents and simplification of HCV Utility Allowances	FY 2015	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2015-02	Allow RHA to inspect its own HCV units	FY 2015	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.9.a. and D.5.
2015-03	Eliminate Caps on PBV allocations and allow for assignment of PBVs to 100% of RHA-owned, non-Public Housing properties	FY 2015 <ul style="list-style-type: none"> <li>FY 2017 eliminate voucher allocation cap</li> </ul>	Reduce costs and achieve greater cost effectiveness <u>and</u> Increase housing choices for low-income families.	Attachment C Sections D.1.e. and D.7.a.
2016-01	Simplification of medical deductions	FY 2016 <ul style="list-style-type: none"> <li>FY 2018 self-certification of actual expenses incurred prior to receiving deduction</li> </ul>	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.





Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2016-02	Redefine near-elderly person	FY 2016 <ul style="list-style-type: none"> <li>FY 2020 definition expanded to include PBV program</li> </ul>	Increase housing choices for low-income families.	Attachment C Section C.2.
2016-04	Allow HCV participants to lease units that exceed the 40% rent burden	FY 2016	Increase housing choices for low-income families.	Attachment C Section D.2.a.
2016-05	Eliminate Earned Income Disallowance (EID)	FY 2016	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2016-06	Disregard earned income of PH household members, age 18-20, who are not the head of household or co-head	FY 2016	Create incentives for families to work, seek work or prepare for work.	Attachment C Section C.11.
2016-07	Implement a \$75 fee for each additional HQS inspection when more than two inspections are required	FY 2016	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.1.a.
2016-08	Expand Project Based Voucher Program	FY 2016 <ul style="list-style-type: none"> <li>FY 2019 assignment to PBVs to privately owned properties who commit to house families participating in Washoe County's workforce development programs</li> </ul>	Increase housing choices for low-income families.	Attachment C Sections B.4., D.1.e., and D.7.b.
2017-01	Increase verified application data for HCV applicants	FY 2017	Reduce costs and achieve greater cost effectiveness <u>and</u> increase housing choices for low-income families.	Attachment C Section D.3.a.



Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2017-02	Asset threshold to determine eligibility for admission	FY 2017 <ul style="list-style-type: none"><li>FY 2019 exclude cash assets of elderly/disabled applicants</li></ul>	Increase housing choices for low-income families.	Attachment C Sections C.2., D.3.a., D.3.b., and D.4.
2018-01	Landlord Incentive Program	FY 2018 <ul style="list-style-type: none"><li>FY 2020 expanded to include an additional condition for payment</li></ul>	Increase housing choices for low-income families.	Attachment C Sections D.1.a. and D.1.d.
2019-01	Redetermination of rent reasonableness as a result of a change in contract rent	FY 2019	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.2.c.
2019-02	Provide incentives to \$0 HAP households	FY 2019	Create incentives for families to work, seek work or prepare for work.	Attachment C Sections D.1.a, D.1.b, D.1.c and Section E
2021-01	Affordable Housing Acquisition, Rehabilitation and Preservation	FY 2021	Increase housing choices for low-income families.	Attachment D - Use of MTW Funds and MTW block grant outlined in PIH 2011-45 (HA)
2021-03	Partnership to Assist Homeless Youth	FY 2021	Increase housing choices for low-income families.	Attachment D - Use of MTW Funds and MTW block grant outlined in PIH 2011-45 (HA)



## **2014-01: Assign PBVs to RHA owned/controlled units without a competitive process**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2014.

### **Description**

RHA owns several single-family homes, duplexes and condominiums throughout Reno, Sparks, and Washoe County that were purchased using various funding sources. To expand the housing choice of low-income households, PBVs have been assigned to several of these scattered site units without going through the competitive process. To assist in expediting the PBV approval process, initial contract rents at or below the applicable Low HOME Rents, are set by RHA. These rents are set by RHA in lieu of utilizing a state-certified appraiser and a HUD-approved independent agency to set the rents.

### **Status/Update**

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

## **2014-02: Mobility Demonstration**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2014.

### **Description**

RHA's Mobility Demonstration allows qualified low-income PH families with children to move to neighborhoods where opportunities are more abundant within the surrounding area. To facilitate this, RHA is utilizing MTW flexibilities (Activity 2014-01) and assigning PBVs to agency-owned single-family homes, duplexes and condominiums located within low-poverty neighborhoods throughout the City of Reno and the City of Sparks. Based on a pool of eligible households and the family's approved voucher size, PH families with children, who are currently in good standing and who meet the established requirements to participate in the program, are provided with the opportunity to move into one of the identified properties.

### **Status/Update**

To date, 48 PH families with children have moved to properties located in low-poverty census tracts, 23 of whom are still participating in the demonstration. Overall, this activity has been successful with 14 families remaining in the unit paying full contract rent. To facilitate the leasing of these units, RHA will keep the PBV assigned to the unit rather than requesting removal from HUD followed by another request to assign a PBV to the same unit if/when the unassisted family moves out.

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.



## **2014-04: Expand self-sufficiency activities**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2014. It was expanded upon in FY 2015 to use single fund flexibility to create a Self-Sufficiency Fund and expanded further in FY 2017 to allow for the establishment of rent credits.

### **Description**

The FSS Lite Program, modeled after the traditional FSS Program without an interest-bearing escrow account, was proposed and implemented in FY 2014. Upon implementation, the FSS Lite Program, designed to promote resident self-sufficiency through streamlined FSS service delivery, became mandatory for PH residents who became delinquent in completing required community service hours. Mobility Demonstration households who are unemployed without a qualifying exemption are also required to participate in the FSS Lite Program.

By utilizing single fund flexibility, RHA expanded the FSS Lite Program in FY 2015 and established a Self-Sufficiency Fund. The Self-Sufficiency Fund was designed to cover specific costs associated with self-sufficiency activities and is used whenever possible to assist program participants in overcoming barriers as they work toward economic success. In FY 2017, RHA expanded this activity further to allow for the establishment of one-time and/or ongoing rent credits to serve as an incentive for participants to complete the goals identified in their ITSPs and increase participation in the FSS Lite Program overall.

### **Status/Update**

In FY 2019, RHA began restructuring its entire FSS Program into a Workforce Development Program focused on job placement and job retention for all able-bodied participants in RHA's housing programs, including youth. Through this restructuring, RHA will provide a client focused approach to all facets of self-sufficiency at one location. Each of RHA's workable families will be provided with the tools, skills and support they often need to confidently seek, gain, and maintain employment.

To accurately report on all aspects of the Workforce Development Program, RHA anticipates closing this activity in the FY 2021 MTW Annual Report. Following HUD's approval of this plan, this activity will be replaced with Activity 2022-01.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

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

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2014.

### **Description**

RHA is excluding all educational financial aid from income calculations and allowing self-certification of assets under \$10,000. The full amount of student financial assistance paid directly to the student or to the educational institution is excluded from income calculations for HCV



participants. RHA's HCV participants can now benefit from being able to attend an institution of higher education without being penalized with an increase in rent due to any financial assistance that they may secure. Furthermore, households with assets less than \$10,000 can submit a self-certification as to the value of the asset. At the time of application, applicants are asked to provide a well-documented baseline asset value. RHA staff will only calculate income on assets if the value of the assets total more than \$10,000.

