

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 1**

**July 22, 2025**

**SUBJECT:** Approval of the Agenda.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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The agenda can be found on the following page.

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

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

**MEETING DATE: Tuesday, July 22, 2025**  
**TIME: 12:00 p.m. (Approximately)**  
**PLACE: Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, July 18, 2025, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

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

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**A G E N D A**

- Call to order and roll call.
  - Introduction of guests.
  - First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
1. Approval of agenda. (For Possible Action)
  2. Approval of the minutes of the Regular and Closed Session Board Meetings held on June 24, 2025. (For Possible Action)
  3. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.)
    - A. Discussion and possible adoption of Resolution 25-07-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)
    - B. Discussion and possible adoption of Resolution 25-07-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)

- C. Discussion and possible adoption of Resolution 25-07-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program. (For Possible Action)
  - D. Discussion and possible adoption of Resolution 25-07-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties. (For Possible Action)
  - E. Discussion and possible adoption of Resolution 25-07-05 RH approving project-basing up to 4 Foster Youth to Independence (FYI) vouchers. (For Possible Action)
  - F. Discussion and possible adoption of Resolution 25-07-06 approving closeout of FY 2020 US Department of Housing and Urban Development (HUD) Capital Fund Program (CFP). (For Possible Action)
  - G. Discussion and possible adoption of Resolution 25-07-07 approving closeout of FY 2021 US Department of Housing and Urban Development (HUD) Capital Fund Program (CFP). (For Possible Action)
  - H. Discussion and possible adoption of Resolution 25-07-08 approving closeout of FY 2022 US Department of Housing and Urban Development (HUD) Capital Fund Program (CFP). (For Possible Action)
- 4. Commissioner Reports. (Discussion)
  - 5. Executive Director/Secretary's Report. (Discussion)
    - A. Update on Agency activities
    - B. Update on Rental Assistance Voucher Programs / Asset Management
    - C. Update on Workforce Development, Elderly Services, and Youth activities
    - D. Update on Government & Public Affairs activities
    - E. Update on Development activities
    - F. Update on Information Technology activities
    - G. Update on MTW activities
    - H. Update on Legal Inquiries
    - I. Financials  
(Discussion)
  - 6. Discussion and possible action to closeout RHA's Emergency Eviction Prevention program contracts with Emergency Eviction Prevention Program of Nevada and Volunteers of America (For Possible Action)
  - 7. Discussion and possible action to adopt via Resolution 25-07-09 compensation for each commissioner in an amount not more than \$250 for each meeting of the authority attended as allowed under Assembly Bill 103 as approved and enrolled in the 83<sup>rd</sup> State of Nevada legislative session. (For Possible Action)
  - 8. Discussion and possible action regarding implementation of Sec. 3 of Assembly Bill 103 as approved and enrolled in the 83<sup>rd</sup> State of Nevada legislative session. (For Possible Action)

### **Closed Session**

- 9. The Board may convene in closed session to receive information from its counsel regarding actual, potential, or threatened litigation, and discuss the same and

strategy. The Board may also receive an update, regarding RHA's legal position(s), obligations, and options in relation to such matters. No action will be taken in closed session. (Discussion Only)

- Legal information from RHA general counsel regarding actual, potential, or threatened litigation.

### **Reconvene Open Session**

10. Discussion and possible action to approve, approve with conditions, continue, or deny a resolution to delegate authority reflected in NRS 241.0357 to RHA's Executive Director in regard to prosecuting and defending litigation matters related to common area issues at 548 Smithridge Park, Reno, APN 025-180-26, with Townhouse South Association, Inc. (For Possible Action)
11. Presentation and discussion of findings from the 2025 Resident Needs Assessment report. (Discussion)
12. Additional Items:
  - a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
  - b) Reports on conferences and training. (Discussion)
  - c) Old and New Business. (Discussion)
  - d) Request for Future Agenda Topics (Discussion)
  - e) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, August 26, 2025, and Tuesday, September 23, 2025. (For Possible Action)
13. Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
14. Adjournment.

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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting JD Klippenstein, or by calling (775) 329-3630.*

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

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

*Dated July 17, 2025*

*Colleen Montgomery-Beltran*

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*By: Colleen Montgomery-Beltran  
Executive Administrative Assistant*

4935-1145-0965, v. 1

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 2**

**July 22, 2025**

**SUBJECT:** Approval of the minutes of the Regular and Closed Session Board Meetings held on June 24, 2025.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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Meeting minutes can be found on the following pages.

**MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
June 24, 2025**

The meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Madame Chair Taylor at 12:03pm on Tuesday, June 24, 2025, in the Agency's Boardroom.

**Commissioners Present**

Kathleen Taylor, Madame Chair  
Dave Aiazzi, Vice Chair  
Mark Sullivan, Commissioner (on Zoom)  
Miguel Martinez, Commissioner

**Commissioners Absent**

Dejanae Solley, Commissioner

**Staff Present**

Dr. Hilary Lopez, Ph.D., Executive Director  
Heidi McKendree, Deputy Executive Director  
JD Klippenstein, Director of Development  
Darren Squillante, Director of HR  
Kristin Scott, Director of Asset Management  
Jamie Newfelt, Director of Rental Assistance  
Jeremy Stocking, Director of Resident Services  
Jeff Miller, Director of IT  
Kim Anhalt, Director of MTW

**Staff Present (continued)**

Jerri W. Conrad, Government & Public Affairs Manager  
Colleen M. Beltran, Executive Administrative Assistant  
  
Ryan Russell, Legal Counsel

**Others Present**

Ross Armstrong, Nevada Commission on Ethics

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

- **Call to order and roll call.**

Madame Chair Taylor called the meeting to order at 12:03pm. The Secretary/Treasurer, Dr. Hilary Lopez, performed the roll call.

- **Introduction of guests.**

No guests were present.

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

There were no public comments.

- 1. Approval of agenda. (For Possible Action)**

The Board requested Item 4 be addressed immediately following Item 2, and Item 3 to follow Item 4.

Vice Chair Aiazzi motioned to approve the agenda with the mentioned changes in the order of Items 2, 3, and 4. Commissioner Martinez seconded the motion. Acknowledging the motion and the second, Madame Chair Taylor called for the vote. With 4 ayes, no nays, Madame Chair Taylor declared the motion carried unanimously.

- 2. Approval of the minutes of the Regular and Closed Session Board Meetings held on May 27, 2025. (For Possible Action)**

Vice Chair Aiazzi motioned to approve the minutes. Commissioner Martinez seconded the motion. Hearing no questions or comments, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

- 3. Flynn Giudici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to RHA's Executive Director in relation to supporting, opposing, or otherwise monitoring bills of interest to RHA. (For Possible Action)**

This item was addressed after Item 4. Daniel Giudici of Flynn Giudici was unable to attend. RHA's Government and Public Affairs Manager, Jerri Williams Conrad, and RHA's Executive Director, Dr. Hilary Lopez, provided the legislative updates to the Board.

No action was taken on this item.



**4. Annual Ethics Training by State of Nevada Ethics Commission (Discussion)**

Ross Armstrong, the Executive Director of the Nevada Commission on Ethics, presented the ethics training.

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

**A. Discussion and possible approval of the below listed donations from Board of Commissioner contingency funds. (For Possible Action)**

**• Commissioner Martinez:**

<b>Programs</b>	<b>Amount</b>
RHA – Redirect Athletics	\$1,680
RHA - Start Smart Hardship Fund	\$3,335
RHA 2025 Start Smart Graduation Event	\$2,000
RHA Leadership Development Program	\$2,985

Commissioner Martinez motioned to approve the donations from the Board of Commissioners contingency funds. Vice Chair Aiazzi seconded the motion. With no comments or questions heard on this topic, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried.

**6. Commissioner Reports. (Discussion)**

The commissioners had no reports to present.

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

RHA Executive Director, Dr. Hilary Lopez, referencing the full report of agency activities in the packet, highlighted items of interest regarding RHA's activities and programs.

**8. Discussion and possible approval of a new name for the former Hawk View public housing site. (For Possible Action)**

After a lively discussion, commissioner Martinez moved to rename Hawk View Apartments to The Village at Hawk View. Madame Chair Taylor seconded the motion. Hearing no further discussion on the matter, Madame Chair Taylor called for the vote. Three were in favor, with no objections. The motion carried.

The Board chose to discuss items 11 and 12 next, before Item 9, the Closed Session, and then go to Item 10 after the Closed Session.

## **Closed Session**

9. **The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding RHA's legal position(s), obligations, and options in relation to the following items. No action will be taken in closed session. (Discussion Only)**
- **306 10th Street, Sparks, NV 89431 Affordable Housing Development Project**

No action was taken on this item.

## **Reconvene Open Session**

10. **Discussion and quarterly update on the RHA development projects including, but not limited to:**

1. **Silverada Manor**
  2. **Hawk View Apartments**
  3. **John McGraw & Silver Sage Apartments**
  4. **Stead Manor**
  5. **Essex Manor**
  6. **Carville Court**
  7. **Reno Avenue**
  8. **I Street**
- (Discussion only)**

RHA's Director of Development, JD Klippenstein, provided a quarterly update on the agency's development projects.

This item was for discussion only.

11. **Presentation and progress update on CY25 Board Goals relating to the Development and Asset Management Departments. (Discussion Only)**

RHA's Director of Development, JD Klippenstein, and RHA's Director of Asset Management, Kristin Scott, gave a presentation updating the Board on their respective departments' progress towards the agency's CY25 goals.

This item was for discussion only.

## **12. Additional Items:**

- a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
- b) Reports on conferences and trainings. (Discussion)
- c) Old and New Business. (Discussion)
- d) Request for Future Agenda Topics (Discussion)
- e) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, July 22, 2025, and Tuesday, August 26, 2025.  
(For Possible Action)

No action was taken on these items.

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

There were no public comments.

## **14. Adjournment.**

Madame Chair Taylor declared the meeting adjourned at 3:01pm.

June 24, 2025, Closed Session Meeting Minutes are presented separately.

## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 3**

**July 22, 2025**

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

- A. Discussion and possible adoption of Resolution 25-07-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)
- B. Discussion and possible adoption of Resolution 25-07-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)
- C. Discussion and possible adoption of Resolution 25-07-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program. (For Possible Action)
- D. Discussion and possible adoption of Resolution 25-07-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties. (For Possible Action)
- E. Discussion and possible adoption of Resolution 25-07-05 RH approving project-basing up to 4 Foster Youth to Independence (FYI) vouchers. (For Possible Action)
- F. Possible adoption of Resolution 25-07-06 approving closeout of FY 2020 Capital Fund Program (CFP). (For Possible Action)
- G. Possible adoption of Resolution 25-07-07 approving closeout of FY 2021 Capital Fund Program (CFP). (For Possible Action)
- H. Possible adoption of Resolution 25-07-08 approving closeout of FY 2022 Capital Fund Program (CFP). (For Possible Action)

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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**A. Discussion and possible adoption of Resolution 25-07-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)**

Write-off of inactive client account receivables is an accounting procedure that is beneficial to the Authority. Continuing to carry uncollectible accounts presents a negative image for the Authority, and failure to write off such accounts is interpreted by HUD as poor management practice.

Most of these amounts are for overpaid HAP owed to the Authority because of income not reported by clients at the time of the increase. The last Rental Assistance client write-offs were done in January 2025, and at that time \$10,538.00 was written off.

All accounts listed below have been turned over to collections as appropriate. Please note that if these former clients want to participate in RHA programs within 10 years from the date they left the program, they must repay these amounts before they may become eligible. However, HUD no longer provides for the tracking or enforcement of client debts beyond 10 years from when the client left the program.

**Rental Assistance - Client**

<u>Client Number</u>	<u>Amount</u>
t0960749	\$540.00
t0077262	\$1,471.00
t0028687	\$1,924.00
t0096296	\$2,715.00
t0036950	\$1,902.00
t0083376	\$901.00
t0053782	\$952.00
t0072163	\$405.00
b0094927	\$24,727.00
t0074467	\$666.00
t0105050	\$65.00
t0071920	\$1,592.00
t0960705	\$145.00
<b>TOTAL</b>	<b>\$38,005.00</b>

**Staff Recommendation and Motion:**

Staff recommends the Board approve writing off the above balances in accordance with accounting best practices.

HOUSING AUTHORITY OF THE CITY OF RENO

**RESOLUTION 25-07-01 RH**

A RESOLUTION AUTHORIZING THE WRITE-OFF OF VACATED TENANT  
ACCOUNT RECEIVABLES FOR THE SECTION 8 RENTAL ASSISTANCE  
PROGRAMS

WHEREAS, there are certain past due accounts of former tenants for the  
Section 8 Rental Assistance Programs of the Housing Authority of the City of Reno,  
and

WHEREAS, these accounts may be written off as bad debts in the discretion of  
the Executive Director, and

WHEREAS, there is sufficient funding in the operating budget to write these  
accounts off;

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

1. The Executive Director is hereby authorized, in her discretion to remove from  
the Authority's account receivables, the past due accounts of former tenants as  
detailed in the Board Packet for the Section 8 Rental Assistance Programs.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22<sup>nd</sup> DAY OF July, 2025.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

**B. Discussion and possible adoption of Resolution 25-07-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)**

Write-off of inactive landlord account receivables is an accounting procedure that is beneficial to the Authority. Continuing to carry uncollectible accounts presents a negative image for the Authority, and failure to write off such accounts is interpreted by HUD as poor management practice.

Most of these amounts are for landlords who failed to notify the RHA of a tenant move-out prior to payment being issued. The last Rental Assistance landlord write-offs were done in January 2025, and at that time \$16,410.00 was written off.

Please note that if these former landlords attempt to participate in the program in the future, these amounts can be taken from future HAP payments due.

**Rental Assistance - Landlord**

<u>Vendor Number</u>	<u>Amount</u>
v0000031	\$788.00
v0000063	\$463.00
v0000301	\$2,070.00
<b>TOTAL</b>	<b>\$3,321.00</b>

**Staff Recommendation and Motion:**

Staff recommends the Board approve writing off the above balances in accordance with accounting best practices.



HOUSING AUTHORITY OF THE CITY OF RENO

**RESOLUTION 25-07-02 RH**

A RESOLUTION AUTHORIZING THE WRITE-OFF OF LANDLORD ACCOUNTS  
RECEIVABLES FOR THE SECTION 8 RENTAL ASSISTANCE PROGRAMS

WHEREAS, there are certain past due accounts of former landlords for the  
Section 8 Rental Assistance Programs of the Housing Authority of the City of Reno,  
and

WHEREAS, these accounts may be written off as bad debts in the discretion of  
the Executive Director, and

WHEREAS, there is sufficient funding in the operating budget to write these  
accounts off;

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

1. The Executive Director is hereby authorized, in her discretion to remove from  
the Authority's account receivables, the past due accounts of former landlords  
as detailed in the Board Packet for the Section 8 Rental Assistance Programs.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22<sup>nd</sup> DAY OF July, 2025.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

**C. Discussion and possible adoption of Resolution 25-07-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program. (For Possible Action)**

The write-off of inactive client account receivables is an accounting procedure that is beneficial to the Authority. Continuing to carry uncollectible accounts presents a negative image for the Authority, and failure to write off such accounts is interpreted by HUD as poor management practice.

Please note that if these former clients want to participate in RHA programs in the future, they must repay these amounts before they may become eligible. Most of these amounts are for unpaid rent and maintenance charges owed to the Authority. All accounts have been turned over to collections.

**Asset Management – PH Clients**

<u>Unit / Client Number</u>	<u>Amount</u>
101065/56398	\$3382.05
101124/75123	\$ 549.96
102216/38735	\$2338.80
106457/32641	\$ 534.09
109602/55990	\$ 285.02
110418/105792	\$2731.01
110434/25678	\$ 270.34
<u>118755/46348</u>	<u>\$ 428.57</u>
<b>Total</b>	<b>\$10,519.84</b>

**Staff Recommendation and Motion:**

Staff recommend the Board motion to approve staff writing off the above referenced accounts incurred during the period of January 1, 2025, through June 30, 2025.

**Low Income Public Housing****Exhibit 250703-A**

	<u>Unit / Client Number</u>	<u>Amount</u>	<u>Composition of Charges</u>
Mineral Manor			
	101065/56398	\$3,382.05	Rent,Damage,Utilities,Late
	101124/75123	<u>\$549.96</u>	Rent,Damage,Utilities,Late
Total:		<u><u>\$3,932.01</u></u>	
Tom Sawyer Village			
	102216/38735	<u>\$2,338.80</u>	Rent,Damage,Utilities,Late
Total:		<u><u>\$2,338.80</u></u>	
Silverada Manor			
Total:		<u><u>\$0.00</u></u>	
Stead Manor			
	106457/32641	<u>\$534.09</u>	Damage,Utilities,Late
Total:		<u><u>\$534.09</u></u>	
Hawkview			
Total:		<u><u>\$0.00</u></u>	
Essex Manor			
	109602/55990	<u>\$285.02</u>	Rent,Damage,late
Total:		<u><u>\$285.02</u></u>	
McGraw			
	118755/46348	<u>\$428.57</u>	Damage,Utilities
Total:		<u><u>\$428.57</u></u>	
Myra Birch Manor			
	110418/105792	\$2,731.01	Damage,Utilities
	110434/25678	<u>\$270.34</u>	Utilities
Total:		<u><u>\$3,001.35</u></u>	
Grand Total Public Housing			<u><u>\$10,519.84</u></u>

January 01 through June 30, 2025

HOUSING AUTHORITY OF THE CITY OF RENO

**RESOLUTION 25-07-03 RH**

A RESOLUTION AUTHORIZING THE WRITE-OFF OF VACATED TENANT  
ACCOUNT RECEIVABLES FOR THE LOW-RENT PUBLIC HOUSING PROGRAM

WHEREAS, there are certain past due accounts of former tenants of the  
Low-Rent Public Housing Program of the Housing Authority of the City of Reno, and

WHEREAS, these accounts may be written off as bad debts in the discretion of  
the Executive Director, and

WHEREAS, there is sufficient funding in the operating budget to write these  
accounts off;

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

1. The Executive Director is hereby authorized, in her discretion to remove from  
the Authority's account receivables, the past due accounts of former tenants as  
detailed in the Board Packet for the Low-Rent Public Housing Program.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22<sup>th</sup> DAY OF July, 2025.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

**D. Discussion and possible adoption of Resolution 25-07-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties. (For Possible Action)**

The write-off of inactive client account receivables is an accounting procedure that is beneficial to the Authority. Continuing to carry uncollectible accounts presents a negative image for the Authority, and failure to write off such accounts is interpreted by HUD as poor management practice.

Please note that if these former clients want to participate in RHA programs in the future, they must repay these amounts before they may become eligible. Most of these amounts are for unpaid rent and maintenance charges owed to the Authority. All accounts have been turned over to collections.

**Asset Management – Unaided Clients**

<u>Unit / Client Number</u>	<u>Amount</u>
414007/960468	\$249.18
515003/00063	\$2386.69
515018/00078	\$710.85
531051/965932	\$448.70
531058/965942	\$3163.66
531070/965964	\$4190.24
750020/960507	\$5800.63
<u>750046/960525</u>	<u>\$3939.38</u>
<b>Total</b>	<b>\$20,889.33</b>

**Staff Recommendation and Motion:**

Staff recommend the Board motion to approve staff writing off the above referenced accounts incurred during the period of January 1, 2025, through June 30, 2025.

**Unaided Properties****Exhibit 250704-A**

	<b>Unit / Client Number</b>	<b>Amount</b>	<b>Composition of Charges</b>
<b>410 Oliver Montello</b>			
Total:		<u>\$0.00</u>	
<b>414 GNPR</b>			
	414007/960468	\$249.18	Utilities,Late
Total:		<u>\$249.18</u>	
<b>430 D &amp; K Horizons</b>			
Total:		<u>\$0.00</u>	
<b>530 WJW</b>			
Total:		<u>\$0.00</u>	
<b>514 Silver Sage Court</b>			
Total:		<u>\$0.00</u>	
<b>515 Yorkshire Terrace</b>			
	515003/00063	\$2,386.69	Rent,Damage,Utilities,Late
	515018/00078	\$710.85	Damage
Total:		<u>\$3,097.54</u>	
<b>508 Sage</b>			
Total:		<u>\$0.00</u>	
<b>531 Silverada</b>			
	531051/965932	\$448.70	Damage, Late
	531058/965942	\$3,163.66	Rent,Damage,Utilities,Late
	531070/965964	\$4,190.24	Damage,Utilities,Late
Total:		<u>\$7,802.60</u>	

**350 RHA - \$1M**

Total:	<u>\$0.00</u>
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**411 Good Neighbor**

Total:	<u>\$0.00</u>
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**412 NSP1**

Total:	<u>\$0.00</u>
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**507 Carville Court**

Total:	<u>\$0.00</u>
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**750 NSP2**

	750020/960507	\$5,800.63	Rent,Damage,Utilities,Late
	750046/960525	\$3,939.38	Rent,Damage,Utilities,Late
Total:		<u>\$9,740.01</u>	

**416 NSP3**

	None	<u>\$0.00</u>
Total:		<u>\$0.00</u>

**509 Pilgrims**

Total:	<u>\$0.00</u>
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**520 Donation**

Total:	<u>\$0.00</u>
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**Grand Total Unaided Properties**

<u>\$20,889.33</u>
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January 01, 2025 through June 30, 2025

HOUSING AUTHORITY OF THE CITY OF RENO

**RESOLUTION 25-07-04 RH**

A RESOLUTION AUTHORIZING THE WRITE-OFF OF VACATED TENANT ACCOUNT  
RECEIVABLES FOR THE UNAIDED PROPERTIES

WHEREAS, there are certain past due accounts of former tenants of the unaided properties owned and/or managed by the Housing Authority of the City of Reno, and

WHEREAS, these accounts may be written off as bad debts in the discretion of the Executive Director, and

WHEREAS, there is sufficient funding in the operating budget to write these accounts off;

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

1. The Executive Director is hereby authorized, in her discretion to remove from the Authority's account receivables, the past due accounts of former tenants as detailed in the Board Packet for the unaided properties.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22<sup>th</sup> DAY OF July, 2025.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY



**E. Discussion and possible adoption of Resolution 25-07-05 RH approving project-basing up to 4 Foster Youth to Independence (FYI) vouchers. (For Possible Action)**

**Background:**

Project-based vouchers (PBVs) are a component of the Housing Choice Voucher (HCV) program, which allow housing authorities to support affordable housing for specific populations via long-term contracts with owners. When making the decision to project-base, housing authorities consider not only the needs of any special population being targeted, but also their available funding and utilization as additional funding and vouchers are not provided.

In late 2020, HUD created the Foster Youth to Independence (FYI) initiative to provide vouchers targeted at preventing and ending homelessness among youth with a current or prior history of child welfare involvement. These time-limited vouchers are designed to assist youth aging out of the foster care system with their housing needs, allowing them to receive necessary supportive services designed to promote self-sufficiency including basic life skills, counseling on money management and housekeeping, compliance with lease requirements, job preparation, education and career advancement, etc. In June 2021, RHA received an allocation of 15 FYI vouchers. We are currently utilizing 11 of those vouchers, with one terminating in the next month due to an eviction and two more shopping. This leaves at least three (3) vouchers available to project-base at this time, with the potential for more availability in the near future.

Nationwide, FYI voucher utilization has remained low, with RHA's 73% being considered a highly successful program. Discussions between HUD, other Housing Authorities, and our own partners has revealed that a significant factor in the low utilization is the difficulty these youth have in locating suitable housing. Most of the youth receiving FYI vouchers have limited credit and rental history, causing them to be denied by most landlords.

Awarding project-based FYI vouchers would allow RHA to outline tenant screening criteria in the Request for Proposals (RFP), ensuring landlords employ flexible criteria when evaluating the credit and rental history of FYI youth. This should allow us to utilize 100% of our FYI allocation, which will enable us to help more eligible youth and, if available, request additional FYI vouchers from HUD upon receipt of future referrals. Additional voucher allocations, if received, would bring additional rental assistance and administrative fee funding to RHA.

If approved, RHA will issue an RFP and award up to four project-based vouchers to one or more qualified landlords. RHA will specifically seek landlords that utilize a housing first model, have experience working with and/or housing the targeted population, and have familiarity with rental assistance programs.

**Staff Recommendation and Motion:**

Staff recommends the Board motion to adopt Resolution 25-07-05 RH as presented.

HOUSING AUTHORITY OF THE CITY OF RENO

**RESOLUTION 25-07-05 RH**

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD UP TO  
4 PROJECT BASED VOUCHERS THAT SERVE FORMER FOSTER YOUTH

WHEREAS, the Department of Housing and Urban Development (HUD) approved the Housing Authority of the City of Reno's FY 2024 Moving to Work Annual Plan on August 16, 2023, creating its Local Project Based Voucher (PBV) Program, and

WHEREAS, HUD revised the United States Housing Act of 1937, section 8(o)(13)(O), to allow housing authorities to project-base special purpose vouchers including Foster Youth to Independence (FYI) vouchers, and

WHEREAS, on June 21, 2021, HUD awarded RHA fifteen (15) FYI vouchers, and

WHEREAS, RHA intends to issue an RFP to project-base up to four (4) FYI vouchers as they become available;

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

1. The Executive Director is hereby authorized to award up to four (4) Project Based FYI vouchers that serve former foster youth to qualified respondents to the RFP.
2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22<sup>nd</sup> DAY OF July, 2025.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

**F. Possible adoption of Resolution 25-07-06 RH approving closeout of FY 2020 Capital Fund Program (CFP). (For Possible Action)**

Resolution 25-07-06 RH and Exhibit 250706-A are on the following pages.

**HOUSING AUTHORITY OF THE CITY OF RENO**  
**RESOLUTION 25-07-06 RH**

**A RESOLUTION APPROVING A FINAL BUDGET REVISION AND CLOSE  
OUT OF FY 2020 CAPITAL FUND PROGRAM (CFP) NV01P001501-20**

WHEREAS, the Housing Authority of the City of Reno (RHA) has received Capital Fund Program funding for modernization of its Public Housing complexes and management improvements, and

WHEREAS, the Department of Housing and Urban Development requires submission of performance and evaluation reports when changes have been made to the budget;

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 final budget revision and close out of FY 2020 Capital Fund Program NV01P001501-20 in substantially the form attached hereto as Exhibit 250706-A.
2. That RHA will comply with all policies, procedures and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient and economical manner;
3. That RHA has established controls to ensure that any activity funded by the CFP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
4. That RHA will not provide to any development more assistance under the CFP than is necessary to provide affordable housing, after taking into account other government assistance provided.
5. That the proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968 or 24 CFR 905.
6. That the proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved RHA Comprehensive Plan.
7. That RHA will comply with applicable civil rights requirements under 24 CFR 968 or 24 CFR 905 and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973.

8. That RHA has adopted a goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR 968; or RHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.

9. That RHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and U), and will not obligate, in any manner, the expenditure of CFP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until RHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities.

10. That RHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d).

11. That RHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e).

12. That RHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(9) and the Section 504 transition plan needs were met no later than July 1994.

13. That RHA will comply with the requirements for access to records and audits under 24 CFR 968.110U) and 24 CFR 905.120(9).

14. That RHA will comply with the uniform administrative requirements under 24 CFR 968.110U) or 24 CFR 905.120(h).

15. That RHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) and 24 CFR 905.120(9).

16. That RHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and(c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments hereto;

17. That RHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a homeownership development;

18. That RHA will comply with the special requirements of 24 CFR 968-235 with respect to a Section 23 leased housing bond-financed development; and

19. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

20. In connection with the operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the RHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 941, 24 CFR 8.50 and 24 CFR 8 which implements Section 504 of the Rehabilitation Act of 1973, or 24 CFR 24.630 which implements the Drug-Free Workplace Act of 1988 Certification, as appropriate, and all HUD regulations relating to the operation of public housing projects.

21. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22nd DAY OF July 2025.

ATTEST:

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CHAIRPERSON

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SECRETARY

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 1/31/2027)

## Capital Fund Program (CFP)

**Public reporting burden** for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. **Do not send this form to the above address.** This collection of information requires that each Public Housing Authority (PHA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name: \_\_\_\_\_

Modernization Project Number: \_\_\_\_\_

City of Reno housing Authority

NV001 P 001 501-20

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	\$ 1,640,891
B. Funds Disbursed	\$ 1,640,891
C. Funds Expended (Actual Modernization Cost)	\$ 1,640,891
D. Amount to be Recaptured (A-C)	\$ -0-
E. Excess of Funds Disbursed (B-C)	\$ -0-

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;

5. That the time in which such liens could be filed has expired; and

6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

7. Please mark one:

☐ A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

☐ B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. WARNING: Anyone who knowingly submits a false claim, or makes false statements is subject to criminal and civil penalties, including confinement for up to 5 years, fines, and civil penalties. (18 U.S.C. §§ 287, 1001 and 31 U.S.C. § 3729)"

Name & Title of Authorized Signatory (type or print clearly):

Hilary Lopez

Signature of Executive Director (or Authorized Designee):

X

Date:

### For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)

X

Date:

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

X

Date:

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**Instructions for Preparation of Form HUD-53001**  
**Actual Modernization Cost Certificate**

Prepare and submit to the HUD Field Office an original and one copy of form HUD-53001 for each terminated or completed modernization program under the Capital Fund Program (CFP).

**Heading Instructions:**

**PHA Name** - Enter the name of the Public Housing Authority (PHA).

**Modernization Project Number** - Enter the unique 13-digit Modernization Project Number for the grant for which this form is being submitted. This number is the same number as on form HUD-52840-A, ACC Amendment to form HUD-53012, or form HUD-50075.1, Annual Statement, for the same grant.

**Line Instructions:**

**Line 1A, Funds Approved** - For the identified grant, enter the total Modernization funds currently approved by HUD through a Modernization ACC Amendment to the Consolidated Annual Contributions Contract(s).

**Line 1B, Funds Disbursed** - For the identified grant, enter the total funds disbursed by HUD. This amount may never exceed the amount on line 1A.

**Line 1C, Funds Expended** - For the identified grant, enter the total funds expended (total cash disbursed) by the PHA. This amount may never exceed the amount on line 1A.

**Line 1D, Amount To Be Recaptured** (A minus C) - For the identified grant, enter the amount to be recaptured by subtracting line 1C from line 1A.

**Line 1E, Excess of Funds Disbursed** (B minus C) - For the identified grant, enter the excess of funds disbursed by subtracting line 1C from line 1B; this is the amount to be remitted by the PHA to HUD. If line 1C is greater than line 1B, enter the figure in brackets; this is the amount of funds owed by HUD to the PHA.



**G. Possible adoption of Resolution 25-07-07 approving closeout of FY 2021 Capital Fund Program (CFP). (For Possible Action)**

Resolution 25-07-07 RH and Exhibit 250707-B are on the following pages.

HOUSING AUTHORITY OF THE CITY OF RENO  
**RESOLUTION 25-07-07 RH**

A RESOLUTION APPROVING A FINAL BUDGET REVISION AND  
CLOSE OUT OF FY 2021 CAPITAL FUND PROGRAM (CFP)  
NV01P001501-21

WHEREAS, the Housing Authority of the City of Reno (RHA) has received Capital Fund Program funding for modernization of its Public Housing complexes and management improvements, and

WHEREAS, the Department of Housing and Urban Development requires submission of performance and evaluation reports when changes have been made to the budget;

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 final budget revision and close out of FY 2021 Capital Fund Program NV01P001501-21 in substantially the form attached hereto as Exhibit 250707-B.
2. That RHA will comply with all policies, procedures and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient and economical manner;
3. That RHA has established controls to ensure that any activity funded by the CFP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
4. That RHA will not provide to any development more assistance under the CFP than is necessary to provide affordable housing, after taking into account other government assistance provided.
5. That the proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968 or 24 CFR 905.
6. That the proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved RHA Comprehensive Plan.
7. That RHA will comply with applicable civil rights requirements under 24 CFR 968 or 24 CFR 905 and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973.

8. That RHA has adopted a goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR 968; or RHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.

9. That RHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and U), and will not obligate, in any manner, the expenditure of CFP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until RHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities.

10. That RHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d).

11. That RHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e).

12. That RHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(9) and the Section 504 transition plan needs were met no later than July 1994.

13. That RHA will comply with the requirements for access to records and audits under 24 CFR 968.110U) and 24 CFR 905.120(9).

14. That RHA will comply with the uniform administrative requirements under 24 CFR 968.110U) or 24 CFR 905.120(h).

15. That RHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) and 24 CFR 905.120(9).

16. That RHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and(c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments hereto;

17. That RHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a homeownership development;

18. That RHA will comply with the special requirements of 24 CFR 968-235 with respect to a Section 23 leased housing bond-financed development; and

19. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

20. In connection with the operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the RHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 941, 24 CFR 8.50 and 24 CFR 8 which implements Section 504 of the Rehabilitation Act of 1973, or 24 CFR 24.630 which implements the Drug-Free Workplace Act of 1988 Certification, as appropriate, and all HUD regulations relating to the operation of public housing projects.

21. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22nd DAY OF July, 2025.

ATTEST:

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CHAIRPERSON

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SECRETARY

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 1/31/2027)

## Capital Fund Program (CFP)

**Public reporting burden** for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. **Do not send this form to the above address.** This collection of information requires that each Public Housing Authority (PHA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name: \_\_\_\_\_

Modernization Project Number: \_\_\_\_\_

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	\$
B. Funds Disbursed	\$
C. Funds Expended (Actual Modernization Cost)	\$
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;

5. That the time in which such liens could be filed has expired; and

6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

7. Please mark one:

☐ A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

☐ B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. WARNING: Anyone who knowingly submits a false claim, or makes false statements is subject to criminal and civil penalties, including confinement for up to 5 years, fines, and civil penalties. (18 U.S.C. §§ 287, 1001 and 31 U.S.C. § 3729)"

Name & Title of Authorized Signatory (type or print clearly): \_\_\_\_\_

Signature of Executive Director (or Authorized Designee):

X

Date: \_\_\_\_\_

### For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)

Date: \_\_\_\_\_

X

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

Date: \_\_\_\_\_

X

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**Instructions for Preparation of Form HUD-53001**  
**Actual Modernization Cost Certificate**

Prepare and submit to the HUD Field Office an original and one copy of form HUD-53001 for each terminated or completed modernization program under the Capital Fund Program (CFP).

**Heading Instructions:**

**PHA Name** - Enter the name of the Public Housing Authority (PHA).

**Modernization Project Number** - Enter the unique 13-digit Modernization Project Number for the grant for which this form is being submitted. This number is the same number as on form HUD-52840-A, ACC Amendment to form HUD-53012, or form HUD-50075.1, Annual Statement, for the same grant.

**Line Instructions:**

**Line 1A, Funds Approved** - For the identified grant, enter the total Modernization funds currently approved by HUD through a Modernization ACC Amendment to the Consolidated Annual Contributions Contract(s).

**Line 1B, Funds Disbursed** - For the identified grant, enter the total funds disbursed by HUD. This amount may never exceed the amount on line 1A.

**Line 1C, Funds Expended** - For the identified grant, enter the total funds expended (total cash disbursed) by the PHA. This amount may never exceed the amount on line 1A.

**Line 1D, Amount To Be Recaptured** (A minus C) - For the identified grant, enter the amount to be recaptured by subtracting line 1C from line 1A.

**Line 1E, Excess of Funds Disbursed** (B minus C) - For the identified grant, enter the excess of funds disbursed by subtracting line 1C from line 1B; this is the amount to be remitted by the PHA to HUD. If line 1C is greater than line 1B, enter the figure in brackets; this is the amount of funds owed by HUD to the PHA.

**H. Possible adoption of Resolution 25-07-08 approving closeout of FY 2022 Capital Fund Program (CFP). (For Possible Action)**

Resolution 25-07-08 RH and Exhibit 250708-C are on the following pages.

HOUSING AUTHORITY OF THE CITY OF RENO  
RESOLUTION **25-07-08 RH**

A RESOLUTION APPROVING A FINAL BUDGET REVISION AND  
CLOSE OUT OF FY 2022 CAPITAL FUND PROGRAM (CFP)  
NV01P001501-22

WHEREAS, the Housing Authority of the City of Reno (RHA) has received Capital Fund Program funding for modernization of its Public Housing complexes and management improvements, and

WHEREAS, the Department of Housing and Urban Development requires submission of performance and evaluation reports when changes have been made to the budget;

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 final budget revision and close out of FY 2022 Capital Fund Program NV01P001501-22 in substantially the form attached hereto as Exhibit 250708-C.
2. That RHA will comply with all policies, procedures and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient and economical manner;
3. That RHA has established controls to ensure that any activity funded by the CFP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
4. That RHA will not provide to any development more assistance under the CFP than is necessary to provide affordable housing, after taking into account other government assistance provided.
5. That the proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968 or 24 CFR 905.
6. That the proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved RHA Comprehensive Plan.
7. That RHA will comply with applicable civil rights requirements under 24 CFR 968 or 24 CFR 905 and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973.



8. That RHA has adopted a goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR 968; or RHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.

9. That RHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and U), and will not obligate, in any manner, the expenditure of CFP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until RHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities.

10. That RHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d).

11. That RHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e).

12. That RHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(9) and the Section 504 transition plan needs were met no later than July 1994.

13. That RHA will comply with the requirements for access to records and audits under 24 CFR 968.110U) and 24 CFR 905.120(9).

14. That RHA will comply with the uniform administrative requirements under 24 CFR 968.110U) or 24 CFR 905.120(h).

15. That RHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) and 24 CFR 905.120(9).

16. That RHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and(c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments hereto;

17. That RHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a homeownership development;

18. That RHA will comply with the special requirements of 24 CFR 968-235 with respect to a Section 23 leased housing bond-financed development; and

19. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

20. In connection with the operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the RHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 941, 24 CFR 8.50 and 24 CFR 8 which implements Section 504 of the Rehabilitation Act of 1973, or 24 CFR 24.630 which implements the Drug-Free Workplace Act of 1988 Certification, as appropriate, and all HUD regulations relating to the operation of public housing projects.

21. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 22nd DAY OF July, 2025.

ATTEST:

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CHAIRPERSON

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SECRETARY

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 1/31/2027)

## Capital Fund Program (CFP)

**Public reporting burden** for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. **Do not send this form to the above address.** This collection of information requires that each Public Housing Authority (PHA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name: \_\_\_\_\_

Modernization Project Number: \_\_\_\_\_

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	\$
B. Funds Disbursed	\$
C. Funds Expended (Actual Modernization Cost)	\$
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;

5. That the time in which such liens could be filed has expired; and

6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

7. Please mark one:

☐ A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

☐ B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. WARNING: Anyone who knowingly submits a false claim, or makes false statements is subject to criminal and civil penalties, including confinement for up to 5 years, fines, and civil penalties. (18 U.S.C. §§ 287, 1001 and 31 U.S.C. § 3729)"

Name & Title of Authorized Signatory (type or print clearly): \_\_\_\_\_

Signature of Executive Director (or Authorized Designee):

X

Date: \_\_\_\_\_

### For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)

Date: \_\_\_\_\_

X

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

Date: \_\_\_\_\_

X

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**Instructions for Preparation of Form HUD-53001**  
**Actual Modernization Cost Certificate**

Prepare and submit to the HUD Field Office an original and one copy of form HUD-53001 for each terminated or completed modernization program under the Capital Fund Program (CFP).