RHA also raised the minimum rent from \$50 to \$75 not only to save significant HCV and PH operating subsidy but provide an incentive for participants to seek employment due to the higher participant contribution to rent.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

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

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented as a biennial activity in FY 2014. It was expanded into a triennial activity in FY 2015, amended in FY 2017 to allow for the use of local forms to accommodate the triennial schedule and amended in FY 2018 to allow for "true" triennial recertifications.

#### **Description**

Elderly and/or disabled PH residents and HCV participants on fixed incomes now have recertifications on a triennial schedule rather than annually as the change in the amount of rent RHA receives from these stable income households from year to year is negligible. In FY 2018, RHA began allowing for "true" triennial recertifications for this population resulting in all Cost-of-Living Adjustment (COLA) increases being processed every third year. Furthermore, any changes to RHA's payment standards are now processed only during the household's scheduled triennial recertification.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

### **2014-08: Partner with local nonprofit to provide special needs housing**

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2014.

#### **Description**

RHA is providing PBV units to clients of its nonprofit partners including the Domestic Violence



Resource Center (formerly CAAW), Casa de Vida, Human Services Agency of Washoe County, Safe Embrace, Northern Nevada HOPES and Northern Nevada Adult Mental Health Services (NNAMHS). These PBVs are for two years and each of the nonprofit partners provides the supportive services.

**Status/Update**

This activity will remain ongoing in FY 2022.

**Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

**2015-01: Elimination of all negative rents and simplification of HCV utility allowances**

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**Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2015.

**Description**

RHA's PH residents and HCV participants no longer receive negative rents due to utility allowances. Furthermore, RHA simplified the HCV utility allowances for all units by creating a flat utility allowance schedule based on structure type and authorized voucher bedroom size. The new utility allowances are designed to cover the full cost of apartment utilities, but a lesser percentage proportionally for participants who choose single family homes, duplexes, and mobile homes.

**Status/Update**

This activity will remain ongoing in FY 2022.

**Planned Changes**

RHA continues to contract with The Nelrod Company to review RHA's utility allowance schedule. Based on their review, utility allowances are adjusted and approved by RHA's Board of Commissioners. Although the study provided by The Nelrod Company is very comprehensive, it is also very time consuming to review the utility usage for each HCV unit to determine the best use of the data provided. Often, the revised utility allowance following the data review does not result in a significant change to the schedule for any identified unit type. In future years, RHA may consider use of a methodology that reflects local consumption patterns and costs by providing an allowance adjustment when the Consumer Price Index produces a change of more than 10% would be a more cost-effective approach to updating the utility allowance schedule in the future.

RHA does not anticipate any additional changes to the activity or modifications to the metrics/data collection.





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

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2015.

### **Description**

RHA owns a significant number of units which, under HUD's established rules, had to previously be inspected by third party contractors. In FY 2015, RHA staff began conducting inspections on all HCV and PBV units, regardless of ownership or property management status, rather than using third party contractors.

### **Status/Update**

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

## **2015-03: Eliminate caps on PBV allocations and allow for assignment of PBVs to 100% of RHA-owned, non-Public Housing properties**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2015. It was amended in FY 2017 to eliminate the voucher allocation cap.

### **Description**

RHA owns several non-PH complexes and dwelling units that have been utilized in various housing programs through the assignment of PBVs. To provide additional low-income families housing assistance and increase the agency's rental revenue, the cap on the number of units where a PBV can be assigned within each project was lifted. This has allowed for the assignment of PBVs to up to 100% of these RHA-owned, non-PH units. In FY 2017, the 20% limit on the amount of voucher funding that may be utilized under the PBV program was also eliminated.

### **Status/Update**

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

## **2016-01: Simplification of medical deductions**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016. It was amended in FY 2018 to require all eligible households to self-certify that actual medical expenses were incurred.

### **Description**

Rather than use third party verifications and require residents to provide receipts showing out of pocket medical expenses, RHA established and implemented a simplified medical deduction



schedule based entirely on the household's gross income. Implementation resulted in the process becoming streamlined for RHA staff and the policy becoming easier for PH residents and HCV participants to understand. In FY 2018, RHA amended this activity and began requiring participants to self-certify actual expenses rather than allowing all participants to simply receive the simplified medical deduction regardless of whether the household incurs the expense.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA anticipates reviewing and adjusting the standardized medical deduction table frequently to determine its overall viability for program participants.

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

### **2016-02: Redefine near-elderly person**

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016. It was expanded upon in FY 2020 to include the use of the near-elderly definition within its PBV program and allow PBV sites, which define elderly as 55 years of age and older, to be considered an elderly property.

#### **Description**

In FY 2016, RHA implemented a change to the near-elderly definition for the PH program to limit it to persons who are at least 55 years of age but below the age of 62. These newly defined households are treated as "elderly" to allow for their admission from the waiting list to one of RHA's senior PH complexes. This has allowed the number of eligible families referred to these PH units to increase without raising concerns from current residents regarding potential lifestyle conflicts. By redefining near-elderly and allowing these households to be treated as "elderly" for admission to RHA's senior PH complexes, the affordable housing opportunities for these individuals has successfully increased.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

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

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016.

#### **Description**

To allow HCV participants to choose housing in accordance with their individual financial circumstances, RHA began allowing HCV participants, at their option, to lease units that exceed the 40% maximum rent burden. However, at the time tenancy is approved and the HAP contract is



executed, the maximum initial rent burden cannot exceed 50% of monthly adjusted income. Implementation of this activity allows participants to look for housing that may be more costly than otherwise permitted under HUD regulations, but it also gives participants the option to live in lower poverty neighborhoods with access to better schools and employment opportunities.

**Status/Update**

This activity will remain ongoing in FY 2022.

**Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

**2016-05: Eliminate Earned Income Disallowance (EID)**

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**Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016.

**Description**

Earned Income Disallowance (EID) allows eligible tenants in the PH and HCV programs to increase their incomes through employment without triggering rent increases. The resulting income increase is fully excluded for 12 months and 50% excluded for an additional 12 months. Under the "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs" published on March 8, 2016, the duration for this exclusion of wages was revised from 48 months to 24 months. However, each eligible family member may be in a different exclusion phase or month count, which remains burdensome for PHA staff to track. In FY 2016, RHA eliminated the HUD-mandated EID from the calculation of rent.

**Status/Update**

This activity will remain ongoing in FY 2022.

**Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

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

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**Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016.

**Description**

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



In FY 2016, RHA began providing these adult children, ages 18-20 who live in PH and are not the head of household or co-head, an incentive to pursue employment and become economically self-sufficient by revising the definition of countable income. This revision excludes all earned income for these young adults when determining rent for the entire household.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

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

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016.

#### **Description**

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

To encourage owners/managers to correct the noted violations quickly and provide RHA's HCV participants with safer living conditions, RHA began to assess a \$75 fee for each additional HQS inspection. This fee commences when more than two HQS inspections are required due to the owner/manager's failure to complete the necessary repairs. The fee for the inspection does not remove the abatement of the subsidy, but rather seeks to cover the administrative costs of conducting a third inspection that would not have been required had the owner/manager corrected the noted violations in a timely manner and incentive landlords to make timely repairs. The owner/manager cannot pass this fee on to the tenant.

Owners/managers frequently request extensions to complete the necessary repairs prior to the third inspection, and RHA anticipates that this will continue. However, upon implementation of this activity, extensions are no longer granted for more than 30 days following the date of the second inspection except under certain circumstances which are approved by RHA.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.



## **2016-08: Expand Project Based Voucher Program**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2016. It was expanded upon in FY 2019 to include families who are participating in Washoe County's workforce development programs.

### **Description**

RHA allocates PBVs to RHA-owned units which are utilized in several of RHA's housing programs and to assist RHA's local nonprofit partners in housing high risk families who have immediate housing needs. On May 11, 2016, RHA received approval to amend its FY 2016 MTW Annual Plan to allow for the expansion of its PBV program.

This expansion allows for the allocation of up to 50 PBVs to privately owned properties in exchange for the owner's commitment to provide affordable housing to individuals and/or families who are experiencing homelessness. This activity was amended in FY 2019 to expand RHA's PBV program by an additional 25 PBVs to address the lack of affordable housing options for families who are actively participating in workforce development programs within Washoe County.

To implement the activity effectively, RHA also received approval to remove the 25% per building cap established in 24 CFR §983.56 for all PBVs assigned under this activity.

### **Status/Update**

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

## **2017-01: Increase verified application data for HCV applicants**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2017.

### **Description**

RHA's Administrative Plan for Section 8 Housing Choice Voucher, Project Based Voucher, and Moderate Rehabilitation (Admin Plan) and federal regulations require that information submitted by each applicant be verified by staff to ensure that the data provided by the applicant that was used to determine eligibility, priority status, HAP to be paid and voucher size is true and complete. Per CFR §982.201(e), RHA must receive information verifying that an applicant is eligible for the HCV program within the period of 60 days prior to the issuance of a voucher to the applicant. Information not subject to change (i.e. date and place of birth) does not need to be re-verified. Information that is subject to change, which was verified more than 60 days prior, must be re-verified close to certification of the applicant's file. If there is a delay after the file has been certified and referred to the HCV program that will cause an applicant to not lease up, the voucher is suspended while the information is re-verified. If changes are reported late, the file will be



returned to Admissions staff to obtain written verification and to determine their effect on eligibility, rent and unit size.

The amount of time RHA staff spent following-up and tracking third-party verification requests was significant and often resulted in information that was no more reliable than the documents provided by the applicants directly. To streamline the admissions process, reduce the amount of time required by staff, and decrease the time necessary to build a qualified applicant pool, RHA received approval to extend the length of time that all verified application data related to income is deemed valid for the HCV program to 120 days. Furthermore, this activity also allows stable income verifications, such as pensions and Social Security award letters, to be valid for the current year.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

### **2017-02: Asset threshold to determine eligibility for admission**

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2017. It was amended in FY 2019 to exclude cash assets of elderly/disabled applicants.

#### **Description**

Under 24 CFR §5.609, annual income is defined to include amounts derived (during the 12-month period) from assets to which any member of the family has access. Income resulting from any assets held by the family must be calculated and included when determining program eligibility and rent portions. However, under HUD's current guidelines, there is no limit on the amount of assets a family may have access to prior to determination of eligibility.

To serve applicants who are most in financial need, RHA received approval to establish an asset threshold when determining eligibility for admission to its housing programs. Should an applicant have combined assets with a cash value of more than \$50,000, or ownership in a suitable dwelling unit which they have a legal right to reside in, they are determined to be ineligible for admission.

In FY 2019, RHA amended this activity to exclude cash assets only when determining eligibility for elderly/disabled HCV and PH households. Ownership in a property that the applicant has a legal right to reside in remains in place for all applicants when determining eligibility for RHA's housing programs.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.





## **2018-01: Landlord Incentive Program**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2018. It was amended in FY 2020 to expand upon the conditions for qualification.

### **Description**

Based on information received from landlords through a survey which noted barriers to their continued participation in the HCV program, RHA implemented a Landlord Incentive Program in FY 2018 that was expanded upon in FY 2020. The program allows landlords to receive their contracted HAP payment through the end of the month for units occupied by HCV participants vacating under the following conditions: (1) deceased tenant, (2) eviction, (3) skip, (4) a family responsibility violation, or (5) excessive damage to the unit that is beyond normal wear and tear. As these conditions are of no fault or cause of the landlord, RHA will provide the contracted HAP payment automatically through the end of the month. Furthermore, a HAP payment equal to one additional month may be made for these same units regardless of the actual move-out date of the participant, if requested in writing by the landlord. Landlords can utilize the additional HAP toward damages incurred within the unit or as compensation for a vacancy loss.

To ensure that landlords can maintain equal housing opportunities and follow their existing procedures, RHA does not require landlords to rent to another voucher holder to qualify for this incentive.

### **Status/Update**

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

## **2019-01: Redetermination of rent reasonableness as a result of a change in contract rent**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2019.

### **Description**

The strengthening housing market and the lack of affordable housing in the City of Reno, the City of Sparks and Washoe County has resulted in private landlords becoming wary or simply refusing to rent to HCV participants. This is oftentimes made worse by the myriad of regulations that must be adhered to when leasing to a family participating in the HCV program. These burdensome regulations include mandatory inspections and the requirement to determine whether a contract rent increase (CRI) request is reasonable. Several of RHA's landlords expressed dissatisfaction in having to complete a rent reasonableness determination when requesting a rent increase and many disagree with the comps used if the amount requested is determined to be unreasonable. In fact, some landlords have openly expressed that they can easily rent the unit to a family who is not receiving assistance at whatever price they deem appropriate.



Based on the local rental market, RHA began waiving the requirement for a rent reasonableness determination in FY 2019 if the new requested rent amount represents a change of 10% or less. This policy change is anticipated to assist in retaining landlords who continue to lease to HCV participants in this challenging rental market and alleviate the amount of time required of staff to process requests.

### **Status/Update**

During FY 2020, RHA processed 1,279 rent change requests of which 953 or 75% sought a change of 10% or less. Rent reasonableness determinations are still made by RHA staff on a regular basis. Staff continue to complete a rent reasonableness determination when a unit is placed under a HAP contract for the first time, when an owner requests a contract rent change of more than 10%, or at any other time RHA deems necessary.

RHA conducted a general analysis of the local rental market to ensure this policy change continues to be a viable option for waiving the required rent reasonableness determination following a CRI request of 10% or less. According to Zillow Research, rent increases began to slow again in 2020, down from 8.21% to 4.58%. With current rental market conditions in mind and the impacts of COVID-19 unknown at this time, RHA plans to continue to alleviate some of the administrative burden required of RHA staff while at the same time continuing to provide an incentive to RHA's HCV landlords by leaving this threshold at 10% for the coming year.

This activity will remain ongoing in FY 2022.

### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

## **2019-02: Provide incentives to \$0 HAP households**

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### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2019.

### **Description**

Many of RHA's families who increase their household earnings and begin to pay full contract rent also experience the "benefits cliff." For many of these families, an increase in earned income results in a loss of eligibility for certain public benefits such as Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), childcare subsidy and housing. As a result, it is not uncommon for households approaching the end of the six-month period of zero assistance to elect to reduce their income or lose employment in order to keep their housing assistance as many remain fearful of no longer having the safety net offered through assistance eligibility.

To ease this fear and increase the success rate of RHA's HCV households in becoming economically self-sufficient, RHA adopted a new policy in FY 2019 that extends the length of time a household can remain on the HCV program while receiving zero assistance. By lengthening the period from six months to 12 months, RHA expects to provide an additional level of security and confidence. Participants can continue to increase their earned income while at the same time eliminating the incentive to terminate employment or reduce working hours.