**Heading Instructions:**

**PHA Name** - Enter the name of the Public Housing Authority (PHA).

**Modernization Project Number** - Enter the unique 13-digit Modernization Project Number for the grant for which this form is being submitted. This number is the same number as on form HUD-52840-A, ACC Amendment to form HUD-53012, or form HUD-50075.1, Annual Statement, for the same grant.

**Line Instructions:**

**Line 1A, Funds Approved** - For the identified grant, enter the total Modernization funds currently approved by HUD through a Modernization ACC Amendment to the Consolidated Annual Contributions Contract(s).

**Line 1B, Funds Disbursed** - For the identified grant, enter the total funds disbursed by HUD. This amount may never exceed the amount on line 1A.

**Line 1C, Funds Expended** - For the identified grant, enter the total funds expended (total cash disbursed) by the PHA. This amount may never exceed the amount on line 1A.

**Line 1D, Amount To Be Recaptured** (A minus C) - For the identified grant, enter the amount to be recaptured by subtracting line 1C from line 1A.

**Line 1E, Excess of Funds Disbursed** (B minus C) - For the identified grant, enter the excess of funds disbursed by subtracting line 1C from line 1B; this is the amount to be remitted by the PHA to HUD. If line 1C is greater than line 1B, enter the figure in brackets; this is the amount of funds owed by HUD to the PHA.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 4**

**July 22, 2025**

**SUBJECT:** Commissioner Reports

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 5**

**July 22, 2025**

**SUBJECT:** Executive Director/Secretary's Report.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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### **A. Update on Agency Activities**

- RHA has scheduled an Elected Officials Tour for August 7, 2025. Participating officials will tour renovated public housing properties, visit the Golden Groceries, and learn more about development plans at Reno Avenue.
- RHA's Admissions Department hosted Super Saturdays on July 12<sup>th</sup> and 19<sup>th</sup>. Eighty (80) applicant interviews were scheduled for each day. Applicants were pulled from the existing public housing and site-specific waitlists. While not all scheduled applicants attended, those that participated were able to meet with staff, complete their interviews, and provide needed paperwork to continue through the leasing process.
- RHA has scheduled a community meeting for July 30, 2025, at 5:30 pm at 440 Reno Avenue to discuss current use and future plans for the site. RHA recently received several public records requests for information regarding future development plans and staff believes this will be a good forum for providing accurate, current information.
- JD Klippenstein was promoted to Deputy Executive Director. In this new role for the agency, he will oversee development, asset management, and information technology. As RHA continues its new development and property repositioning, these departments work closely together and having them housed under the same Deputy will allow for more efficiencies and further coordination. The Executive Team is excited to have JD begin this new role. JD moves into the new position on July 21. RHA will backfill JD's current position in the near future.
- The House of Representatives released their initial Transportation, Housing and Urban Development FY2026 budget. This budget also includes cuts to federal housing program funding; however, the reductions are less than in the White House version. The Senate is scheduled to release their initial version of this budget in the coming weeks. The Executive Director will continue to track this process and provide updates to the board.
- The Executive Director signed onto a national letter provided by industry groups to protect federal rental assistance and the housing choice voucher program. A total of 786 organizations signed the letter, with at least one organization from every state and the District of Columbia. A copy of the letter is attached for reference.
- The US Department of Housing and Urban Development (HUD) has issued guidance regarding transitioning participants from the Emergency Housing Voucher (EHV) program to the Housing Choice Voucher (HCV) program. Current assistance is set to run out by late 2026. Staff are reviewing the notice and will determine the best timeframes for transitioning

households based on HCV turnover, EHV program attrition, remaining EHV funding, and other factors.

- RHA, in partnership with the local Continuum of Care (CoC), submitted an CoC Builds application to HUD for \$6 million to support the development of, and supportive services for, five (5) more units at the upcoming Carville Court permanent supportive housing redevelopment. CoC Builds funding would enable RHA to develop 20 studio units on the site. HUD anticipates making eight (8) total awards and is expected to make award announcements by August.
- Truckee Meadows Housing Solutions (TMHS) received funding through the Federal Home Loan Bank of San Francisco which will enable them to continue construction on the GenDen. Construction is scheduled to restart in the next few weeks. Staff is working with them to update documents for revised deadlines and related items. Additionally, staff will be reviewing revised financial pro forma, schedule of values, and sources and uses for the project. Staff is also working with RTC and TMHS to facilitate RTC curb and gutter replacement in front of the property. This work may result in substantial savings to the project and RHA will be discussing a plan for potential savings, including shared savings and/or funding reimbursement for a portion of RHA's monies.

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

### **Rental Assistance**

<b>Voucher Type</b>	<b>Total Voucher Baseline</b>	<b>Vouchers Leased as of 7/1/25</b>	<b>Percent Leased</b>	<b>Vouchers Issued Not Yet Leased</b>
Housing Choice Voucher	2,638	2,275	86%	55
VASH	498	406	82%	34
VASH – pending PBV awards	95	0	0%	0
EHV	107	105	98%	2
FYI	15	11	73%	2

<b>Number HQS Inspections Conducted</b>	June 2025	215
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### **Homeless Prevention Program**

<b>Total Funding Awarded</b>	<b>Total Assistance Approved as of 7/1/25</b>	<b>Number of Households Approved as of 7/1/25</b>	<b>Percent Funding Spent</b>
\$155,027.87	\$0	0	0%

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

#### **Description:**

Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The

RHA has chosen to project-base some of our HCV's to assist special populations obtain housing. Of the total 284 PBV units, 100 are assigned to RHA-owned properties.

### **Lease-Up Expectations:**

Although our total voucher allocation is 2703, HUD has set the agency's leasing expectation at 2638 (a.k.a. RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2703 vouchers is not expected or suggested by HUD.

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

### **Description:**

Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans, including 52 additional vouchers as of 6/1/25. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 143 of these vouchers.

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

### **Description:**

Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Washoe County Human Services-Our Place, Washoe County Housing and Homeless Services-Cares Campus, and Volunteers of America) that have experience providing services to this population.

### **Lease-Up Expectations:**

HUD allows RHA to cumulatively lease to the 137 vouchers that were originally allocated. 30 vouchers were previously leased and moved off and have been removed from the baseline, leaving 107 vouchers available.

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

### **Description:**

Vouchers allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide direct referrals and case management to clients.

## **Asset Management**

- Maintenance continues to focus on weed control by spraying and pulling weeds around the sites during the cooler morning hours. They have also been busy turning units as each phase of rehabilitation finishes to prepare them for the next phase of resident relocation.

During the month of June, the entire maintenance team attended the Lead Based Renovation, Repair and Paint course and all of them passed the test to become certified. As a result, the RHA was able to become certified with the EPA to make repairs to disturbed lead-based paint that remains on the exterior of the buildings at Mineral Manor and Tom Sawyer instead of having to contract out the repairs.



- Management has been working on preparing for the first Willie J. Wynn, Low Income Housing Tax Audit that will take place in July by conducting file reviews and inspecting all units at the property. Management is also finalizing the 1st and 2nd phase transition plan for Stead with the completion of the 1st phase occurring mid-July and the 2nd phase starting the beginning of August.
- During the month of June, the Asset Management Specialist was hired and has started with the RHA. She will aid the Asset Management team by monitoring and assisting in the annual budget process, ensuring accurate coding of invoices, ordering supplies for the maintenance team, maintaining inventory and numerous other tasks.
- Public Housing ended the month of March with 71 vacancies for an overall occupancy rate of 85.24% across all sites. Out of the 71 vacancies that remain, 28 of them are being used by residents of Stead, McGraw, and Silver Sage who have been temporarily relocated while rehabilitation is being completed in their units. The last phase of McGraw/Silver Sage is the largest phase which has resulted in an increase in overall vacancies. Many of the other vacant units are within the properties that are undergoing rehabilitation where we will not lease them back up until construction is completed.

### **C. Update on Resident Services**

#### **Senior Services**

- **Golden Groceries Food Pantry at Tom Sawyer:**  
Held on June 5th, serving 48 clients.
- **Produce Drop-offs at Willie J. Wynn by Reno Food Systems:**  
Held on June 3rd, 10th, 17th, and 24th. These weekly deliveries support food security and healthy eating among seniors in partnership with Reno Food Systems.
- **Tom Sawyer Resident Council Meeting – June 2nd:**  
The meeting provided a space for discussing community needs, planning events, and gathering resident input on services, including coordination with the Silverada Resident Council for a joint Independence Day Food Pantry Workshop on July 3rd.
- **Independence Day Card Making – June 4th at Tom Sawyer:**  
A multi-generational event attended by 60 participants, bringing together youth from the Start Smart program and senior residents to create handmade cards for local veterans. This project fostered connection, creativity, and community service.
- **How to Make Your Own Healthy Sauce Workshop – June 10th at Tom Sawyer:**  
This was a nutrition-focused workshop, learning how to create healthy sauces from fresh ingredients to support better meal planning and dietary habits.
- **Silverada Resident Council Meeting – June 12th:**  
This meeting supported ongoing community engagement and planning, including coordination with the Tom Sawyers Resident Council for a joint Independence Day Food Pantry Workshop scheduled for July 3rd.

- **Young at Heart Dance Class at Willie J. Wynn – June 3rd, 10th, 17th, 24th:**  
Held weekly, the program promotes physical activity, social connection, and well-being among seniors.
- **Community Garden Activity (Resident Council Event):**  
Ongoing gardening sessions supported community building, sustainability, and healthy food access at local sites.

### **Workforce Development & Family Self-Sufficiency (FSS) Program**

#### **Workshops and Events:**

- **Credit Building Workshop – June 4th:**  
This session focused on understanding credit reports, building good credit history, and improving credit scores. The workshop provided practical tools and personalized guidance to support financial self-sufficiency.
- **Screenagers Workshop – June 10th:**  
In partnership with Join Together Northern Nevada and Northern Nevada Public Health. The workshop included a film screening and guided discussion on youth mental health, substance use prevention, and healthy digital habits.
- **Identity Theft Workshop – June 25th:**  
This targeted session covers strategies to prevent identity theft, monitor accounts, and respond to security breaches.

### **Youth Programs**

#### **Start Smart Program:**

- **Start Smart Graduation – June 26th:**  
Celebrated 7 graduates who completed the academic year program. The event recognized youth commitment to self-sufficiency skills, leadership development, and personal goals.
- **Summer Camp:**  
Launched on June 15th with ongoing programming through the summer months. The outdoor education program emphasizes leadership development, environmental science, and teamwork, providing youth with meaningful learning experiences in nature.
- **Girls STEM at SNJ – June 7th & 8th:**  
16 girls participated in this immersive STEM experience offered by Sierra Nevada Journeys. The event successfully introduced youth to science and technology concepts in an engaging environment.
- **Summer Camp Community Service at Tom Sawyer – June 4th:**  
42 youth and seniors joined together to create Independence Day cards for local veterans. The event promoted community service, intergenerational engagement, and civic responsibility among participating youth.

## **Community Engagement**

Collaboration continued with Reno Food Systems for weekly fresh produce deliveries to seniors, promoting nutrition and food security.

## **Staff Development**

### **Redefining Resident Services – Workshop Series (Part 2 of 5):**

In June, staff completed the second session in the five-part “Redefining Resident Services” workshop series. This session focused on clarifying the vision for RHA’s Resident Services program and identifying why this work is critical. Staff reviewed results from local needs assessments, discussed resident-reported barriers such as transportation, mental and physical health, childcare, and nutrition, and examined systemic factors including the social determinants of health. The session also introduced approaches like Growth Mindset, Trauma-Informed Care, and Continuity of Care, and emphasized clearly defining staff and partner roles. This work is laying the foundation for improved program design, better outcomes, and stronger coordination across services.

## **Upcoming Events**

- Back to School Event: July 30th – distribution of backpacks, school supplies, and partner resources.
- Student Incentive Program (SIP): Launches July 22nd, with intern support and prizes to promote academic success.
- Summer Camp: Continuing through July and August with transportation and gas card support.
- Senior Services: Includes Young at Heart Dance Classes, produce drop-offs, “Get Creative with Greens” Workshop at WJW, and community gardening at Paradise Park.

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

- Public Affairs is serving on the planning committee for the annual Nevada Housing Conference. The conference will be held at the Circa Resort & Casino in Las Vegas, October 14-15, 2025.
- Invitations for the “Opportunity Knocks at RHA” tour for regional elected officials dropped on July 3. The tour will be held on Thursday, August 7.
- The Start Smart Scholars’ Night was a success. Graduates accepted more than \$94,000 in incentives and scholarships. Resident Services Director Jeremy Stocking gave a thoughtful overview of the program, while Breakthrough Training Founder Jeffery Benjamin was the evening keynote.
- RHA will host a landlord appreciation event on Thursday, September 25, 2025. This is the first year of the event. The goal of the event is to recognize the contribution of landlords to the HCV program success and provide additional education on the program.

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

### **Silverada Manor**

- Demolition of training center complete.

- Drywall installed and textured.
- Original siding removed.
- Phase 1 scheduled to be complete in the late September/early October.

#### **Hawk View**

- Foundations installed for Buildings 1 and 2.
- Site work continues throughout rest of site.
- Project to be delivered in 2 phases. Phase 1 scheduled to be complete in October 2026 and Phase 2 in July 2027.

#### **Stead Manor**

- Phase 1 construction completed mid-July.
- Relocation for the Phase 1/Phase 2 turnover begins on July 23rd.
- Phase 2 construction to start in early August.
- Project on track to be completed in July 2026.

#### **McGraw Court/Silver Sage Court**

- Phase 3 construction is near 50% completion and on track to be completed by early September.
- Phase 3 relocation will be completed by mid-September and project will be closed out in October.
- Silver Sage closeout will be complete in August.

#### **Carville Court**

- CORE completed a thorough budget exercise that helped to determine that a 15-unit concept is more financially feasible.
- Development Department gave direction to H+K to move into schematic design on the 15-unit concept.
- Schematic designs and budgets are expected to be complete by late August.
- Development Department submitted an CoC Builds grant application to HUD at the end of June. Request was for \$6M. The department is also planning to make a request to NHD for discretionary funds to help fill projected project gaps.

#### **Essex Manor**

- Preliminary design approved by RHA at end of June.
- Construction design set to be submitted to RHA for review at the end of July.
- Permit and general contractor selection expected to be complete in fall and interior demolition to begin in December 2025.

## **Capital Fund**

- Preliminary budget for CF25 has been set and will include work at McGraw Court, Stead Manor, and Mineral Manor.

## **Reno Avenue**

- Wood Rodgers set to provide conceptual site plans in early August. The development department will review to determine feasibility and potential next steps related to entitlement. Due to the existing zoning, it is not anticipated that any upzoning will be required for the project.
- RHA scheduled to hold a community meeting to discuss project status and current use of property with interested neighbors on July 30th.
- Alleyway Abandonment application was reviewed by City of Reno staff. No issues or concerns were identified during the review and the application has been added to the August 13 Reno City Council agenda.

## **2026 I Street**

- The developer agreement is under legal review at the City of Sparks.
- Development department is exploring potential conventional financing sources for the development.

## **306 10th Street**

- Development Department is working on submission for City of Sparks RFP, which is due August 21st.

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

### **Yardi Implementation**

- Final Go Live tasks for Rent Café/RFTA are on track.

### **Other information/initiatives**

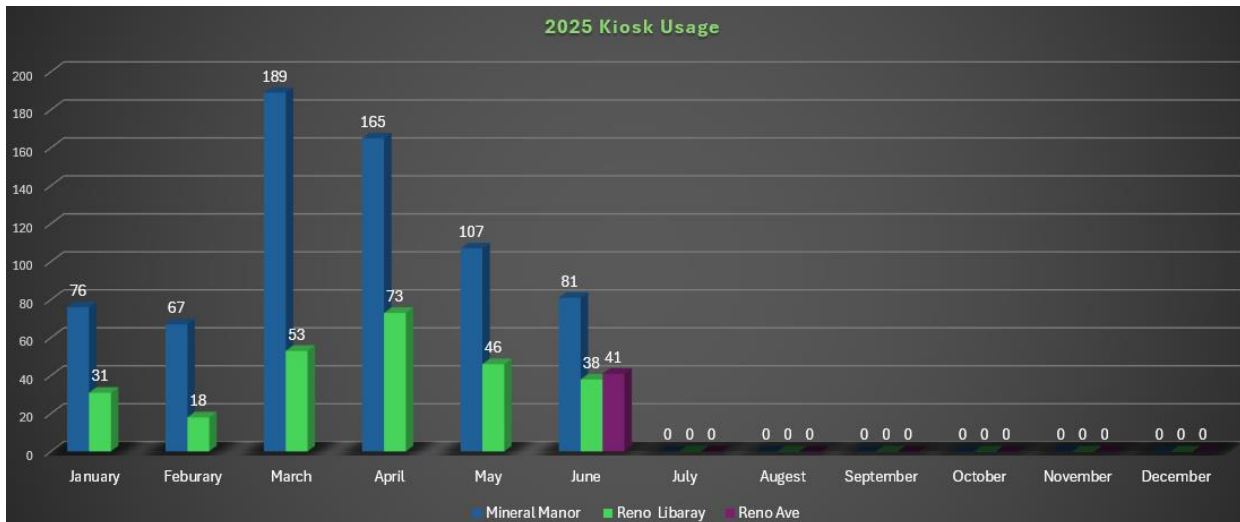
- Diligent Community/BoardDoc project is underway.

“Diligent Community is a board management solution designed to help public and elected boards operate more efficiently. Users can prepare agendas and manage meetings, ensure security of sensitive information, and enable transparency to promote positive community engagement.”

### **Cybersecurity**

- On going - Proactively enhancing RHA's cybersecurity posture to effectively counter current cyber threats and develop robust mitigation strategies.

## **Kiosk Sessions by Month**



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

### **MTW Baseline Figures – FY 2024**

- On June 24, 2025, HUD released FY 2024 preliminary figures related to the statutory requirement that MTW agencies serve substantially the same number of families had they not participated in the MTW demonstration. RHA received a preliminary compliance determination of 91% or Substantially Compliant. Staff reviewed the data and provided HUD with a required response before the July 11 deadline. HUD has accepted RHA's response and will now finalize the data and provide RHA with its final MTW Statutory Requirements Compliance Assessment for FY 2024.

### **FY 2025 Annual Report**

- Staff continue to work on RHA's Annual MTW Report to HUD. The data presented in this year's report will be different as HUD has retired the use of their standard metrics. As with all 39 initial MTW agencies, RHA now has broad discretion in determining what should be reported on and how we report on each of the agency's implemented initiatives. With this change from HUD, staff can focus on what data is relevant to the agency and how that data is presented to residents and stakeholders.
- Completed surveys and internal data on current and prior Mobility Demonstration participants have been sent to Rebecca J. Walter, PhD at the University of Washington (UW). Details including household income, family composition, and employment status of each household will be used by UW to evaluate the overall progress of these families and the Demonstration program overall. This analysis will be included in the annual MTW report to HUD.