As an additional incentive to HCV participants on their way to self-sufficiency, RHA began allowing households at \$0 HAP to accrue an escrow account for up to 12 months. Using single-fund flexibility, RHA began setting aside 15% of each household's contracted rent monthly in an escrow account for no more than 12 months while the household remains on the program receiving zero assistance. This escrow accrual begins the first month that the family reaches \$0 HAP, accumulate monthly for up to 12 months and will be provided to the family once the HAP contract is terminated by RHA and the family has successfully transitioned off the HCV program. If, at any time during the 12-month accrual period, the family becomes eligible to receive housing assistance again, the amount of money accrued is forfeited and the escrow accrual starts over from zero if/when the household reaches \$0 HAP again. Should the family choose to move off the HCV program within the 12-month period that they are receiving zero assistance, they move off the program with the amount accrued in the account up to the date of their voluntary departure.

This policy change is intended to encourage increased earnings and upward mobility by providing a small amount of additional assistance for RHA's families as they approach the benefits cliff. As a result, it is not RHA's intent to put restrictions on what the escrow amount can be spent on. However, each escrow accrual during this \$0 HAP period is subject to funding availability and payouts will be limited to one per lifetime for all adults within the household at the time the escrow accrual is paid to the family. Households who accept the escrow accrual payment and transition off housing assistance will only be allowed to reapply following a three-year period without housing assistance. Furthermore, families who are participating in RHA's traditional FSS program and escrowing as part of their participation, will only be allowed to receive one escrow.

#### **Status/Update**

This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

### **2021-01: Affordable Housing Acquisition, Rehabilitation and Preservation**

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed and approved in FY 2021.

#### **Description**

Although rents in the Truckee Meadows have shown signs of stabilizing, many families are still struggling to pay rent and housing affordability continues to be an issue. In FY 2021, RHA began exploring ways that single fund flexibility through the MTW Demonstration could be used to assist in the acquisition/development of new affordable units, the rehabilitation of newly acquired properties, and the preservation and revitalization of existing affordable housing properties.

#### **Status/Update**

Recently, RHA received a donation from the City of Reno for a small parcel of land that was purchased utilizing NSP3 funds. After reviewing the site, RHA is considering the development of six three-bedroom townhouses. Located next to the parcel is the Community Services Agency (CSA), a private non-profit who has initiated and developed numerous programs in human



services, economic development, education, and affordable housing. RHA is currently exploring a partnership with CSA to house families participating in their ongoing programs at this site.

As the lack of affordable housing throughout the Truckee Meadows has increased, so has the homeless population. The City of Reno's current homeless shelter is overcrowded and has become unsafe during the COVID-19 pandemic. This overcrowding has led to an increase in homeless camps throughout Washoe County. To combat homelessness, local government jurisdictions joined resources to acquire approximately 10 acres of land that will be transformed into the Nevada Cares Campus, a regional homeless service facility. The Nevada Cares Campus will soon offer families experiencing homelessness a secure environment where shelter, food, security, and wrap-around services to help address some of the root causes of chronic homelessness. RHA is exploring a partnership with the City of Reno to develop transitional/affordable housing adjacent to the Nevada Cares Campus.

Staff continues to look for opportunities that meet the agency's and community's needs. This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.

### **2021-03: Partnership to Assist Homeless Youth**

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#### **Plan Year Proposed, Approved, Implemented and Amended (if applicable)**

This activity was proposed, approved, and implemented in FY 2021.

#### **Description**

In FY 2021, RHA partnered with Eddy House, a local 501(c)3 non-profit, that serves as the central intake and assessment facility in northern Nevada for homeless youth, ages 12-24. Recently the local non-profit purchased a building that now serves as a resource center during the day and an overnight facility. RHA assists Eddy House with their 24-hour facility by funding up to 43 beds.

#### **Status/Update**

Washoe County continues to see a steady number of individuals experiencing homelessness, including youth. Through this activity, RHA assists Eddy House in their mission to provide shelter and services to the homeless youth population. Recently, Eddy House began implementing new programming designed to promote self-efficacy amongst the homeless youth they serve. These programs such as Job/Life Skills Training, Client Internships and Weekly Family Meetings have been met with enthusiasm and maximum participation. As a result, in October 2020, Eddy House was designated by HUD as the first EnVision Center in Nevada. An EnVision Center is defined by HUD as a "centralized hub with access to support in economic empowerment, educational advancement, health and wellness and character and leadership."

RHA is proud of this developing partnership with Eddy House and will continue to explore additional non-profits to partner with in the future. This activity will remain ongoing in FY 2022.

#### **Planned Changes**

RHA does not anticipate any changes to the activity or modifications to the metrics/data collection.



## B. Not yet implemented activities

The activities discussed in this section have previously been approved by HUD, but not yet implemented by RHA. The following table provides an overview of each of the approved MTW activities that have not yet been implemented including the year it was identified, the primary statutory objective(s) the activity is intended to impact, and the Authorization(s) cited.

MTW activities approved but not yet implemented				
Activity #	Plan Year Approved	Activity Name	Statutory Objective(s)	Authorization(s)
2021-02	2021	STAR Apprenticeship Program	Create incentives for families to work, seek work or prepare for work.	Attachment C Section C.11 and Section D.2.a.

### 2021-02: STAR Apprenticeship Program

#### Description

As Washoe County's workforce and employers evolve, training and preparation programs are becoming necessary to secure several of the higher paying jobs that are available within the region. In FY 2021, RHA proposed using single fund flexibility to establish the STAR Apprenticeship Program. This 24-week program will be designed to provide career-connected learning opportunities for residents of all ages. Through the program, PH residents and HCV participants will be provided with on-the-job training and related classroom instruction that will serve to increase current skill levels. More importantly, each STAR participant will gain valuable work experience within one of RHA's departments (maintenance, development, finance, etc.) and be provided with continuous feedback regarding expectations and overall performance throughout.

#### Update/timeline for implementation

As stated in RHA FY 2021 MTW Plan, this activity was scheduled to begin in January 2021. Due to the rapidly evolving nature of the COVID-19 pandemic, it is now unclear when this activity will be implemented.

## C. Activities on hold

Not applicable. RHA does not have any activities on hold.



## D. Closed Activities

The activities discussed in this section have previously been approved by HUD but closed by RHA. The following table provides an overview of each of the approved MTW activities that have been closed by RHA including the year it was identified and implemented, the primary statutory objective(s) the activity was intended to impact, and the Authorization(s) cited.

Closed MTW activities					
Activity #	Fiscal Year Implemented	Fiscal Year Closed	Activity Name	Statutory Objective(s)	Authorization(s)
2014-03	2014	2019	Rent Reform Controlled Study	Create incentives for families to work, seek work or prepare for work <u>and</u> reduce costs and achieve greater cost effectiveness.	Attachment C Sections D.1.b., D.1.c., D.2.a., and D.4.
2014-07	2014	2017	Alternate HQS verification policy	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.5.
2015-04	2015	2018	Required Savings Plan for Earned Income Disallowance (EID) PH clients	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.
2016-03	N/A	2020	Time limited vouchers and redesign of traditional FSS Program	Create incentives for families to work, seek work or prepare for work and reduce costs and achieve greater cost effectiveness and increase housing choices for low-income families.	Attachment C Section D.1.b., Section D.1.c., Section D.2.d., and Section E.  Attachment D Use of MTW Funds

### 2014-03: Rent Reform Controlled Study

#### Plan Year Proposed, Approved, Implemented and Closed Out

This activity was proposed, approved, and implemented in FY 2014. It was closed out in FY 2019.

#### Reason for close out

RHA staff considered several factors before reaching a decision to close this activity. Based on current rental market conditions resulting in a decline in RHA's current HCV lease up figures along with the undue stress that a time-limited voucher may cause for the participating family, this activity was closed. Notification was given to all remaining Rent Reform Controlled Study participants of RHA's intent to close the activity at which time all active households were transitioned to a regular HCV voucher. This activity was closed in FY 2019 and is no longer being reported on.





## **2014-07: Alternate HQS verification policy**

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### **Plan Year Proposed, Approved, Implemented and Closed Out**

This activity was proposed, approved, and implemented in FY 2014. It was closed out in FY 2017.

### **Reason for close out**

As HUD is now allowing for Biennial HQS Inspections through Section 220 of the 2014 Appropriations Act, this activity was closed out in FY 2017 and is no longer being reported on.

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

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### **Plan Year Proposed, Approved, Implemented and Closed Out**

This activity was proposed, approved, and implemented in FY 2015. It was closed out in FY 2018.

### **Reason for close out:**

RHA received approval through Activity 2016-05 to eliminate the HUD-mandated EID from the calculation of rent. To alleviate the impact that this would have on rent calculations for some PH residents and HCV participants, EID participants could keep their benefits for one year following plan approval. After this initial year, all participants will have their EID benefits eliminated upon their first annual recertification or immediately following the termination of employment income. All participants have been phased off EID. This activity was closed in FY 2018 and is no longer being reported on.

## **2016-03: Time limited vouchers and redesign of traditional FSS Program**

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### **Plan Year Proposed, Approved, Implemented and Closed Out**

This activity was proposed and approved in FY 2016 but never implemented. It was closed out in FY 2020.

### **Reason for close out:**

In FY 2014, RHA began issuing vouchers limited to five years as part of a Rent Reform Controlled Study (Activity 2014-03) within the HCV program. RHA partnered with an outside institution to evaluate the continuing effects and changing statuses of families participating in the Rent Reform Controlled Study. The purpose of the evaluation was to properly gauge whether increases in income that do not affect a household's rent and whether limiting vouchers to five years was incentive enough for families to become self-sufficient. As RHA worked through the lessons learned from the Rent Reform Controlled Study and current rental market conditions, staff determined that implementation of this activity on all non-elderly/non-disabled HCV participants would result in undue stress on participating families. This activity was closed in FY 2020.

# **Section V**

## **Sources and Uses of MTW Funds**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**



## V. Sources and Uses of MTW Funds

This section includes summary budget information for FY 2022 including planned sources and uses for MTW funds.

### A. Estimated Sources and Uses of MTW Funds

#### i. Estimated Sources of MTW Funds

RHA's estimated sources and amount of MTW funding by FDS line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$2,801,459
70600	HUD PHA Operating Grants	\$20,961,771
70610	Capital Grants	\$1,448,316
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	
71100+72000	Interest Income	\$15,381
71600	Gain or Loss on Sale of Capital Assets	
71200+71300+71310+71400+71500	Other Income	\$626,410
<b>70000</b>	<b>Total Revenue</b>	<b>\$25,853,337</b>

#### ii. Estimated Uses of MTW Funds

RHA's estimated uses and amount of MTW spending by FDS line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$3,013,413
91300+91310+92000	Management Fee Expense	\$1,327,680
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	\$143,831
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$613,155
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$1,636,920
95000 (95100+95200+95300+95500)	Total Protective Services	-
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$172,107
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$573,136
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	-



97100+97200	Total Extraordinary Maintenance	-
97300+97350	HAP + HAP Portability-In	\$17,120,965
97400	Depreciation Expense	\$1,468,302
97500+97600+97700+97800	All Other Expense	-
<b>90000</b>	<b>Total Expenses</b>	<b>\$26,069,509</b>

### Variance between Estimated Total Revenue and Estimated Total Expenses:

The Housing Authority of the City of Reno populates the amounts in the preceding table directly from our most recent FDS submission whether unaudited or audited. RHA has not experienced a change in the number of PH units. RHA has, however, experienced a change in HAP revenue and HAP expense due to a significant increase in payment standards. The increased payment standards meant higher HAP payments for clients which was driven by an extremely tight rental market in Washoe County. According to the FY20 audited FDS draft, expenses exceeded revenue by \$216,172 including non-cash depreciation charges of \$1,468,302. This deficit will be covered by profits generated from business activities.

### iii. Description of Planned Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

#### PLANNED USE OF MTW SINGLE FUND FLEXIBILITY

RHA does not have any additional planned use of MTW single fund flexibility other than those found in Section (III) or Section (IV) of the Annual MTW Plan.



## B. Local Asset Management Plan

- i. Is the MTW PHA allocating costs within statute? **YES/No**
- ii. Is the MTW PHA implementing a local asset management plan (LAMP)? **Yes/NO**
- iii. Has the MTW PHA provide a LAMP in the appendix? **Yes/NO**
- iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

N/A

## C. Rental Assistance Demonstration (RAD) Participation

- i. Description of RAD Participation  
The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

### RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

N/A

- ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval. **Yes/NO**
- iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

# **Section VI**

## **Administrative**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**





## VI. Administrative

### A. Board Resolution and Certifications of Compliance

Board Resolution 2021-03-02 RH approving the content and submission of the FY 2022 MTW Annual Plan and the Certifications of Compliance (see Attachment I).

### B. Public Review Process

- Details on this year's public process, including a history of the MTW Demonstration, were mailed to Resident Advisory Board members in December 2020. In January 2021, RHA mailed all PH residents and HCV participants information regarding the FY 2022 MTW Annual Plan including details on the proposed activity. Instructions on how to participate in the virtual public hearing along with how to access the most up to date information was included on RHA's website.<sup>12</sup>
- The FY 2022 MTW Annual Plan was made available for public review and comment on RHA's website and at RHA's Administrative Office from January 29, 2021 through March 23, 2021.
- The FY 2022 MTW Annual Plan was advertised in the Legal Notices section of the Reno Gazette-Journal as follows:

The Housing Authority of the City of Reno (RHA) is required to submit an Annual Plan for HUD's approval as part of its participation in HUD's Moving to Work (MTW) Demonstration Program.

RHA's FY 2022 MTW Annual Plan for the period July 1, 2021 – June 30, 2022 will be available for public review and comment from January 29 - March 23, 2021 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 or on RHA's website at [www.renoha.org](http://www.renoha.org). Copies of the FY 2022 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator, at (775) 329-3630; TTY (385) 770-7166 or by email at [kanhalt@renoha.org](mailto:kanhalt@renoha.org).

Comments on RHA's draft FY 2022 MTW Annual Plan must be received by close of business on Monday, March 22, 2021.

A virtual Public Hearing to answer questions and receive all comments will be held at 6:00 PM on Wednesday, March 3, 2021. Details on how to join the virtual meeting will be posted on RHA's website ([www.renoha.org](http://www.renoha.org)) one week prior to the event.