### **FY 2026 Annual Plan**

- On July 3, 2025, RHA's Annual MTW Plan was resubmitted to HUD for further review and/or approval. Initial comments received from HUD were all centered around RHA's Direct Rental Assistance activity, with most comments specifically related to inspections and rent reasonableness. Following discussions internally and with our research partners from the

Housing Solutions Lab at the NYU's Furman Center, staff addressed HUD's comments and resubmitted RHA's proposal.

### **MTW STS Working Group**

- RHA's MTW Initiatives & Housing Policy Manager is participating in the MTW STS monthly working group. The group is discussing challenges faced by all 139 MTW agencies in meeting HUD's Serving Substantially the Same (STS) compliance determination. The group is also exploring ways that the PIH Notice governing this calculation can be amended. The goal of the working group is to provide HUD with alternative solutions to improve compliance or identify innovative ways to achieve similar outcomes.

### **H. Update on Legal Inquiries**

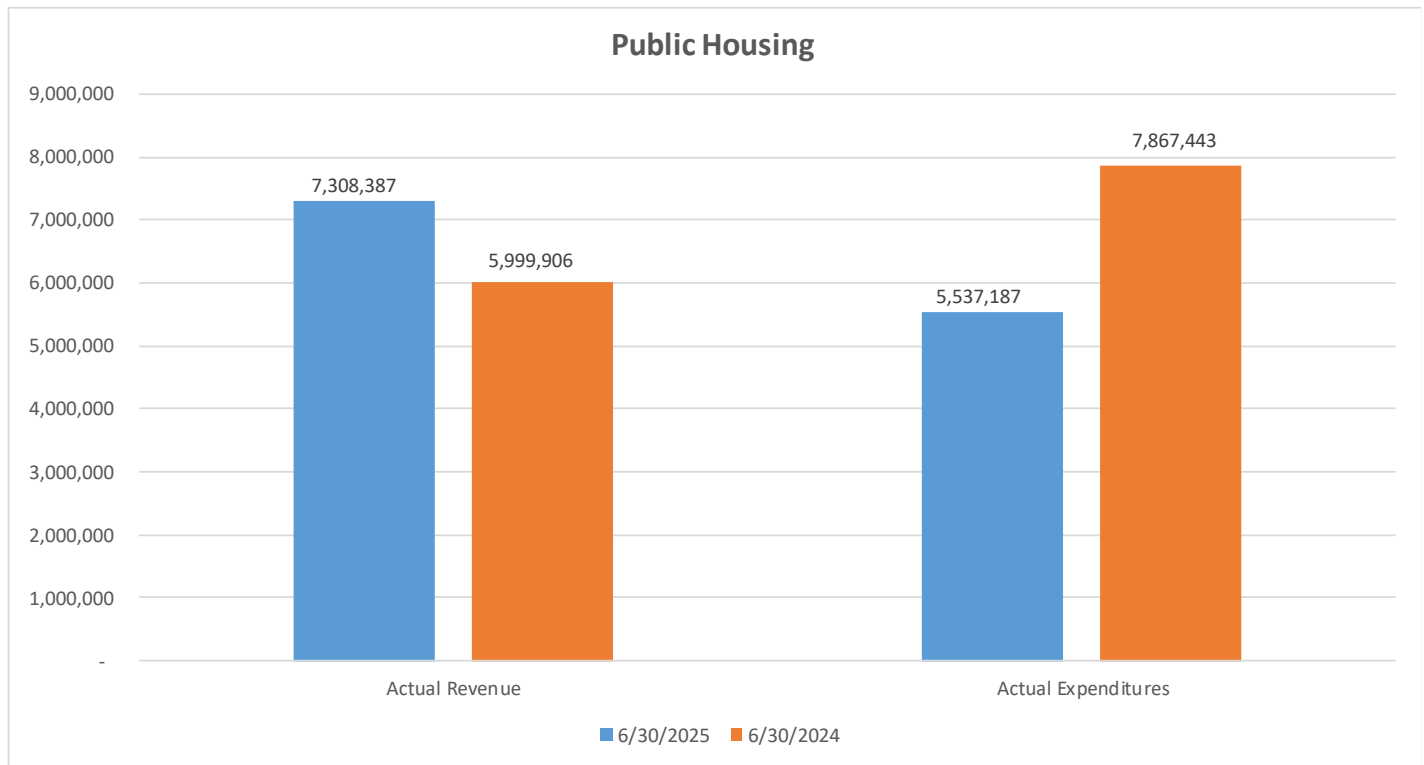
No legal updates.

### **I. Financials**

See attached graphics on the following pages.

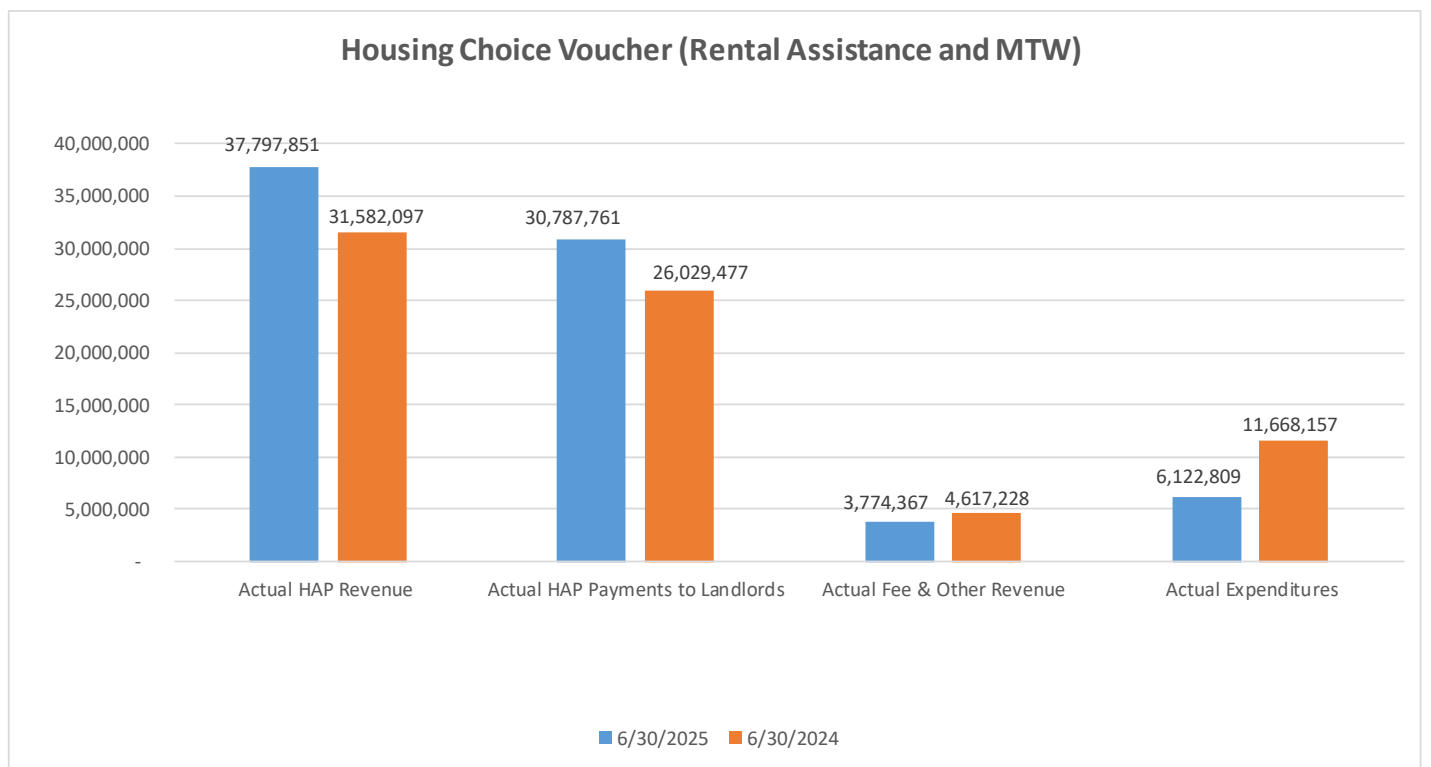
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 12 MONTHS ENDED JUNE 30, 2025**

<b>Public Housing</b>	<b>6/30/2025</b>	<b>6/30/2024</b>	<b>Variance</b>	<b>Variance Percentage</b>
Actual Revenue	7,308,387	5,999,906	1,308,480	21.81%
Budgeted Revenue	4,763,121	5,284,379	(521,258)	-9.86%
Actual Expenditures	5,537,187	7,867,443	(2,330,257)	-29.62%
Budgeted Expenditures	5,174,605	6,612,593	(1,437,987)	-21.75%
<b>Actual Surplus (deficit)</b>	<b>1,771,200</b>	<b>(1,867,537)</b>	<b>3,638,737</b>	<b>-194.84%</b>

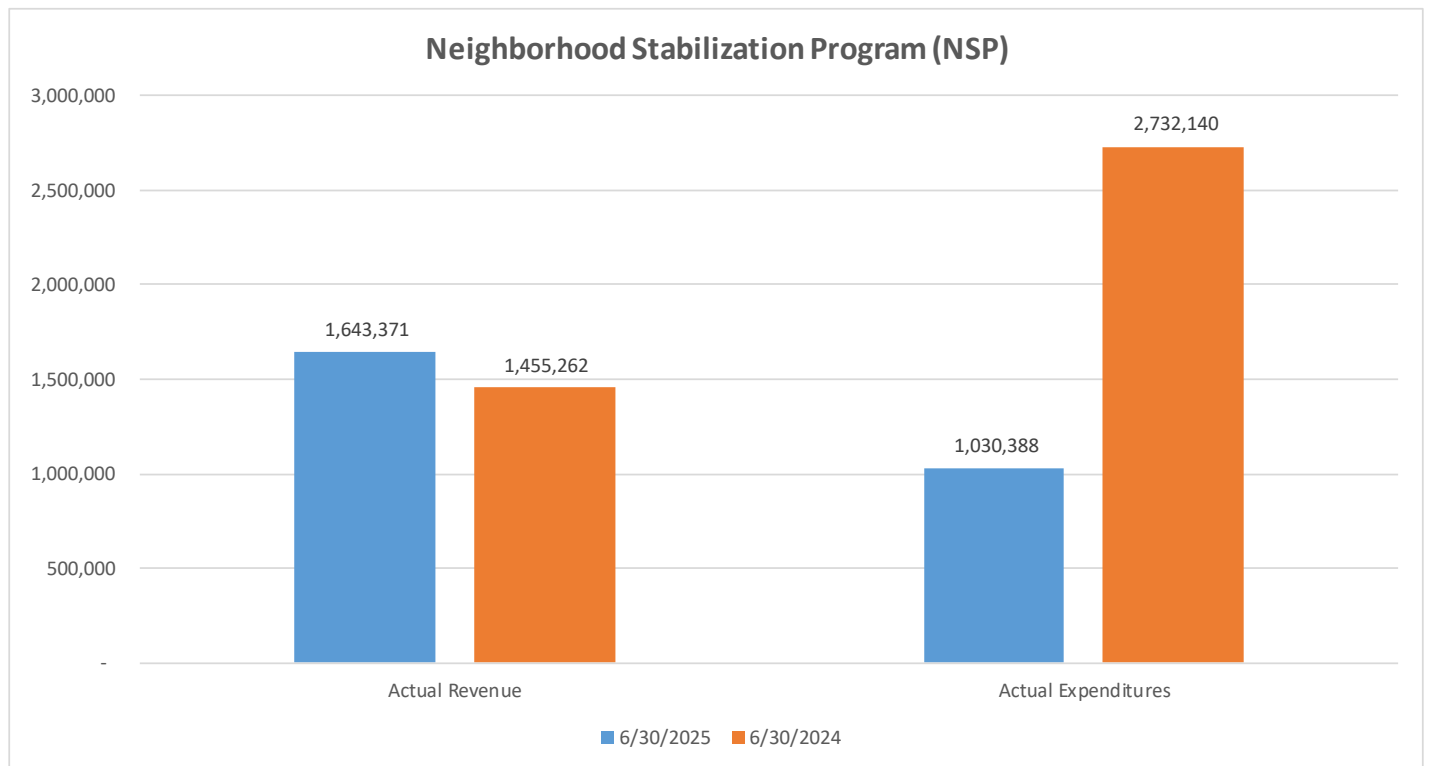




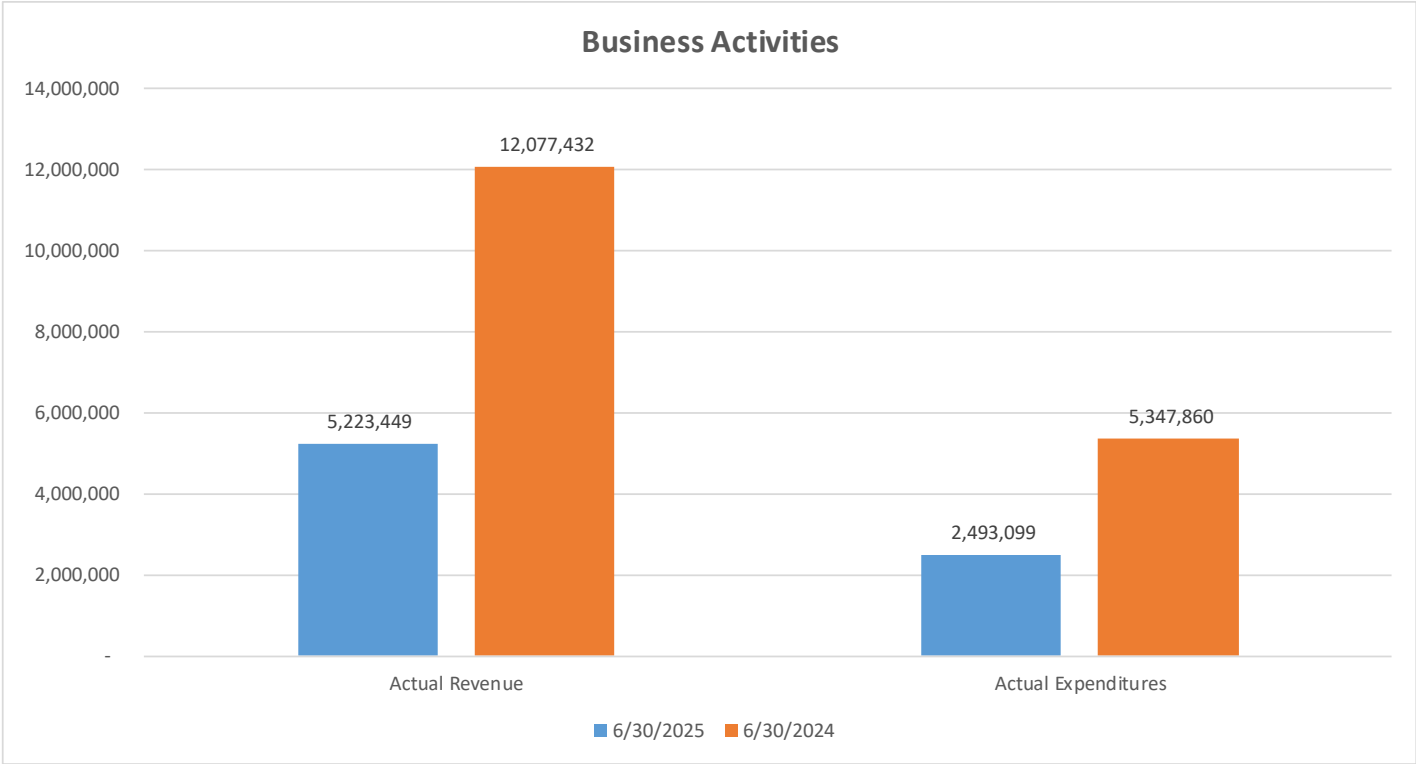
Housing Choice Voucher (Rental Assistance and MTW)	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual HAP Revenue	37,797,851	31,582,097	6,215,754	19.68%
Budgeted HAP Revenue	28,272,661	27,950,167	322,494	1.15%
Actual HAP Payments to Landlords	30,787,761	26,029,477	4,758,284	18.28%
Budgeted HAP Payments to Landlords	25,757,637	22,637,954	3,119,683	13.78%
<i>HAP Surplus (Deficit)</i>	<i>7,010,090</i>	<i>5,552,620</i>	1,457,470	0.00%
Actual Fee & Other Revenue	3,774,367	4,617,228	(842,862)	-18.25%
Budgeted Fee & Other Revenue	4,020,456	3,001,783	1,018,673	33.94%
Actual Expenditures	6,122,809	11,668,157	(5,545,348)	-47.53%
Budgeted Expenditures	6,541,343	4,792,942	1,748,401	36.48%
<i>Unrestricted Profit (Loss)</i>	<i>(2,348,443)</i>	<i>(7,050,929)</i>	4,702,486	-66.69%
Actual Surplus (deficit)	4,661,648	(1,498,309)	6,159,956	-411.13%



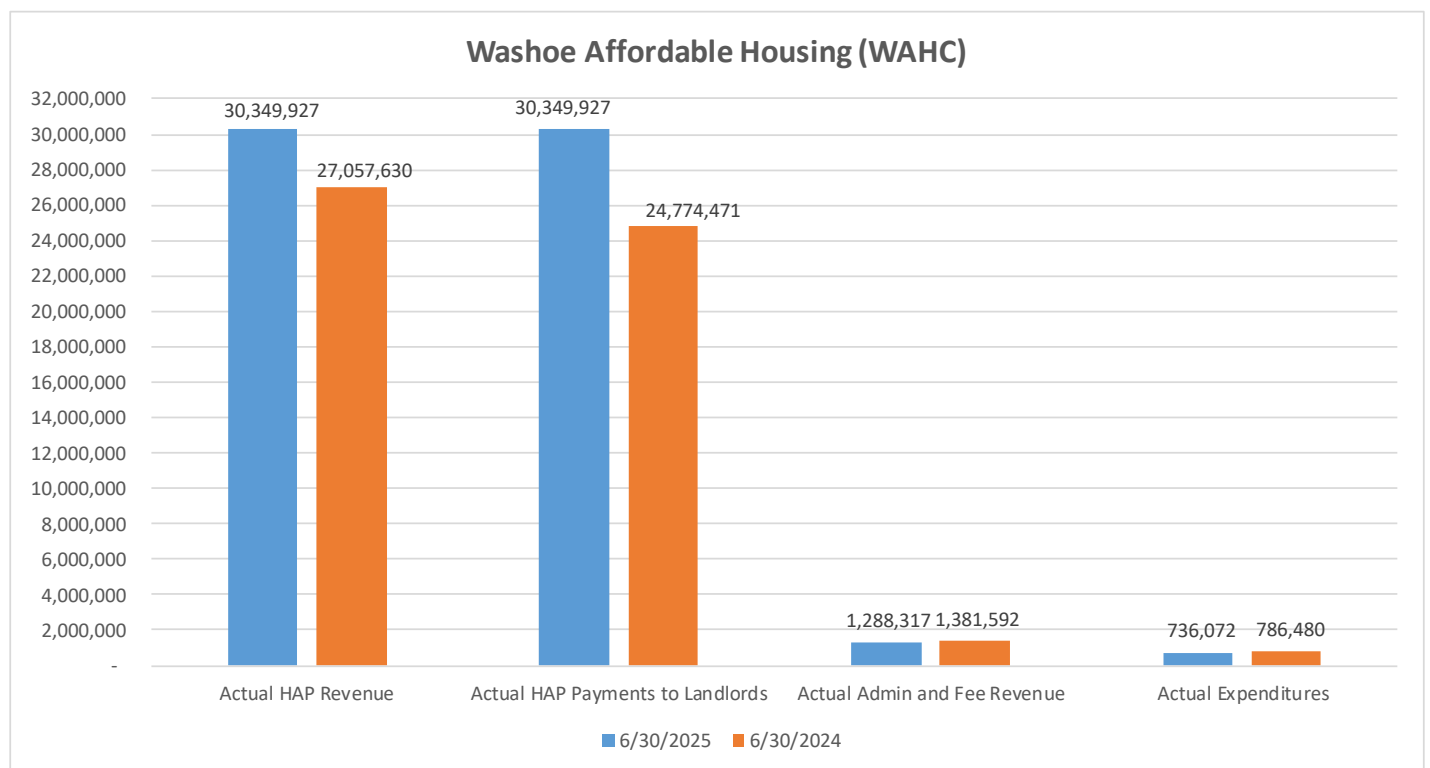
Neighborhood Stabilization Program (NSP)	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual Revenue	1,643,371	1,455,262	188,110	12.93%
Budgeted Revenue	1,456,494	1,412,088	44,406	3.14%
Actual Expenditures	1,030,388	2,732,140	(1,701,752)	-62.29%
Budgeted Expenditures	981,130	839,986	141,144	16.80%
Actual Restricted Surplus (deficit)	612,983	(1,276,879)	1,889,861	-148.01%