Proof of Publication Notice (see Attachment II).

<sup>12</sup> Additional information on each of the above-mentioned mailings is available upon request.



- A virtual public hearing for the FY 2022 MTW Annual Plan was held at 6:00pm on March 3, 2021. It was attended only by staff.

**C. Lobbying Disclosures**

Certification of Payments to Influence Federal Transactions and Disclosure of Lobbying Activities (see Attachment III).

**D. Certifications of Consistency with the Consolidated Plan**

Certifications of Consistency with the Consolidated Plan (see Attachment IV).

**E. Description of any planned or ongoing Agency-directed evaluations of the demonstration**

(see Attachment V).

# **Board Resolution and Certifications of Compliance**

## **Attachment I**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**



HOUSING AUTHORITY OF THE CITY OF RENO  
RESOLUTION 21-03-02 RH

A RESOLUTION APPROVING THE CONTENT AND SUBMISSION OF THE AUTHORITY'S  
FY 2022 MOVING TO WORK ANNUAL PLAN AND CERTIFICATIONS OF COMPLIANCE TO  
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, Moving to Work (MTW) is a demonstration program, established by Congress in 1996, that offers a limited number of "high performing" Public Housing Authorities the opportunity to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies; and

WHEREAS, After a national competition was held in 2012, the Housing Authority of the City of Reno was selected and designated as one of four new MTW agencies in 2013; and

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

WHEREAS, on June 28, 2016, the Board of Commissioners approved an extension to the Authority's agreement with HUD to participate in the MTW Demonstration Program through the end of the Authority's Fiscal Year (FY) 2028; and

WHEREAS, in compliance with the Authority's MTW agreement, HUD requires an annual submission of a MTW Plan and Certifications of Compliance following a public process; and

WHEREAS, the Authority developed the FY 2022 MTW Annual Plan and invited public comment beginning on January 29, 2021 allowing for a 30-day comment period; and

WHEREAS, comments were solicited through notices posted on the Authority's website, and through legal notice publications in the *Reno Gazette-Journal* on January 26, 2021 and February 2, 2021; and

WHEREAS, a public hearing was held on March 3, 2021 to receive comments on the Authority's plan which was attended only by staff;

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

1. That the Board of Commissioners hereby authorizes and directs the Executive Director to submit the Authority's FY 2022 Moving to Work Annual Plan and Certifications of Compliance to HUD.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 23<sup>rd</sup> DAY OF March, 2021.

  
\_\_\_\_\_  
CHAIRMAN

ATTEST

  
\_\_\_\_\_  
SECRETARY

**CERTIFICATIONS OF COMPLIANCE****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF PUBIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:  
Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning ( 07/01/2021 ), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.





**OMB Control Number: 2577-0216**  
**Expiration Date: 01/31/2021**

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Housing Authority of the City of Reno

NV001

**MTW PHA NAME**

**MTW PHA NUMBER/HA CODE**

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

Mark Sullivan

Chairman, Board of Commissioners

**NAME OF AUTHORIZED OFFICIAL**

**TITLE**



3/23/21

**SIGNATURE**

**DATE**

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



# **Proof of Publication Notice**

## **Attachment II**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**



RECEIVED

FEB 05 2021

PROOF OF  
PUBLICATION

Reno Housing Authority

STATE OF WISCONSIN SS.  
COUNTY OF BROWN

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

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the date: 01/26/2021 - 02/02/2021, for exact publication dates please see last line of Proof of Publication below.

The Housing Authority of the City of Reno (RHA) is required to submit an Annual Plan for HUD's approval as part of its participation in HUD's Moving to Work (MTW) Demonstration Program.

RHA's FY 2022 MTW Annual Plan for the period July 1, 2021 - June 30, 2022 will be available for public review and comment from January 29, 2021 - March 23, 2021 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 or on RHA's website at [www.renaha.org](http://www.renaha.org). Copies of the FY 2022 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator at (775) 329-3630; TTY (385) 770-7166 or by email at [kanhalt@renaha.org](mailto:kanhalt@renaha.org).

Comments on RHA's draft FY 2022 MTW Annual Plan must be received by close of business on Monday, March 22, 2021.

A virtual Public Hearing to answer questions and receive comments will be held at 6:00pm on Wednesday, March 3, 2021. Details on how to join the virtual meeting will be posted on RHA's website ([www.renaha.org](http://www.renaha.org)) one week prior to the event.  
No. 4572311 Jan 26, Feb 2, 2021

01/26/2021, 02/02/2021

*Dinky City*  
Legal Clerk

Subscribed and sworn before me this  
2nd of February 2021.

*Shelly Hora*  
NOTARY PUBLIC RESIDING  
AT STATE OF WISCONSIN  
COUNTY OF BROWN

Notary Expires: *8-25-23*

Ad#: 0004572311  
P O : RHA MTW  
# of Affidavits 1

This is not an invoice

SHELLY HORA  
Notary Public  
State of Wisconsin

*Kim A. Finance*

# **Lobbying Disclosures**

## **Attachment III**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**



## Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Reno

Program/Activity Receiving Federal Grant Funding

Moving to Work Demonstration Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Amy Jones

Title

Executive Director

Signature

Date (mm/dd/yyyy)

03/22/21

Previous edition is obsolete

form HUD 50071 (01/14)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Housing Authority of the City of Reno</i> <i>1525 E 9th St</i> <i>Reno, NV 89512</i> Congressional District, if known: NV-02	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Moving to Work Demonstration Program CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Amy Jones</i></u> Print Name: <u>Amy Jones</u> Title: <u>Executive Director</u> Telephone No.: <u>(775) 329-3630</u> Date: <u>6/22/21</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# **Certifications of Consistency with the Consolidated Plan**

## **Attachment IV**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**





**Certification of Consistency  
with the Consolidated Plan**

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

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

ApplicantName: Housing Authority of the City of Reno

ProjectName: Moving to Work Demonstration Program

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

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

Name of  
Certifying Jurisdiction: Washoe County HOME Consortium (WCHC)

Certifying Official  
of the Jurisdiction  
Name: Arlo Stockham

Title: Acting Assistant City Manager

Signature: Arlo Stockham

Date: 3-2-2021

# **Ongoing evaluations of the demonstration**

## **Attachment V**



**HOUSING AUTHORITY  
OF THE CITY OF RENO**



### Mobility Demonstration Study Analyses and Results as of June 8, 2020

The Mobility Demonstration began in 2014 and allows households in public housing to move to PBV single-family, duplex, or multifamily units in low-poverty neighborhoods. The purpose of this study is to determine if a move out of public housing to a low-poverty neighborhood improves outcomes for households with children. RHA has partnered with the University of Washington, Dr. Rebecca J. Walter and undergraduate research assistant Naomi See, to analyze the data and outcomes for the Mobility Demonstration Study.

A within-subject design is used to compare household outcomes over time using administrative, survey, and American Community Survey (ACS) data (Table 1). A few variables are available when the household first moved into public housing while most variables are only available after the household moved from public housing into a PBV unit. Many of the households moved in public housing before the Mobility Demonstration Study was initiated and were enrolled in the study when they moved from public housing to a PBV unit. Therefore, the survey was repeated annually after the household moved from public housing into a PBV unit. The household characteristics, household outcomes, and neighborhood characteristics assessed in this study are included in Table 1. The Wilcoxon Rank Sum Test was used instead of the Paired Samples T-Test since the data violates the assumption of normality, there are outliers in the data, and the sample size is small. The 2016 ACS 5-year Estimates were used for the neighborhood characteristics since the majority of the participants moved from public housing to a PBV unit in 2014.

Table 1. Variables

	<b>Data Source</b>	<b>Data Type</b>	<b>Statistical Test</b>
<b><i>Household Characteristics</i></b>			
Gender	Administrative	Categorical	Descriptive Statistics
Race	Administrative	Categorical	Descriptive Statistics
Ethnicity	Administrative	Categorical	Descriptive Statistics
Marital Status	Survey	Categorical	Descriptive Statistics
English as First Language	Survey	Categorical	Descriptive Statistics
Educational Attainment	Survey	Categorical	Descriptive Statistics
Years in Public Housing	Administrative	Discrete	Descriptive Statistics
Head of Household Age	Administrative	Discrete	Descriptive Statistics
Household Size	Administrative	Discrete	Descriptive Statistics
Number of Adults in Household	Administrative	Discrete	Descriptive Statistics
Number of Children in Household	Administrative	Discrete	Descriptive Statistics
<b><i>Outcome Variables</i></b>			
Employment Status	Administrative	Categorical	McNemar
Annual Household Income	Administrative	Continuous	Wilcoxon
Health	Survey	Ordinal Scale 1-4	Wilcoxon
Stress	Survey	Ordinal Scale 1-4	Wilcoxon
Property Satisfaction	Survey	Ordinal Scale 0-4	Descriptive Statistics
Neighborhood Satisfaction	Survey	Ordinal Scale 0-4	Descriptive Statistics
Life Satisfaction	Survey	Ordinal Scale 0-4	Descriptive Statistics



<i>Neighborhood Characteristics</i>			
Percent high school graduate or higher	ACS	Continuous	Wilcoxon
Percent bachelor's degree or higher	ACS	Continuous	Wilcoxon
Unemployment rate	ACS	Continuous	Wilcoxon
Median household income	ACS	Continuous	Wilcoxon
Percent of people in poverty	ACS	Continuous	Wilcoxon
Proportion of vacant housing units	ACS	Continuous	Wilcoxon
Proportion of single-family homes	ACS	Continuous	Wilcoxon
Owner occupancy rate	ACS	Continuous	Wilcoxon
Median home value	ACS	Continuous	Wilcoxon
Median gross rent	ACS	Continuous	Wilcoxon
Percent White	ACS	Continuous	Wilcoxon
Percent Hispanic or Latino	ACS	Continuous	Wilcoxon

There are several participants that were enrolled in the mobility study that were not included in the analysis. Only households that participated in the study for at least one year and took the survey at least twice (at the time they moved into the PBV unit and one year later) were included so a within-subjects analysis over time could be conducted. This resulted in 38 households being included in the analysis. Households entered and exited the study at different times. There are 17 households that are currently enrolled in the study and 21 households that have exited the study (Table 2). Note that no exits occurred within the first year because those participants were removed since they could not be compared over time.

Table 2. Sample Size and Number of Years of Participation in the Study

Participant Year	Count	Currently Enrolled	Exits
Year 1	38	0	0
Year 2	31	1	7
Year 3	23	1	7
Year 4	18	2	4
Year 5	13	7	3
Year 6	6	6	0
Total		17	21

Of the 21 exits, over half of the exits from the mobility program have been voluntary self-sufficiency exits (Table 3). Within the second year after the move from public housing, some households voluntarily exited the program and were able to pay their rent in full on their own, while on the other hand, it took other households over five years to reach this point. There are currently 13 households that are still in the program and have been in it for at least five years. The sample size is too small to generalize an approximate time period for how long the average non-elderly and/or non-disabled household needs housing assistance before they can afford housing without a subsidy.



Table 3. Reasons for Exiting the Program

Reason	Count	Percent
Program/Lease Violation	3	14.3%
Transferred to VOO	5	23.8%
Voluntarily Left Program	2	9.5%
Paying Full Rent/Purchased Home	11	52.4%
Total	21	100%

The majority of households are White and female and speak English as their primary language. Approximately a third of households are Hispanic or Latino. The majority of households are single, divorced, or widowed and are single-parent households. The number of households who did not complete high school, are a high school graduate, or attained some college and professional training was evenly distributed, each representing about a third of the total households. However, very few households have received a college degree (Table 4).

The median number of years that households were in public housing before transferring to a PBV unit was four, with the range being from one to seventeen years. The median household age is thirty-six. The median household size is four and ranged anywhere from two to nine members. The median number of adults per household was one while the median number of children was two (Table 4).

Table 4. Household Characteristics at Baseline (*n*=38)

		Count	Percent
Gender	Male	5	13.2%
	Female	33	86.8%
Race	White	31	81.6%
	Non-White	7	18.4%
Ethnicity	Hispanic or Latino	14	36.8%
	Non-Hispanic or Latino	24	63.2%
Marital Status	Married/Cohabiting	10	26.3%
	Single/Divorced/Widowed	28	73.7%
English as First Language	Yes	31	81.6%
	No	7	18.4%
Educational Attainment	Did Not Complete HS	11	28.9%
	High School Graduate	11	28.9%
	Some College or Professional Training	11	28.9%
	College Degree	5	13.2%
		Median	Range
Years in Public Housing		4	1 - 17
Head of Household Age		36	23 - 63
Household Size		4	2 - 9
Number of Adults in Household		1	1 - 4
Number of Children in Household		2	0 - 7



There is no statistical difference in employment over time for households that moved from public housing to PBV units (Table 5).

Table 5. Employment Status

		<b>Baseline Unemployed</b>	<b>Baseline Employed</b>	<b>p-value<sup>1</sup></b>
Year 1 (n=38)	Unemployed	15	2	0.453
	Employed	5	16	
Year 2 (n=31)	Unemployed	10	1	0.125
	Employed	6	14	
Year 3 (n=23)	Unemployed	6	1	0.219
	Employed	5	11	
Year 4 (n=18)	Unemployed	4	2	0.289
	Employed	6	6	
Year 5 (n=13)	Unemployed	2	2	0.687
	Employed	4	5	
Year 6 (n=6)	Unemployed	3	0	----- <sup>2</sup>
	Employed	1	2	

<sup>1</sup>The exact p-value is calculated based on a binomial distribution because there are 25 or fewer records in at least one cell. <sup>2</sup>No value is reported because each group must have a minimum of one to conduct a statistical comparison.

Annual household income is statistically significant from baseline compared to every year recorded after baseline (Years 1 through Year 6) for households that moved from public housing to PBV units (Table 6). Household income increased after each subsequent year following baseline except Year 2 and Year 6, where it decreases slightly but remains statistically significantly higher than baseline.

Table 6. Annual Household Income and Banking Accounts Total

	<b>Baseline Median</b>	<b>Comparison Year Median</b>	<b>Median Difference</b>	<b>Z</b>
<i>Annual Household Income</i>				
Year 1 (n=38)	\$15,738	\$19,346	\$3,608	-2.975**
Year 2 (n=31)	\$14,496	\$19,085	\$4,589	-3.211**
Year 3 (n=23)	\$15,622	\$20,837	\$5,215	-3.036**
Year 4 (n=18)	\$14,612	\$21,886	\$7,274	-2.896**
Year 5 (n=13)	\$15,853	\$24,912	\$9,059	-2.271*
Year 6 (n=6)	\$19,887	\$22,720	\$2,833	-2.201*

\* p < 0.05; \*\* p < .01; \*\*\* p < .001; <sup>1</sup>No value is reported because the sample size is too small.