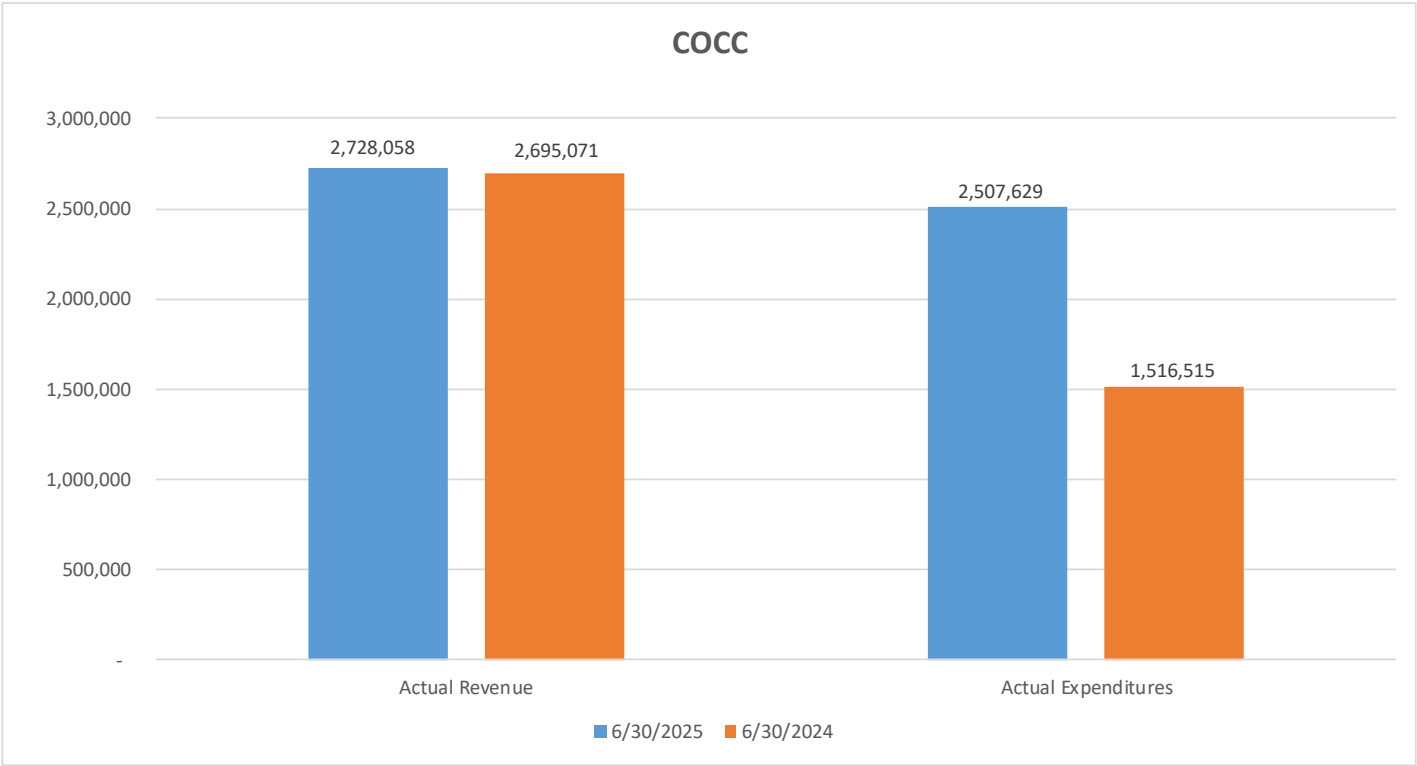
Business Activities+B126:F154B126:	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual Revenue	5,223,449	12,077,432	(6,853,983)	-56.75%
Budgeted Revenue	4,354,338	3,965,928	388,410	9.79%
Actual Expenditures	2,493,099	5,347,860	(2,854,761)	-53.38%
Budgeted Expenditures	2,344,197	1,693,080	651,117	38.46%
Actual Unrestricted Surplus (deficit)	2,730,350	6,729,572	(3,999,222)	-59.43%



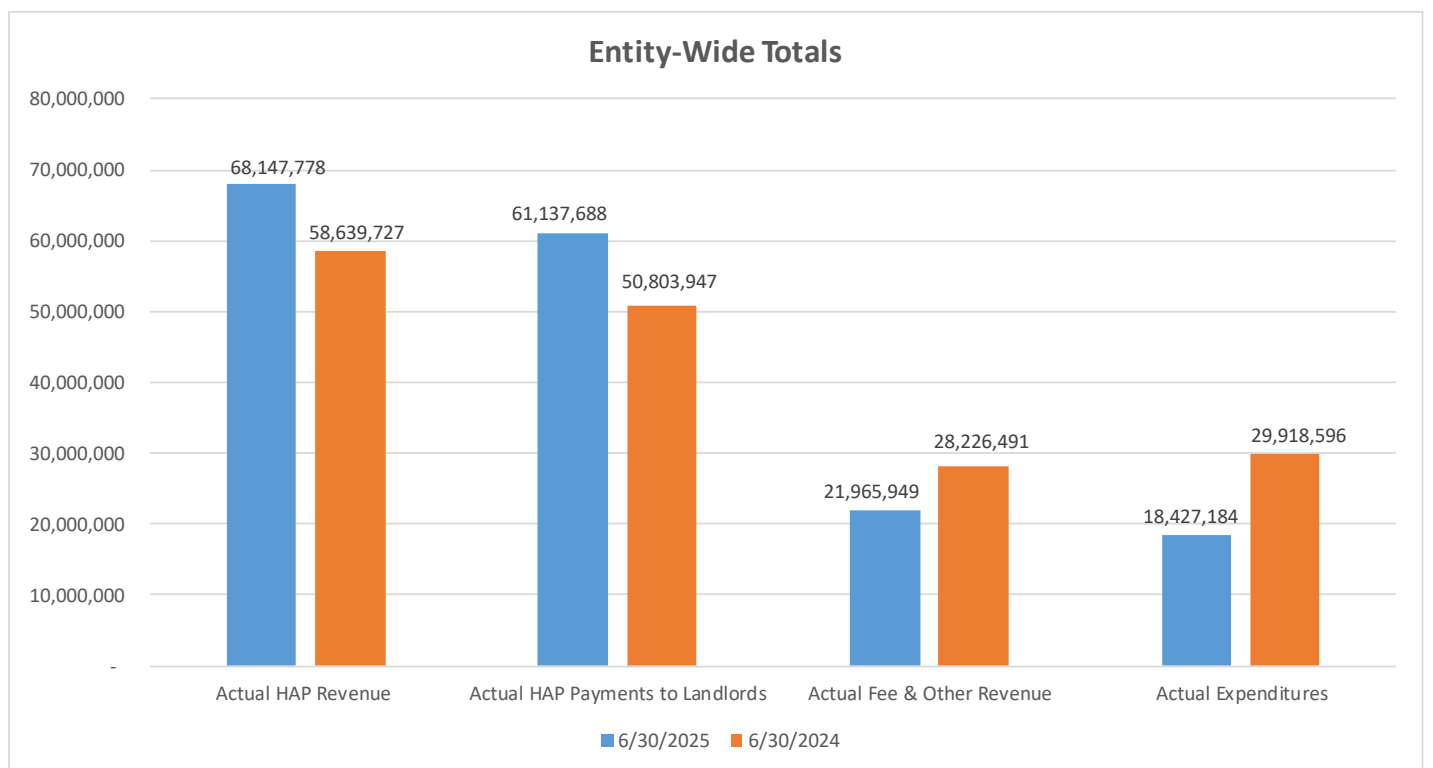
Washoe Affordable Housing (WAHC)	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual HAP Revenue	30,349,927	27,057,630	3,292,296	12.17%
Budgeted HAP Revenue	26,338,607	26,815,888	(477,281)	-1.78%
Actual HAP Payments to Landlords	30,349,927	24,774,471	5,575,456	22.50%
Budgeted HAP Payments to Landlords	26,338,607	26,815,888	(477,281)	-1.78%
<i>HAP Surplus (Deficit)</i>	-	<i>2,283,160</i>	(2,283,160)	0.00%
Actual Admin and Fee Revenue	1,288,317	1,381,592	(93,275)	-6.75%
Budgeted Admin and Fee Revenue	1,215,468	1,031,211	184,257	17.87%
Actual Expenditures	736,072	786,480	(50,408)	-6.41%
Budgeted Expenditures	927,652	792,387	135,265	17.07%
<i>Unrestricted Profit (Loss)</i>	<i>552,245</i>	<i>595,112</i>	(42,867)	-7.20%
Actual Surplus (deficit)	552,245	2,878,272	(2,326,027)	-80.81%



COCC	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual Revenue	2,728,058	2,695,071	32,987	1.22%
Budgeted Revenue	2,785,690	2,187,899	597,791	27.32%
Actual Expenditures	2,507,629	1,516,515	991,114	65.35%
Budgeted Expenditures	3,577,164	3,107,333	469,831	15.12%
Actual Unrestricted Surplus (deficit)	220,429	1,178,556	(958,127)	-81.30%



Entity-Wide Totals	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual HAP Revenue	68,147,778	58,639,727	9,508,051	16.21%
Budgeted HAP Revenue	54,611,268	54,766,055	(154,787)	-0.28%
Actual HAP Payments to Landlords	61,137,688	50,803,947	10,333,740	20.34%
Budgeted HAP Payments to Landlords	52,096,244	49,453,842	2,642,402	5.34%
<i>HAP Surplus (Deficit)</i>	<i>7,010,090</i>	<i>7,835,780</i>	<i>(825,690)</i>	<i>-10.54%</i>
Actual Fee & Other Revenue	21,965,949	28,226,491	(6,260,543)	-22.18%
Budgeted Fee & Other Revenue	18,595,567	16,883,288	1,712,279	10.14%
Actual Expenditures	18,427,184	29,918,596	(11,491,412)	-38.41%
Budgeted Expenditures	19,546,090	17,838,321	1,707,769	9.57%
<i>Unrestricted Profit (Loss)</i>	<i>3,538,765</i>	<i>(1,692,105)</i>	<i>5,230,869</i>	<i>-309.13%</i>
Actual Surplus (deficit)	10,548,855	6,143,676	4,405,179	71.70%



July 11, 2025

The Honorable Cindy Hyde-Smith  
Chair  
Subcommittee on Transportation,  
Housing, and Urban Development &  
Related Agencies  
Senate Appropriations Committee  
Washington, D.C. 20515

The Honorable Steve Womack  
Chair  
Subcommittee on Transportation,  
Housing and Urban Development, and  
Related Agencies  
House Appropriations Committee  
Washington, D.C. 20515

The Honorable Kristen Gillibrand  
Ranking Member  
Subcommittee on Transportation,  
Housing, and Urban Development &  
Related Agencies  
Senate Appropriations Committee  
Washington, D.C. 20515

The Honorable Jim Clyburn  
Ranking Member  
Subcommittee on Transportation,  
Housing and Urban Development, and  
Related Agencies  
House Appropriations Committee  
Washington, D.C. 20515

Dear Chair Hyde-Smith, Ranking Member Gillibrand, Chair Womack, and Ranking Member Clyburn:

The undersigned organizations represent housing providers and other organizations committed to ensuring that low-income families live in affordable, accessible, and decent quality housing.

The administration recently provided recommendations on discretionary funding levels for fiscal year (FY) 2026. Included in these recommendations was a proposal to combine several housing rental assistance programs into a “State Rental Assistance Program” block grant and significantly reduce the total amount allocated to this new block grant. We strongly recommend that the subcommittee reject both the structural recommendations, including block granting, to these housing programs and the proposed reductions in funding.<sup>1</sup> Please note that we are concerned that if the President’s Budget were to be implemented, it would include additional structural recommendations and cuts to assistance that would be detrimental to a functioning housing system.

Rental assistance helps millions of people afford safe, stable housing and has broader benefits for communities as well. Federal rental assistance contributes over \$50 billion annually to local economies around the country, lowering rent burdens for families,

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<sup>1</sup> “Major Discretionary Funding Changes,”  
<https://www.whitehouse.gov/wp-content/uploads/2025/05/Fiscal-Year-2026-Discretionary-Budget-Request.pdf>.

providing a steady stream of income to property owners, and enabling tenants to spend more to buy food and other necessities from local businesses. We urge your subcommittee to fully fund the Housing Choice Voucher (HCV) program and the Project-Based Rental Assistance program in the FY 2026 appropriations bill. We recommend that Congress take the following actions:

- **Fully fund the Housing Choice Voucher program (including renewals of special purpose vouchers).** The Housing Choice Voucher program serves as the cornerstone of federal rental housing assistance. The program serves 2.3 million families and over 5 million people. Vouchers play a pivotal role in keeping more households from becoming homeless, creating opportunities for people to get back into housing quickly, reducing housing instability and overcrowding, and improving children’s well-being and health outcomes for adults. In addition, when vouchers enable the families of young children to move to lower- poverty neighborhoods, those children are more likely to attend college and earn substantially more as adults.<sup>2</sup>
  - **Fully fund the Housing Choice Voucher program Administrative Fee Account.** The administrative fee account enables public housing agencies to provide effective assistance to families and ensures that federal funds are used efficiently. It covers operating cost for activities like applicant intake, income determinations, unit inspections, and disbursing funds to landlords. This account also funds other eligible activities like the costs of security deposits, landlord incentive payments, landlord retention payments, utility deposit payments, application fees, and hold fees.<sup>3</sup>
  - **Fully fund Emergency Housing Voucher households.** The Emergency Housing Voucher program serves approximately 59,000 families across the country that—before receiving their voucher--were experiencing homelessness, at-risk of homelessness, or were recently homeless or fleeing domestic violence or sexual assault, stalking, or human trafficking. Through no fault of any individual participant, the program’s initial funding allocation is nearing its end. Absent additional funding, these particularly vulnerable families may slip into homelessness as they lose rental assistance.

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<sup>2</sup> Ramona K C Finnie et al., “Tenant-Based Housing Voucher Programs: A Community Guide Systematic Review,” <https://pmc.ncbi.nlm.nih.gov/articles/PMC9555591/>.

<sup>3</sup> U.S. Department of Housing and Urban Development, Notice PIH 2022-18 (HA), “Use of Housing Choice Voucher (HCV) and Mainstream Voucher Administrative Fees for Other Expenses to Assist Families to Lease Units,” <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2022-18.pdf>.



- **Fully fund Project-Based Rental Assistance.** The Project-Based Rental Assistance program serves over 1.3 million families. This program serves seniors, families with children, and people with disabilities. It is crucial that the federal investment in these housing assets remains strong.

For these reasons, we believe that it is imperative that Congress reaffirm its commitment to both families in these programs and housing providers who participate in these programs in the FY 2026 appropriations bill. We appreciate you considering these recommendations.

Sincerely,

*National Organizations*

20/20 Vision

A Way Home America

Access Ready Inc.

American Network of Community Options and Resources (ANCOR)

Autistic Self Advocacy Network

B'nai B'rith International

BlueHub Capital

Center for Law and Social Policy (CLASP)

Center on Budget and Policy Priorities (CBPP)

Children's Defense Fund

Coalition on Human Needs

Community Solutions

Compass Working Capital

Congregation of Our Lady of Charity of the Good Shepherd, U.S. Provinces

Corporation for Supportive Housing

Council of Large Public Housing Authorities (CLPHA)

Council of State Community Development Agencies (COSCDA)

Disability Rights Education and Defense Fund

Driscoll & Driscoll, P.C.

Drug Policy Alliance

Enterprise Community Partners

First Focus Campaign for Children

Funders Together for Housing Justice formerly Funders Together to End Homelessness

Housing and Development Law Institute (HDLI)

Housing Justice Collective  
Housing Partnership Network  
Housing Solutions Alliance  
Institute of Real Estate Management (IREM)  
Justice in Aging  
LeadingAge  
Local Housing Administrators Coalition (LHAC)  
Local Initiatives Support Corporation (LISC)  
Low Income Investment Fund  
National Advocacy Center of the Sisters of the Good Shepherd  
National Affordable Housing Management Association (NAHMA)  
National Alliance to End Homelessness (NAEH)  
National Apartment Association (NAA)  
National Association for County Community and Economic Development  
National Association of Counties (NACo)  
National Association of Development Organizations  
National Association of Home Builders (NAHB)  
National Association of Housing and Redevelopment Officials (NAHRO)  
National Association of Local Housing Finance Agencies  
National Coalition for the Homeless  
National Fair Housing Alliance  
National Health Care for the Homeless Council  
National HIV/AIDS Housing Coalition  
National Homelessness Law Center  
National Housing Law Project (NHLP)  
National Leased Housing Association (NLHA)  
National Low Income Housing Coalition (NLIHC)  
National Multifamily Housing Council  
National NeighborWorks Association  
National Resource Center on Domestic Violence  
National Rural Housing Coalition  
National Urban League  
National Women's Law Center Action Fund  
NETWORK Lobby for Catholic Social Justice  
Poverty & Race Research Action Council  
Public Housing Authorities Directors Association (PHADA)  
RESULTS  
Rockwell Housing Solutions, LLC  
SAGE

Section Eight Associates, LLC  
TDIforAccess  
The Arc of the United States  
The Kelsey  
The Moving to Work (MTW) Collaborative (MTW Collaborative)  
The National Coalition for Asian Pacific American Community Development (National CAPACD)  
Western Regional Advocacy Project

*Regional Organizations*

Community Housing Partners  
CR Builders, LLC  
Middle Atlantic Regional Council  
Pacific Southwest Regional Council (PSRC) NAHRO  
Southeastern Regional Council NAHRO

*Alabama*

Albertville Housing Authority  
Auburn Housing Authority  
Florence Housing Authority  
Greater Gadsden Housing Authority  
Greenville Housing Authority  
Hispanic and Immigrant Center of Alabama  
Housing Authority of the City of Talladega  
LaFayette Housing Authority  
Mephibosheth LLC  
Ozark Housing Community  
Roanoke Housing Authority  
Sheffield Housing Authority  
Tuscaloosa Housing Authority

*Alaska*

Interior Regional Housing Authority

*Arizona*

City of Mesa  
City of Somerton  
HOM, Inc.  
Pinal County Housing Authority

## Yuma County Housing Department

### *Arkansas*

Arkadelphia Housing Authority  
Black River Area Development Corporation  
Coal Hill Housing Authority  
Dardanelle Housing Authority  
Fayetteville Housing Authority  
Harrison Housing Authority  
Housing Authority of the City of Hot Springs  
Johnson County Housing Choice Voucher  
Lawrence County Public Housing Agency  
Little River County Housing Authority  
NorthBridge Housing Solutions  
Paragould Housing Authority  
Pine Bluff Housing Authority  
Pocahontas Housing Authority, Inc.  
Russellville Housing Authority  
Springdale Housing Authority  
White River Regional Housing Authority

### *California*

ACLU of San Diego and Imperial Counties  
ACLU of Southern California  
Alliance San Diego  
Anaheim Housing Authority  
Area Housing Authority of the County of Ventura  
Bernal Heights Democratic Club (BHDC)  
Buccola Family Homeless Advocacy Clinic at McGeorge School of Law  
Buena Vista Community Institute, Alameda, CA  
California Association of Housing Authorities  
California Center for Movement Legal Services  
California Coalition for Rural Housing  
California Housing Partnership  
California Partnership to End Domestic Violence  
City of Goleta  
City of Pasadena  
City of Santa Ana  
Contra Costa Senior Legal Services

County Behavioral Health Directors Association (CBHDA)  
County of Riverside Office of Homeless Services  
County of San Mateo  
Destination: Home  
Disability Rights California  
Downtown Women's Center  
Family Violence Appellate Project  
Florence Aliese Advancement Network, LLC  
Fresno Housing  
Garden Grove Housing Authority  
Gonzague Village RAC Board  
Homeless United for Friendship and Freedom  
Housing and Economic Rights Advocates  
Housing Authorities of the City of Eureka and County of Humboldt  
Housing Authority County of San Joaquin  
Housing Authority of San Luis Obispo  
Housing Authority of the City of Madera  
Housing Authority of the City of San Buenaventura  
Housing Authority of the City of Santa Barbara  
Housing Authority of the City of Santa Paula  
Housing Authority of the County of Merced  
Housing Authority of the County of Riverside (HACR)  
Housing Authority of the County of San Mateo  
Housing Authority of the County of Santa Barbara  
Housing Authority of the County of Santa Cruz  
Housing California  
Housing is a Human Right OC  
Imperial Valley Housing Authority  
Inglewood Housing Authority  
John Burton Advocates for Youth  
Livermore Housing Authority  
Los Angeles County Development Authority  
Mutual Housing California  
Non-Profit Housing Association of Northern California  
Oakland Housing Authority  
Orange County Equality Coalition  
Orange County Housing Authority  
PATH  
Paw Reach By Radeana /Lyla'sHaven

RAC HACLA Imperial Courts  
Regional Housing Authority  
Resident Advisory Council  
Residente en Imperial Courts HACLA  
Residents United Network Los Angeles  
Roseville Housing Authority  
Sacramento Housing and Redevelopment Agency  
San Diego Housing Commission  
Santa Barbara County Continuum of Care  
Santa Clara County Housing Authority  
Stanislaus Regional Housing Authority  
Sunshine Stars  
Supportive Housing Alliance  
Sycamores  
The Bride's Chamber  
The Kennedy Commission  
The People Concern  
Transition House  
Vallejo Housing Authority  
Western Center on Law and Poverty  
Yolo County Housing

*Colorado*

Alamosa Housing Authority  
Boulder County Housing Authority  
Boulder Housing Partners  
Broomfield Housing Alliance  
Colorado Coalition for the Homeless  
Colorado Fiscal Institute  
Colorado NAHRO  
Denver Housing Authority  
Eagle County Government  
Housing Authority of the City and County of Denver  
Housing Authority of the City of Greeley  
Housing Authority of the City of Pueblo  
Housing Catalyst  
Innovative Housing Concepts  
Metro West Housing Solutions  
South Metro Housing Options

*Connecticut*

Charter Oak Communities (Housing Authority of the City of Stamford)  
Fairfield Housing Authority  
Hartford Foundation for Public Giving  
Housing Authority of the City of Bristol  
Housing Authority of the City of Danbury  
Housing Authority of the Town of Glastonbury  
Middletown Housing Authority  
Partnership for Strong Communities  
Westport Housing Authority

*Delaware*

Community Legal Aid Society, Inc.  
Delaware Affordable Housing Group  
Delaware Chapter of the National Association of Housing and Redevelopment Officials  
Dover Housing Authority  
Housing Alliance Delaware  
Wilmington Housing Authority

*District of Columbia*

Cassity Consulting  
HIPS

*Florida*

Casa 2280  
City of North Miami  
Dania Beach Housing Authority  
Delray Beach Housing Authority  
Flagler County Housing Authority  
Housing Authority of the City of Daytona Beach  
Housing Authority of the City of New Smyrna Beach  
Ormond Beach Housing Authority  
Palm Beach County Housing Authority  
Pinellas County Housing Authority  
West Palm Beach Housing Authority

*Georgia*

East Point Community & Economic Development Corporation Inc

East Point Housing Authority  
Fairburn Housing Authority  
Fulton County Housing Authority  
Georgia Advancing Communities Together, Inc.  
Housing Authority of Savannah

*Hawai'i*

Hawaii Health & Harm Reduction Center

*Idaho*

Boise City Ada County Housing Authority  
Boise/Ada County Homeless Coalition  
Idaho Asset Building Network  
Intermountain Fair Housing Council, Inc.  
Nampa Housing Authority  
Southwestern Idaho Cooperative Housing Authority (SICHA)  
The Idaho Foodbank  
United Way Eastern Idaho  
United Way of Southeastern Idaho

*Illinois*

Access Living  
AIDS Foundation Chicago  
All Chicago, Making Homelessness History  
Boone County Housing Authority  
Center for Housing & Health  
Champaign County Continuum of Service Providers to the Homeless  
Champaign County Public Defender's Office  
Champaign-Urbana Public Health District  
Champaign-Urbana Tenant Union  
Chicago Area Fair Housing Alliance  
Chicago Housing Authority  
Chicago Housing Initiative  
Christina Swanson Consulting, Inc.  
Cunningham Township  
Deborah's Place  
Department of Children and Family Services  
Evergreen Coaching & Counseling  
Family Service Agency of DeKalb County



Greater Metropolitan Area Housing Authority of Rock Island County  
Heartland HOUSED  
Highland Community College Adult Education  
HOPE Fair Housing Center  
Housing Action Illinois  
Housing Authority City of Mt. Vernon  
Housing Authority of Elgin  
Housing Authority of Park Forest  
Housing Authority of the City of Freeport  
Housing Forward  
Housing Task Force  
Illinois Association of Housing Authorities (IAHA)  
Illinois Housing Council  
Illinois National Association of Housing & Redevelopment Officials (ILNAHRO)  
Lake County Crisis Center  
Latino Policy Forum  
Law Center for Better Housing  
Legal Action Chicago  
NAMI Northern Illinois  
North Arrow Partners  
Northern Illinois Homeless Coalition  
Northwest Community Center  
RAMP Disability Resources & Services  
Salvation Army  
Shelter Care Ministries  
Society of St Vincent de Paul Rockford Council  
South Suburban PADS  
Spanish Community Center  
Spannaus Consulting  
Springfield Housing Authority  
St. Clair County Housing Authority  
State Representative Michelle Mussman  
Supportive Housing Providers Association  
The Statewide Independent Living Council of Illinois  
Winnebago County Housing Authority

*Indiana*

Bloomington Housing Authority  
Evansville Housing Authority

Housing Authority of South Bend  
Housing Authority of the City of Elkhart  
Housing Authority of the City of Fort Wayne  
Lafayette Housing Authority  
Noblesville Housing Authority  
Prosperity Indiana

*Iowa*

Central Iowa Regional Housing Authority  
City of Clinton, Iowa Housing Authority  
City of Muscatine  
East Central Intergovernmental Association/Eastern Iowa Regional Housing Authority  
(ECIA/EIRHA)  
Fort Dodge Housing Agency  
Iowa Coalition Against Domestic Violence  
Iowa NAHRO  
Ottumwa Housing Authority  
Region XII Regional Housing Authority  
Sioux City Housing Authority  
Sisters of St. Francis, Clinton, Iowa  
Southern Iowa Regional Housing Authority

*Kansas*

Ford County Housing Authority  
Fort Scott Housing Authority  
Goodland Housing Authority  
Johnson County Housing Authority  
Oakley Housing Authority  
Salina Housing Authority  
Southeast Kansas Community Action Program, Inc.  
Thomas Solutions LLC  
Winfield Housing Authority

*Kentucky*

Campbellsville Housing & Redevelopment Authority  
Homeless and Housing Coalition of Kentucky  
Housing Authority of Maysville  
Kentucky Center for Economic Policy  
Lebanon Housing Authority

Lexington-Fayette Urban County Housing Authority  
Paris-Bourbon County Community Development Agency

*Louisiana*

Alexandria Housing Authority  
City of Tallulah Section 8 Program  
East Carroll Parish Section 8 Housing  
Evangeline Parish Police Jury Section 8  
Grambling Housing Authority  
Housing Authority of New Orleans  
Housing Authority of the City of Leesville  
Housing Authority of the City of Natchitoches  
Housing Authority of the Parish of East Carroll  
Iowa Housing Authority  
Lafayette Housing Authority  
Minden Housing Authority  
South Landry Housing Authority  
Tangipahoa Parish Government  
Terrebonne Parish Consolidated Government  
The First 72+  
Ville Platte Housing Authority  
Voice of the Experienced (VOTE)

*Maine*

Bath Housing Authority  
Biddeford Housing  
Community Housing of Maine  
CWS Architecture + Interior Design  
Gurnet Real Estate Group  
Maine Affordable Housing Coalition  
Maine Equal Justice  
Penquis  
Rylee Knox Real Estate LLC  
Sanford Housing Authority  
Sanford Housing Authority Development Corporation  
Tedford Housing  
Westbrook Housing

*Maryland*

Arundel Community Development Services, Inc. (ACDS)  
Baltimore County Office of Housing  
Community Development Network of Maryland  
Housing Authority of Baltimore City  
Housing Authority of the City of Annapolis  
Housing Authority of the City of Hagerstown  
Housing Commission of Anne Arundel County  
Housing Opportunities Commission of Montgomery County, MD  
Howard County Housing Commission  
Maryland Affordable Housing Coalition  
Public Justice Center

*Massachusetts*

Acton Housing Authority  
Amherst Housing Authority  
Barnstable Housing Authority  
Brockton Housing Authority  
Brookline Housing Authority  
Cambridge Housing Authority  
Construct  
Fall River Housing Authority  
Framingham Housing Authority  
Greater Boston Legal Services  
Greenfield Housing Authority  
Lawrence Housing Authority  
Mansfield Housing Authority  
Massachusetts Budget and Policy Center (MassBudget)  
Massachusetts Chapter of NAHRO  
Medford Housing Authority  
Melrose Housing Authority  
Milford Housing Authority  
New Bedford Housing Authority  
Norwood Housing Authority  
Somerville Housing Authority  
Stockbridge Housing Authority  
Stoughton Housing Authority  
Taunton Housing Authority  
Wayland Housing Authority

### *Michigan*

Battle Creek Housing Commission  
Detroit Housing Commission  
Grand Rapids Housing Commission  
Lansing Housing Commission  
Lapeer Housing Commission  
Maslow's Mount Pleasant Tiny Homes  
Mount Pleasant Housing Commission  
Munising Housing Commission  
SOOAR  
Westland Housing Commission  
Ypsilanti Housing Commission

### *Minnesota*

Alexandria Housing & Redevelopment Authority  
Carver County Community Development Agency  
Community of Hope  
Crookston Housing & Economic Development Authority  
Dakota County Community Development Agency  
Detroit Lakes Housing & Redevelopment Authority  
Douglas County Housing & Redevelopment Authority  
Fergus Falls Housing & Redevelopment Authority  
Housing & Redevelopment Authority of Douglas County  
Housing & Redevelopment Authority of Hibbing  
Housing & Redevelopment Authority of Stearns County, Minnesota  
Housing & Redevelopment Authority of Virginia, MN  
Housing & Redevelopment of Mora  
Housing Authority of St. Louis Park  
Itasca County Housing & Redevelopment Authority  
Kandiyohi County Housing and Redevelopment Authority  
Le Sueur and Faribault County HRA  
Le Sueur Housing & Redevelopment Authority  
Metropolitan Council Housing and Redevelopment Authority  
Mid-MN Legal Aid  
Minneapolis Public Housing Authority  
Minnesota Housing Partnership  
Minnesota NAHRO  
Minnesota Valley Action Council  
Mora Housing Authority

National Handicap Housing Institute  
Northwest Minnesota Multi-County Housing & Redevelopment Authority  
Pipestone Housing & Redevelopment Authority  
Red Wing Housing & Redevelopment Authority  
Scott County Community Development Agency  
St. Louis Park Housing Authority  
Stevens County Housing & Redevelopment Authority  
Todd County Housing & Redevelopment Authority  
Virginia Housing & Redevelopment Authority  
Washington County Community Development Agency  
Worthington HRA

*Mississippi*

Biloxi Housing Authority  
Housing Authority of the City of Jackson, MS  
Mississippi Center for Justice

*Missouri*

Bernie Housing Authority  
Boonville Housing Authority  
Bowling Green Housing Authority  
Branson Housing Authority  
Cabool Housing Authority  
Carrollton Housing Authority  
Clarkton Housing Authority  
East Prairie Housing Authority  
Empower Missouri  
Excelsior Springs Housing Authority  
Hannibal Housing Authority  
Hayti Heights Housing Authority  
Hibbing Housing & Redevelopment Authority  
Housing Authority of Joplin, MO  
Housing Authority of Kansas City, MO  
Housing Authority of St Joseph, MO  
Housing Authority of the City of Bowling Green  
Housing Authority of the City of Holcomb  
Housing Authority of the City of Jefferson  
Housing Authority of the City of Vandalia  
Independence Housing Authority

Jefferson Franklin Community Action Corp  
Kirksville Housing Authority  
Kirkwood Housing Authority  
Lawson Housing Authority  
Marceline Housing Authority  
Merak Development, LLC  
Missouri NAHRO  
Moberly, MO Housing Authority  
Noel Housing Authority  
Ozarks Area Community Action Corporation  
Poplar Bluff Housing Authority  
Salem Housing Authority  
St. Francois County Public Housing Agency  
Vandalia Housing Authority  
Webb City Housing Authority  
Weston Housing Authority

*Montana*

Anaconda Housing Authority  
Big Sky Community Housing Trust  
Bjornson Jones Mungas PLLC  
District XI Human Resource Council  
Echo Enterprises  
GL Development  
Great Falls Housing Authority  
Helena Area Habitat for Humanity  
Helena Housing Authority  
HomeFront  
Housing Whitefish  
Human Resource Development Council District IX, Inc.  
Missoula Housing Authority  
Montana Budget and Policy Center  
Montana Community Action Network  
Public Housing Authority of Butte  
Richland County Housing Authority  
Rocky Mountain Development Council, Inc.  
Trust Montana  
Whitefish Housing Authority

### *Nebraska*

Douglas County Housing Authority  
Fremont Housing Agency  
Goldenrod Regional Housing Agency  
Lincoln Housing Authority  
Nebraska Housing Developers Association  
Norfolk Housing Agency  
South Sioux City Housing Agency  
West Central Nebraska Joint Housing Authority

### *Nevada*

Healthy Nevada  
Housing Authority of the City of Reno  
Nevada Rural Housing Authority

### *New Hampshire*

Berlin Housing Authority  
Claremont Housing Authority  
Concord Housing + Redevelopment  
Concord Housing Authority  
Keene Housing  
Lebanon Housing Authority  
New Hampshire Housing Authorities Corporation  
New Hampshire Legal Assistance

### *New Jersey*

Boonton Housing Authority  
East Orange Housing Authority  
Fair Share Housing Center  
Housing and Community Development Network of New Jersey  
Housing Authority of the City of Hoboken  
Housing Authority of the Town of Morristown  
Housing Authority Town of Dover  
Jersey City Housing Authority  
Lakewood Township Residential Assistance Program  
Madison Housing Authority  
Morristown Housing Authority  
Summit Housing Authority  
Supportive Housing Association of NJ



Wildwood Housing Authority

*New Mexico*

Albuquerque Housing Authority

*New York*

All Island Housing Association

Arbor Housing and Development

Care For the Homeless

Coalition for the Homeless

Community Development Long Island

Community Service Society of New York

Elmira Housing Authority

Fairport Urban Renewal Agency

Glen Cove Community Development Agency

Hempstead Housing Authority

Homeless Services United

Housing and Services, Inc.

Islip Housing Authority

Ithaca Housing Authority

Kelly S. Ramsey Consulting, LLC

MPACT Strategic Consulting

Neighbors Together

New York Housing Conference

New York Legal Assistance Group

New York State Association for Affordable Housing

Odyssey House

Open Hearts Initiative

Project FIND

Project Renewal, Inc

Providence House

Real Estate Board of New York (REBNY)

Rochester Housing Authority

Rome Housing Authority

Safety Net Project - Urban Justice Center

Saugerties Public Housing

Supportive Housing Network of New York

Tarrytown Municipal Housing Authority

The Health & Housing Consortium

Town of Yorktown Section 8

Urban Pathways

Village of Ossining Housing Choice Voucher Program

Village of Patchogue Community Development Agency

Village of Rockville Centre

Wellspring

West Side Federation for Senior and Supportive Housing

Win (Women in Need, Inc.)

*North Carolina*

Burlington Housing Authority

Durham Housing Authority

Fairmont Housing Authority

Greensboro Housing Authority

Northwestern Regional Housing Authority

Rockingham Housing Authority

Sanford Housing Authority

Smithfield Housing Authority

*North Dakota*

Beyond Shelter, Inc.

Grand Forks Homes, Inc.

Grand Forks Housing Authority

*Ohio*

Advocates for Basic Legal Equality

Akron Metropolitan Housing Authority

Clinton Metropolitan Housing Authority

Delaware Metropolitan Housing Authority

Erie Metropolitan Housing Authority

Fayette Metropolitan Housing Authority

Hocking Metropolitan Housing Authority

Humility of Mary Housing

Knox MHA

Marion Metropolitan Housing Authority

Morrow MHA

North Coast Housing Connections

Sandusky Metropolitan Housing Authority

Springfield Metropolitan Housing Authority

Warren Metropolitan Housing Authority  
Zanesville Metropolitan Housing Authority

*Oklahoma*

City Care  
Dominium  
Gorman Management Company  
Housing For Communities, Inc  
Lawton Housing Authority  
Oklahoma City Housing Authority  
Oklahoma NAHRO  
Oklahoma Policy Institute  
Stillwater Housing Authority  
Tulsa Housing Authority  
Wewoka Housing Authority

*Oregon*

Home Forward  
Housing Authority of Jackson County  
Housing Authority of Washington County (Oregon)  
Housing Oregon  
Josephine Housing and Community Development Council  
Multnomah County  
Northeast Oregon Housing Authority  
Salem Housing Authority

*Pennsylvania*

Afzal Family Foundation  
Asociación Puertorriqueños en Marcha (APM)  
Bucks County Housing Authority  
Bucks-Mont Collaborative  
Chester Housing Authority  
Clearfield County Housing Authority  
Community Charge, LLC  
Cumberland County Housing and Redevelopment Authorities  
Family Service of Montgomery County, PA  
Fayette County Housing Authority  
Housing Alliance of Pennsylvania  
Housing Authority of the City of Nanticoke

Housing Authority of the City of Pittsburgh  
Housing Authority of the County of Beaver  
Housing Authority of the County of Chester  
Lehigh Valley Center for Independent Living (LVCIL)  
Montgomery County Housing Authority  
New Bethany, Inc.  
Partnership for Better Health  
Pennsylvania Association of Housing & Redevelopment Agencies (PAHRA)  
Pennsylvania Coalition Against Domestic Violence  
Petra Community Housing  
Philadelphia Housing Action  
Prevention POINT  
Project HOME  
Snyder County Housing Authority  
State College Community Land Trust  
Wayne County Housing Authority  
Westmoreland County Housing Authority  
YWCA Bucks County

*Rhode Island*

Central Falls Housing Authority  
East Greenwich Housing Authority  
Housing Authority City of Newport  
Narragansett Housing Authority  
Newport Housing Authority  
North Providence Housing Authority  
Providence Housing Authority  
Public Housing Association of Rhode Island  
Warwick Housing Authority  
Westerly Housing Authority  
Woonsocket Housing Authority, R.I.