In measuring household health from baseline to each year after, there is no statistical difference for households that moved from public housing to PBV units (Table 7). In Year 4, health declined for households, but this difference is not statistically significant. Regarding stress levels, there are no statistical differences over time for households who moved from public housing to PBV units (Table 7). In Year 2, stress increased for households, though, remained statistically insignificant. Note the nature of the health and stress questions on the survey are subjective and do not ask for a certain period of time for the self-reported assessment.

Table 7. Health and Stress

	<b>Baseline Median</b>	<b>Comparison Year Median</b>	<b>Median Difference</b>	<b>Z</b>
<i>Health (1 = excellent, 4 = poor)</i>				
Year 1 (n=38)	2.00	2.00	0.00	-0.277
Year 2 (n=29)	2.00	2.00	0.00	-0.189
Year 3 (n=22)	2.00	2.00	0.00	-0.535
Year 4 (n=16)	2.00	3.00	1.00	-0.647
Year 5 (n=10)	2.00	2.00	0.00	-1.081
Year 6 (n=3)	-----	-----	-----	----- <sup>1</sup>
<i>Stress (1 = very stressful, 4 = no stress)</i>				
Year 1 (n=38)	3.00	3.00	0.00	-0.908
Year 2 (n=29)	3.00	2.00	-1.00	-1.397
Year 3 (n=22)	3.00	3.00	0.00	-0.491
Year 4 (n=16)	3.00	3.00	0.00	-1.414
Year 5 (n=10)	3.00	3.00	0.00	-1.342
Year 6 (n=3)	-----	-----	-----	----- <sup>1</sup>

\* p < 0.05; \*\* p < .01; \*\*\* p < .001; <sup>1</sup>No value is reported because the sample size is too small.

On the survey, there were several questions that asked for information about how satisfied participants are with their property, neighborhood, and life situation. These questions are only asked after the participants moved and no data are available for these metrics when the participants resided in public housing. Therefore, the average responses are provided below for the second survey that was administered since this is one year after the participants moved to the new location and includes responses from all participants in the analysis.

When asked to evaluate property satisfaction, households were least satisfied with their cost of utilities and most satisfied with safety in their own home. In terms of neighborhood satisfaction, households were least satisfied with the location and availability of entertainment options, their neighbors, and their neighbors as examples for their children. They were most satisfied with the sidewalk and road conditions, the cleanliness of the neighborhood, and the sense of safety they felt walking during the day. With regards to life satisfaction, households were least satisfied with their health and most satisfied with their neighborhood.



Table 8. Property, Neighborhood, and Life Satisfaction

	Average Response
<i>Property Satisfaction (0 = Not Satisfied, 4 = Highly Satisfied)</i>	
The size of the residence (n=38)	3.4
Appearance of the property (n=38)	3.7
Your safety in your own home (n=38)	3.8
Costs of utilities (n=38)	2.8
Parking (n=37)	3.4
Availability of outdoor space (n=38)	3.7
Cleanliness of the property (n=37)	3.7
Maintenance of the property (n=37)	3.7
<i>Neighborhood Satisfaction (0 = Not Satisfied, 4 = Highly Satisfied)</i>	
The location and shopping and services (n=38)	3.6
Sidewalks and road conditions (n=38)	3.7
Behavior of people you see on the street (n=38)	3.4
Availability of public transportation (n=37)	3.3
Local schools (n=35)	3.5
Outdoor recreational options for children and families (n=38)	3.5
Cleanliness of the neighborhood (n=38)	3.7
Your safety walking in your neighborhood during the day (n=38)	3.7
Your safety walking in your neighborhood at night (n=38)	3.5
Location and availability of entertainment options (n=36)	3.1
Your neighbors (n=37)	3.1
Your neighbors as examples for your children (n=34)	3.1
Your children's safety at school (n=35)	3.6
Children in the neighborhood (n=32)	3.6
<i>Life Satisfaction (0 = Not Satisfied, 4 = Highly Satisfied)</i>	
Your life as a whole (n=38)	3.4
Your marriage or relationship (n=22)	3.0
Your children's situations (n=38)	3.3
Your friends (n=38)	3.2
Your children's friends (n=36)	3.2
Your health (n=37)	2.6
Your neighborhood (n=38)	3.5

For neighborhood characteristics of public housing compared to PBV unit location, there are statistically significant differences in all neighborhood characteristics except for median gross rent. Educational attainment, median household income, and median home value are all statistically significantly higher in PBV neighborhoods compared to public housing neighborhoods. In the neighborhoods where PBV units are located, the poverty rate, unemployment rate, and proportion of vacant housing units are statistically significantly lower than the neighborhoods where public housing is located. Additionally, in PBV neighborhoods, there are statistically significantly higher proportions of single-family homes and owner-occupied housing units. In the PBV neighborhoods, there is a higher percentage of White households and less Hispanic or Latino households than in the public housing neighborhoods.

Table 9. Neighborhood Characteristics ( $n=38$ )

	<b>Public Housing Median</b>	<b>PBV Median</b>	<b>Median Difference</b>	<b>Z</b>
Percent high school graduate or higher	65.2%	93.6%	28.4%	-4.925***
Percent bachelor's degree or higher	14.2%	22.7%	8.5%	-4.664***
Unemployment rate	10.2%	5.2%	-5.0%	-3.830***
Median household income	\$25,545	\$53,647	\$28,102	-4.519***
Percent of people in poverty	40.1%	12.9%	-27.2%	-5.375***
Proportion of vacant housing units	8.6%	7.4%	-1.2%	-3.671***
Proportion of single-family homes	45.0%	62.7%	17.7%	-3.837***
Owner occupancy rate	44.8%	53.4%	8.6%	-2.140*
Median home value	\$100,800	\$185,900	\$85,100	-5.186***
Median gross rent	\$823	\$916	\$93	-1.320
Percent White	68.5%	82.4%	13.9%	-4.098***
Percent Hispanic or Latino	51.6%	22.8%	-28.8%	-4.359***

\*  $p < 0.05$ ; \*\*  $p < .01$ ; \*\*\*  $p < .001$

For neighborhoods where PBV units are located compared to the Reno Metropolitan Area, neighborhood characteristics throughout Reno are comparable to the neighborhoods where households moved into PBV units (Table 10).

Table 10. Neighborhood Characteristics in PBV Neighborhoods Compared to Reno Metro Area ( $n=38$ )

	<b>Reno</b>	<b>PBV Units</b>
Percent high school graduate or higher	87.1%	93.6%
Percent bachelor's degree or higher	28.9%	22.7%
Unemployment rate	8.0%	5.2%
Median Household Income	\$55,103	\$53,647
Percent of people in poverty	14.9%	12.9%
Proportion of vacant housing units	10.0%	7.4%
Proportion of single-family homes	59.9%	62.7%
Owner occupancy rate	57.1%	53.4%
Median home value	\$236,300	\$185,900
Median gross rent	\$917	\$916
Percent White	84%	82.4%
Percent Hispanic or Latino	23.4%	22.8%