*South Carolina*

Greenville Housing Fund  
Housing Authority of Fort Mill  
Housing Authority of Rock Hill

*South Dakota*

Greenville Housing Fund

Housing Authority of Fort Mill  
Housing Authority Rock Hill  
Burke Housing & Redevelopment Commission  
Meade-Butte-Lawrence County Housing  
Sioux Falls Housing and Redevelopment Commission  
Watertown Housing Authority  
Yankton Housing & Redevelopment Commission

*Tennessee*

Columbia Housing and Redevelopment Corporation  
Oak Ridge Housing Authority

*Texas*

Auxano Development LLC  
Brenham Housing Authority  
Burnet Housing Authority  
Caritas of Austin  
Center for Civic and Public Policy Improvement  
City of Terrell Housing  
Crowell Housing Authority  
Dallas Area Habitat for Humanity  
Dallas Housing Coalition  
De Leon Housing Authority  
Disability Rights Texas  
Falfurrias Housing Authority  
Fighting Homelessness  
Georgetown Housing Authority  
Housing Authority of Bexar County  
Housing Authority of the City of Cumby  
Housing Authority of the City of Kyle, TX  
Housing Authority of the City of Mabank  
Inclusive Communities Project  
Innercity Community Development Corporation  
Knox City Housing Authority  
Lubbock Housing Authority  
McKinney Housing Authority  
Munday Housing Authority  
New Hope Housing  
Teague Housing Authority

Texas Housers  
Texas NAHRO  
The Heights Ellis County Family Resources  
Village Communities of Texarkana Texas  
Waco Housing Authority  
Walker County Hosing Authority  
Wichita Falls Housing Authority  
Woori Juntos

*Utah*

Crossroads Urban Center  
First Step House  
Housing Authority of Southeastern Utah  
Housing Connect  
One Voice Recovery, Inc.  
St. George Housing Authority  
Utah Community Action  
Utah Housing Coalition  
Utah National Association of Housing and Redevelopment Officials  
Weber Housing Authority

*Vermont*

Housing and Homelessness Alliance of Vermont  
Housing Initiatives Inc.  
Rutland Housing Authority  
Springfield Housing Authority  
Vermont Housing and Conservation Board  
Vermont Legal Aid

*Virginia*

Abingdon Redevelopment and Housing Authority  
Big Stone Gap Redevelopment & Housing Authority  
Bristol Redevelopment and Housing Authority  
Cumberland Plateau Regional Housing Authority  
Harrisonburg Redevelopment and Housing Authority  
Lee County Redevelopment and Housing Authority  
Legal Aid Justice Center  
Lynchburg Redevelopment & Housing Authority  
Marion Redevelopment and Housing Authority

Norton Redevelopment and Housing Authority  
Roanoke Redevelopment and Housing Authority  
Scott County Redevelopment and Housing Authority  
Staunton Redevelopment and Housing Authority  
Virginia Housing Alliance  
Virginia Poverty Law Center  
Wise County Redevelopment and Housing Authority

*Washington*

Bellingham & Whatcom County Housing Authorities  
Bremerton Housing Authority  
Catholic Housing Ventures  
Everett Housing Authority  
Housing Authority of Grays Harbor County  
Housing Authority of Snohomish County  
Housing Opportunities of SW WA  
King County Housing Authority  
Kitsap County Consolidated Housing Authority, dba Housing Kitsap  
Spokane Housing Authority  
Spokane Neighborhood Action Partners  
Vancouver Housing Authority  
Walla Walla Housing Authority  
Washington Low Income Housing Alliance  
Yakima Housing Authority

*West Virginia*

Charleston-Kanawha Housing Authority  
Clarksburg-Harrison Regional Housing Authority  
The Housing Authority of Jackson County  
Wheeling Housing Authority

*Wisconsin*

Ashland Housing Authority  
Bayfield County Housing Authority  
Dane County Housing Authority  
Fond du Lac Housing Authority  
Housing Authority of the County of Portage  
Housing Authority of Trempealeau County  
Housing Authority of Wisconsin Rapids

Janesville Community Development Authority  
Marshfield Community Development Authority  
Open Arms Free Clinic, Inc.  
Oshkosh/Winnebago County Housing Authority  
Rhinelanders Housing Authority  
Sauk County Housing Authority  
Sawyer County Housing Authority  
Superior Housing Authority of the City of Superior, WI  
Tree House Child and Family Center  
Walworth County Housing Authority

*Wyoming*

Evanston Housing Authority



## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 6**

**July 22, 2025**

**SUBJECT:** Discussion and possible action to closeout RHA's Emergency Eviction Prevention program contracts with Emergency Eviction Prevention Program of Nevada and Volunteers of America

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

### Background

RHA currently funds two emergency eviction prevention program contracts. These contracts are with Emergency Eviction Prevention Program of Nevada (EEPPN) and Volunteers of America (VOA) Northern California Northern Nevada. The contracts run through July 31, 2025, and allow for up to two (2) one-year extensions. Both agencies are valued partners and have provided needed services to community members; however, given structural changes in funding for the region, the Executive Director is currently recommending against extending either contract. The contracts require seven (7) days of notice for termination but staff advised both agencies that contracts may not be renewed subject to today's board discussion and action.

Per prior board discussion and approval, RHA's current contracts provide reimbursement on a per referral basis to each agency. Each agency is reimbursed at a negotiated rate for referred clients that receive further assistance and a lower negotiated rate for referred clients that do not receive full services; for example, completing intake but not continuing contact. Over the current contract period which started September 1, 2024, RHA made a total of 105 referrals as detailed below.

	<u>EEPPN</u>	<u>VOA</u>	<u>Total</u>
10/2024	16	5	21
11/2024	4	2	6
12/2024	4	2	6
1/2025	3	8	11
2/2025	2	2	4
3/2025	2	1	3
4/2025	1	1	2
5/2025	24	12	36
6/2025	10	6	16
Total	66	39	105

Note that in May 2025 EEPPN's other funding was discontinued which resulted in RHA re-referring six clients already in process so they could continue to receive services. Additionally, the City of Sparks and Washoe County had closed their programs in May and the City of Reno had not yet received new funding. It is anticipated that once renewed funding is available, the number of referrals will subside again. Furthermore, based on data to date, about 1/3 of referrals to each agency opt out of services.

During the recent State of Nevada legislative session, legislation passed which awarded \$5.25 million over the biennium to the City of Reno specifically for eviction diversion programs, including emergency rental assistance, throughout Washoe County. The City of Sparks will no longer operate their program. The City of Reno currently operates an emergency rental assistance program and many times EEPPN and VOA's clients are accessing financial assistance through this source. The City of Reno has staff available to help applicants through their process.

Given that the City of Reno will now be the lead agency for eviction diversion programs in Washoe County and that it has staff available to assist applicants through its application and funding process, RHA believes there is less need to have separate contracts with EEPPN and VOA for similar types of general assistance. The City of Reno is also working with the court system on eviction diversion services. RHA staff will refer those seeking these types of assistance directly to the City of Reno and staff is already doing this. The City of Reno has broad discretion over use of the State funding and can, if needed, solicit additional administrative assistance from outside agencies such as EEPPN or VOA directly. For these reasons, the Executive Director is recommending RHA closeout its current contracts with EEPPN and VOA.

If RHA does not renew the contracts, RHA will still continue to operate a more targeted homeless prevention program (HPP) which is funded through the Nevada Housing Division. Staff have worked with the City of Reno and other stakeholders to design RHA's HPP to fill voids in the system and expand efficiencies for those seeking assistance. If RHA sees a renewed need for the types of services currently provided by EEPPN and VOA, then the agency can release a new Request for Proposals to restart these services.

#### **Staff Recommendation and Motion:**

Staff recommends the Board motion to closeout RHA's Emergency Eviction Prevention program contracts with Emergency Eviction Prevention Program of Nevada and Volunteers of America, Northern California Northern Nevada.

## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 7**

**July 22, 2025**

**SUBJECT:** Discussion and possible action to adopt via Resolution 25-07-09 RH compensation for each commissioner in an amount not more than \$250 for each meeting of the authority attended as allowed under Assembly Bill 103 as approved and enrolled in the 83<sup>rd</sup> State of Nevada legislative session.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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### **Background**

Assembly Bill 103 (AB103) as enrolled was approved in the 83<sup>rd</sup> State of Nevada legislative session. The Bill modified NRS 315.390 to allow for RHA's Board of Commissioners, if desired, to change the amount of compensation currently received by each commissioner for each meeting attended. Under the prior law, commissioners received \$80 per meeting attended and no more than \$240 in total per month for meetings attended. Under AB103, the modified language for NRS 315.390(2) now indicates the Board can adopt via resolution compensation for each commissioner in an amount not more than \$250 for each meeting of the authority attended. The new legislation removes the per month cap. This provision became effective on July 1, 2026.

RHA's commissioners asked for this item to be brought to the July meeting to discuss whether there is desire to change the level of compensation received and, if so, to what amount. The amount can range from \$0 per meeting up to \$250 per meeting. Should the board act on this item, the new amount must be adopted via resolution. A proposed form of resolution is attached for consideration.

### **Staff Recommendation and Motion:**

The Board may motion to approve via Resolution 25-07-09 RH and include the amount of compensation as determined by the Board.

HOUSING AUTHORITY OF THE CITY OF RENO  
RESOLUTION **25-07-09 RH**

A RESOLUTION AUTHORIZING COMPENSATION FOR EACH COMMISSIONER IN AN AMOUNT NOT MORE THAN \$250 FOR EACH MEETING OF THE AUTHORITY ATTENDED AS ALLOWED UNDER ASSEMBLY BILL 103 AS APPROVED AND ENROLLED IN THE 83<sup>RD</sup> STATE OF NEVADA LEGISLATIVE SESSION.

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Reno dedicates time and effort to provide oversight and guidance to the Authority; and

WHEREAS, the State of Nevada allows for compensation for these efforts in an amount not more than \$250 per commissioner for each meeting of the authority attended; and

WHEREAS, the Board of Commissioners desires to adopt via this Resolution the amount of compensation per commissioner for each meeting of the authority attended;

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

1. The amount of compensation for each meeting of the authority attended shall be \$\_\_\_ for the commissioner appointed to represent households currently receiving services from the Housing Authority of the City of Reno.
2. The amount of compensation for each meeting of the authority attended shall be \$\_\_\_ for all other commissioners.
3. This Resolution is to be effective as of August 1, 2025.

ADOPTED THIS 22nd DAY OF July, 2025.

ATTEST:

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CHAIRPERSON

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SECRETARY

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 8**

**July 22, 2025**

**SUBJECT:** Discussion and possible action regarding implementation of Sec. 3 of Assembly Bill 103 as approved and enrolled in the 83<sup>rd</sup> State of Nevada legislative session.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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**Background**

RHA's counsel will provide an update on implementation of Sec. 3 of Assembly Bill 103.

**Staff Recommendation and Motion:**

The Board may make a motion based on information provided and proposed direction to the Executive Director.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 9**

**July 22, 2025**

**Closed Session**

**SUBJECT:** The Board may convene in closed session to receive information from its counsel regarding actual, potential, or threatened litigation, and discuss the same and strategy. The Board may also receive an update regarding RHA's legal position(s), obligations, and options in relation to such matters. No action will be taken in closed session.

- Legal information from RHA general counsel regarding actual, potential, or threatened litigation.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion Only

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 10**

**July 22, 2025**

**Reconvene Open Session**

**SUBJECT:** Discussion and possible action to approve, approve with conditions, continue, or deny a resolution to delegate authority reflected in NRS 241.0357 to RHA's Executive Director in regard to prosecuting and defending litigation matters related to common area issues at 548 Smithridge Park, Reno, APN 025-180-26, with Townhouse South Association, Inc.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 11**

**July 22, 2025**

**SUBJECT:** Presentation and discussion of findings from the 2025 Resident Needs Assessment report.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion Only

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### **Background:**

In response to the Board's identified goal of making more data driven decisions, the MTW team partnered with Resident Services to administer a Resident Needs Assessment Survey in March 2025. This survey, which was sent to all assisted households within RHA's public housing and voucher programs, was the first time RHA has undertaken an assessment of current clients that allowed them to self-identify the barriers and challenges faced by their households. Following survey dissemination, RHA received a total of 167 responses back across both programs.

The data collected from this survey provided an understanding of the current needs of our residents and allowed for a strategic approach to identifying gaps in programming and services. Based on these findings, staff have already started taking steps to address some of the identified needs. As RHA moves forward with new program development, partnership outreach, and funding identification, the compilation of this data will be used to establish baselines and inform programming. These baselines, along with continued resident engagement and follow-up assessments, will ensure that RHA continues to understand the needs of its residents and the additional ways that the agency may be able to assist our families.

Data and findings from the Assessment will be presented by staff for discussion at the meeting. Presentation slides are attached for reference and the full report is available on RHA's website.



# RHA NEEDS ASSESSMENT

Spring 2025

Zoey Swisher, MPH

## FURTHERING RHA'S MISSION

To 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.

# METHODS

Mixed methods: qualitative  
and quantitative

Resident needs  
assessment survey

TAAG intake assessment  
data

Waitlist and RHA  
demographic data

## COMMUNITY STATISTICS

	Nevada 2023	Washoe County 2023	Current RHA tenants
Population	3,194,176	498,022	4,910
Persons under 18	21.5%	20.4%	32.5%
Persons over 65	17.4%	18.3%	29.9%
Female	49.7%	49.2%	63.1%
Male	50.3%	50.8%	36.9%
white only	71.5%	83.1%	69.5%
black only	11.0%	3.1%	19.2%
AIAN only (American Indian and Alaska Native)	1.7%	2.3%	2.6%
Asian only	9.7%	6.4%	3.3%
NHOPI (Native Hawaiian or Other Pacific Islander) only	0.9%	0.8%	1.2%
two or more races	5.2%	4.3%	4.2%
Hispanic or latino	29.9%	26.5%	27.3%
Nonhispanic or latino	70.1%	73.5%	72.7%
Disabled			31.3%
Veteran status	19%	14.30%	7.8%*
Median Household Income	\$75,561.00	\$85,600.00	\$11,966.91

Sources: US Census and RHA data

\* Data includes HUD-VASH participants only, does not include veterans participating in other programs

## COMMUNITY STATISTICS

	Nevada 2023	Washoe County 2023	RHA 2023
Population	3,194,176	498,021	19,266
Persons under 18	21.5%	20.4%	20.4%
Persons over 65	17.4%	18.3%	18.3%
Female	49.2%	49.2%	63.1%
Male	50.8%	50.8%	36.9%
white only	83.1%	83.1%	69.5%
black only	11.0%	3.1%	19.2%
AIAN only	1.7%	2.3%	2.6%
Asian only	9.7%	6.4%	3.3%
NHOPI only	0.9%	0.8%	1.2%
two or more races	5.2%	4.3%	4.2%
Hispanic or latino	29.9%	26.5%	27.3%
Nonhispanic or latino	70.1%	73.5%	72.7%
Disabled			31.3%
Veteran status		14.30%	17.8%
Median household income	\$75,561	\$85,600	\$11,966

Sources: US Census Bureau, RHA data

63.1% of RHA residents identify as female

19.2% of RHA residents identify as Black

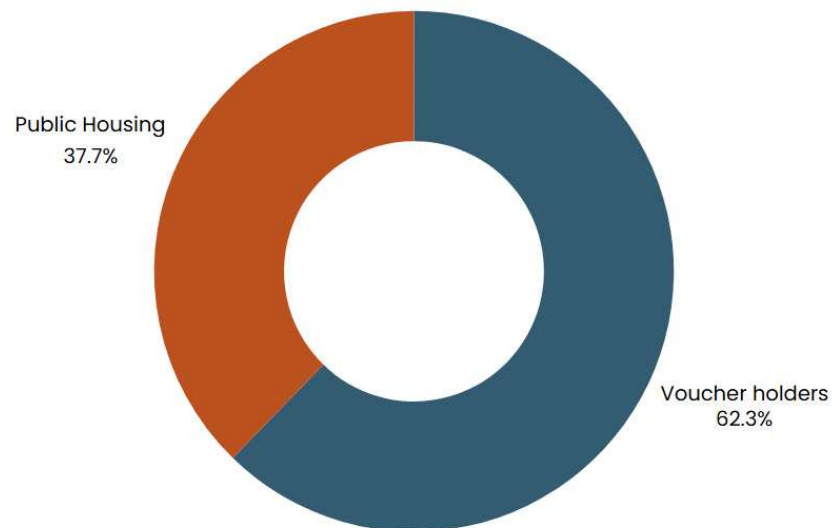
Nevada:  
\$75,561

Washoe  
County:  
\$85,600

RHA:  
\$11,966

# RESPONDENT STATISTICS

Respondents by RHA Program



Average age of respondents:

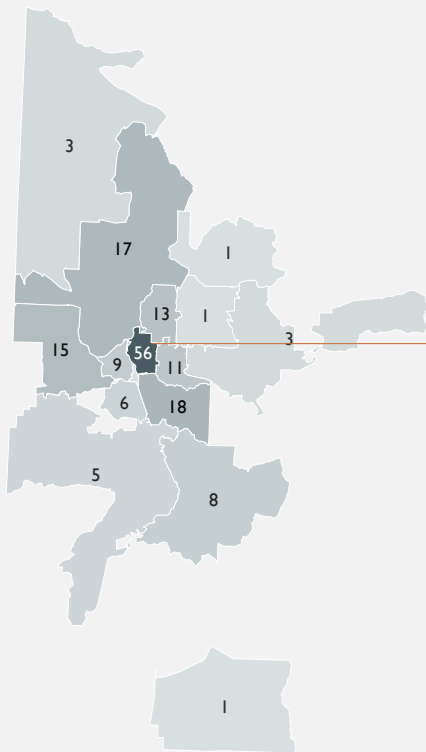
52

Most respondents reside in:

89512

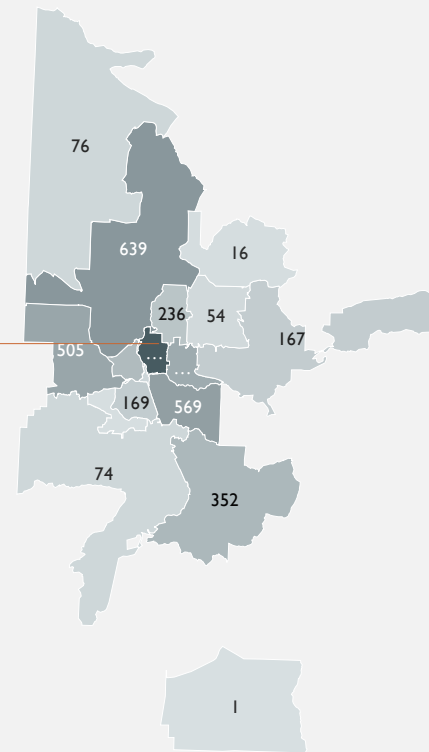
# GEOGRAPHIC SPREAD OF RESPONDENTS VS. RESIDENTS

Survey Respondents by Zip Code



Powered by Bing  
© TomTom

RHA Residents by Zip Code



Powered by Bing  
© TomTom

89512: 1178

## OVERALL THEMES

01

Transportation is a universal barrier for all activities and ages

02

Physical and mental health difficulties are major daily issues residents face

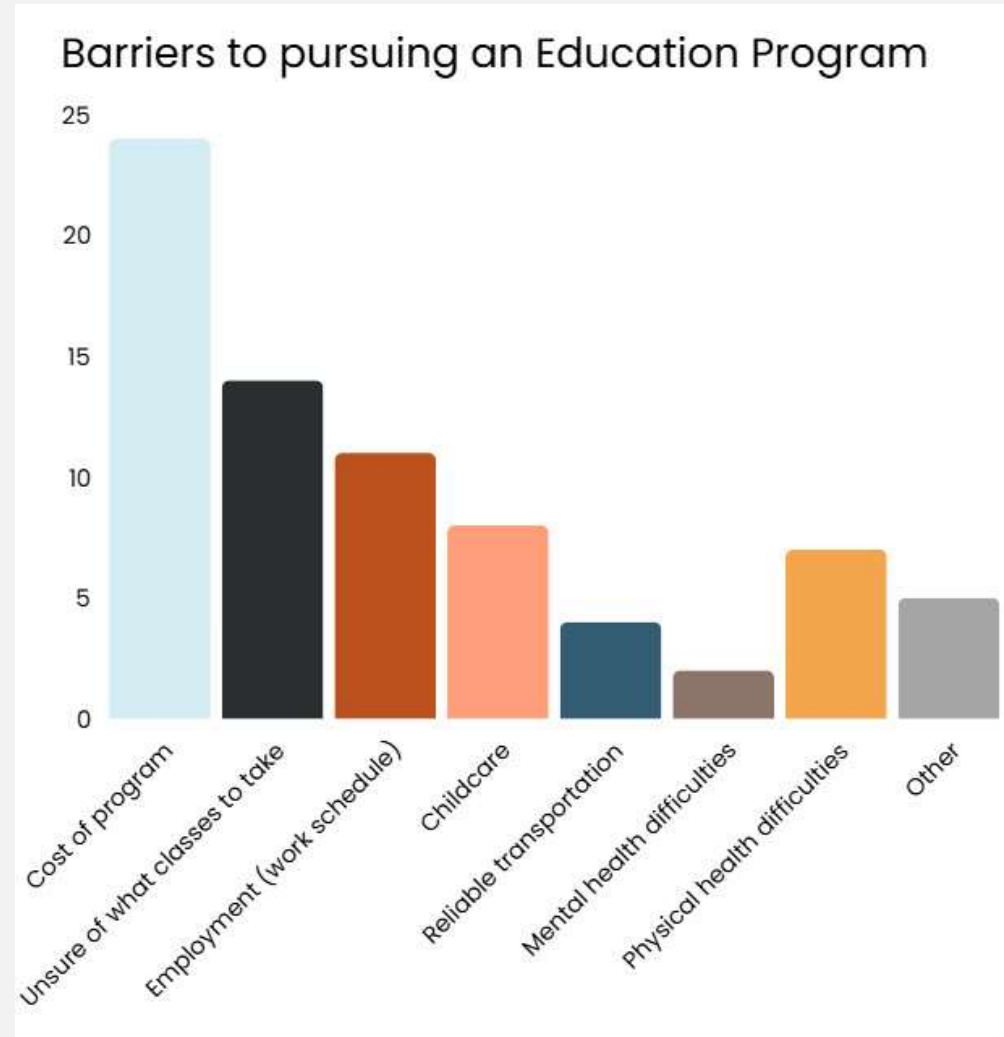
03

Nutrition/food related matters are top priorities of RHA residents

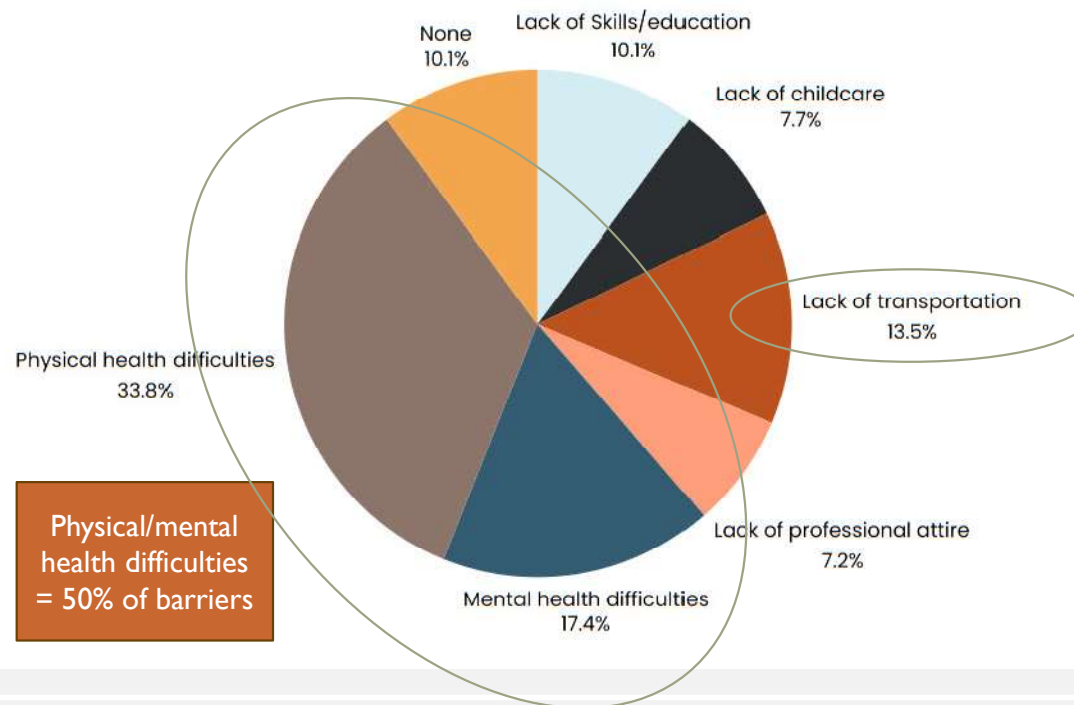


## BARRIERS TO EDUCATIONAL PROGRAM ENROLLMENT

- 22% want to be enrolled in a program
- 11% enrolled in a program currently



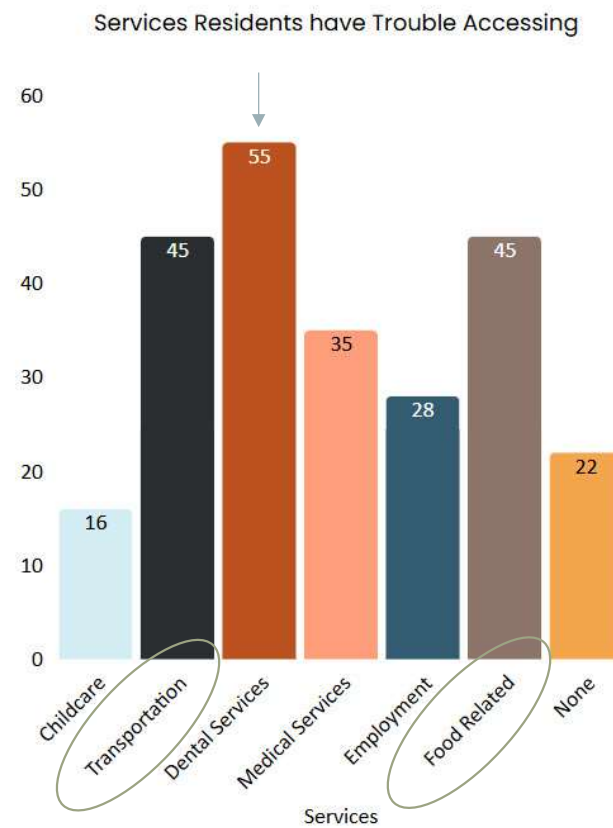
## Barriers to Employment



## BARRIERS TO EMPLOYMENT

- Differences between age groups
  - Physical health difficulties/age for 63+
  - Childcare and mental health difficulties for 23-62

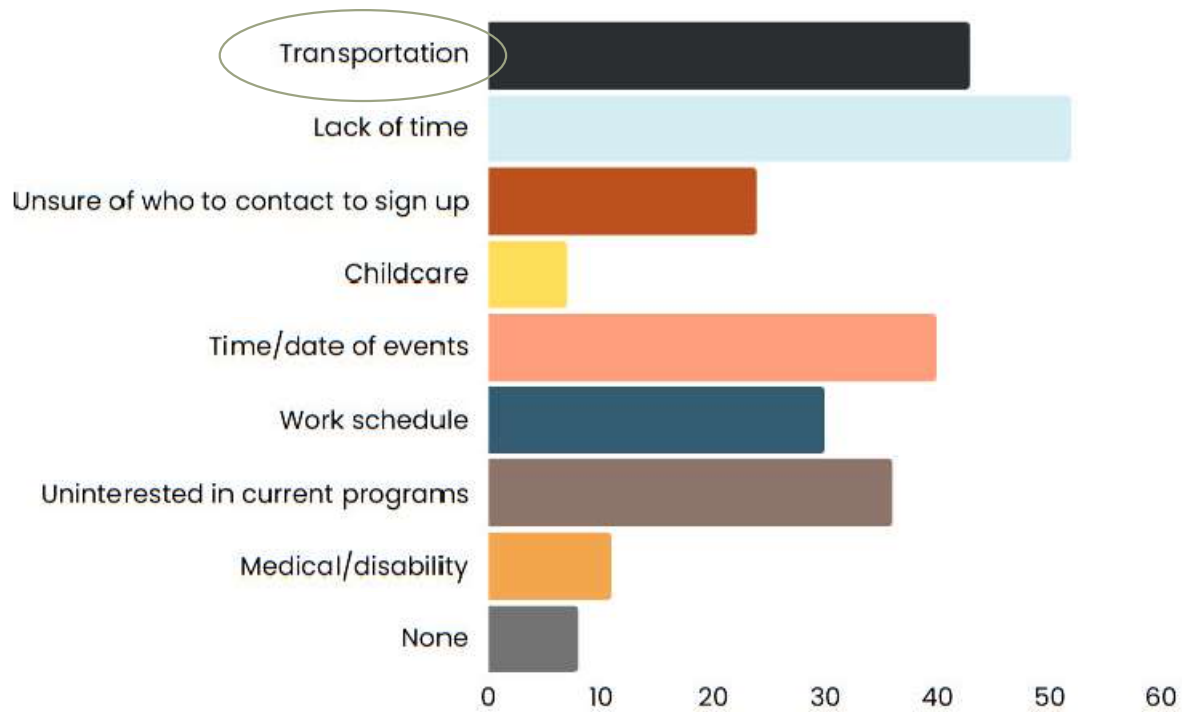
# SERVICES



## PRIORITIES OF RESIDENTS

1. Nutrition/food choice
2. Ability to budget/financial resources
3. Reliable transportation
4. Consistent employment
5. Mental health and wellness
6. Exercise and physical wellness
7. Yearly physicals and dental check-ups (preventive care)
8. Dependable access to hygiene products and clothing
9. Educational opportunities
10. Accessible childcare

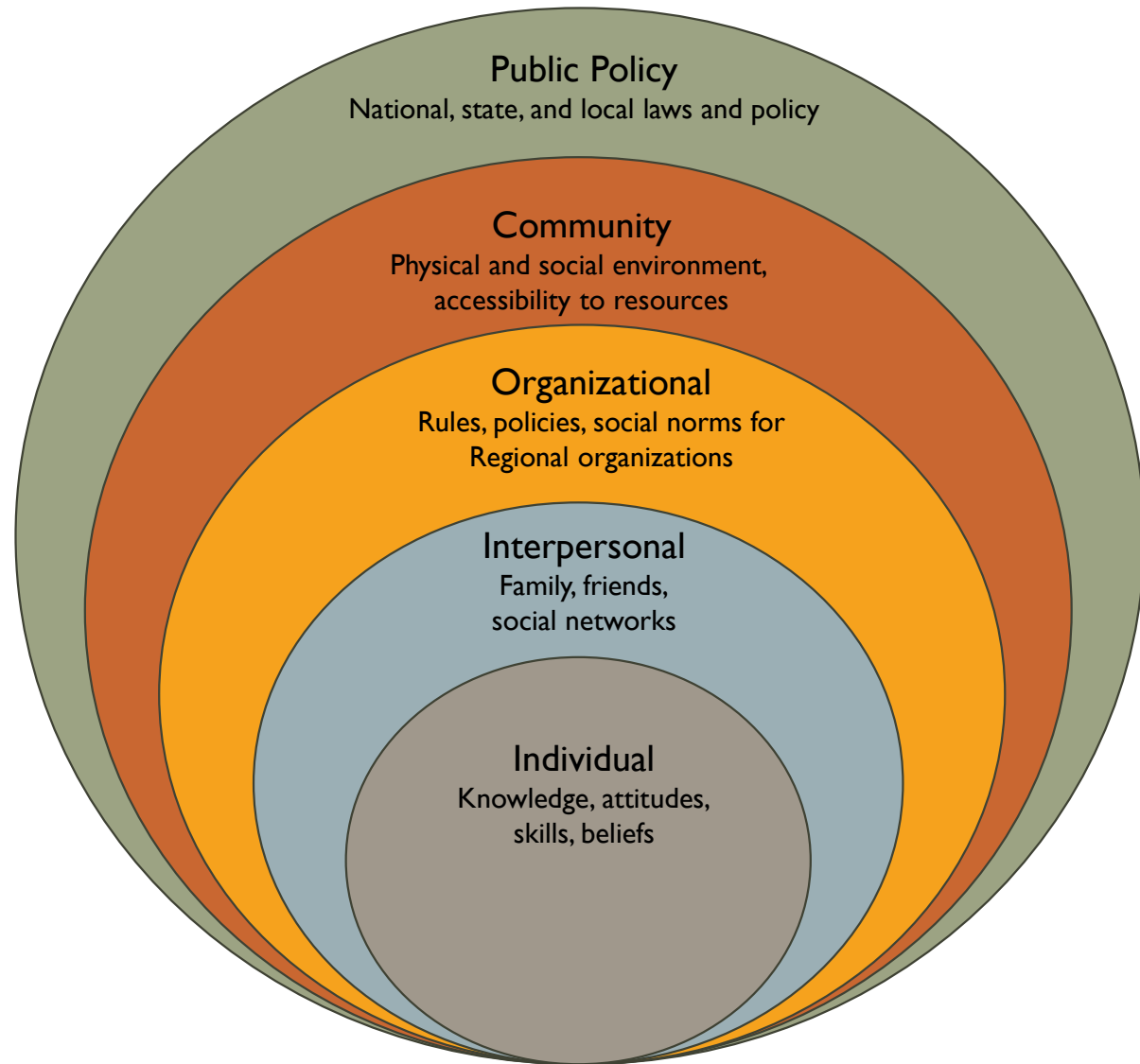
## Reasons residents are not participating in RHA programming



CURRENT  
PROGRAMMING

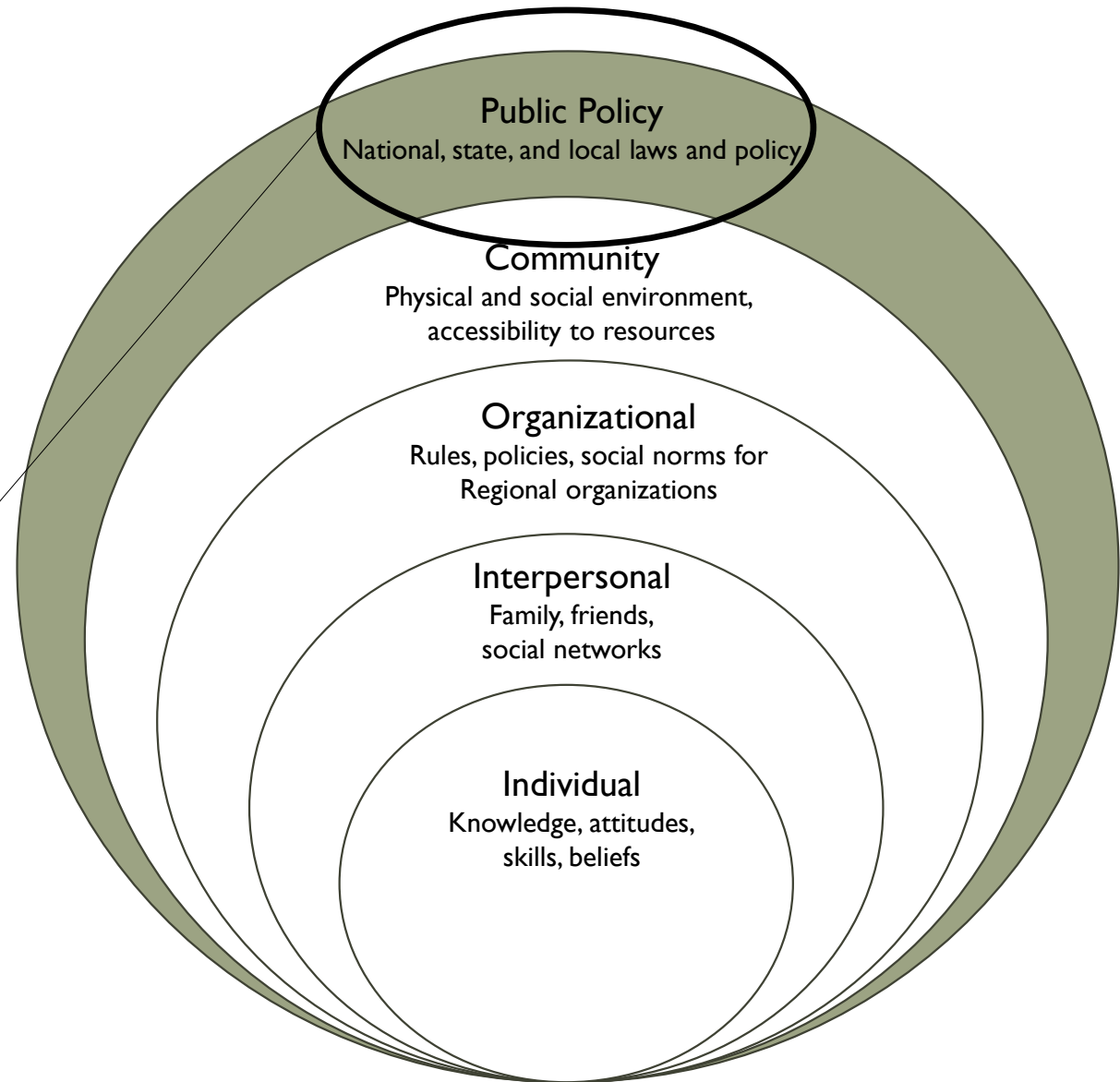
WHAT CAN WE DO ABOUT THIS?

# SOCIAL ECOLOGICAL MODEL



# PUBLIC POLICY

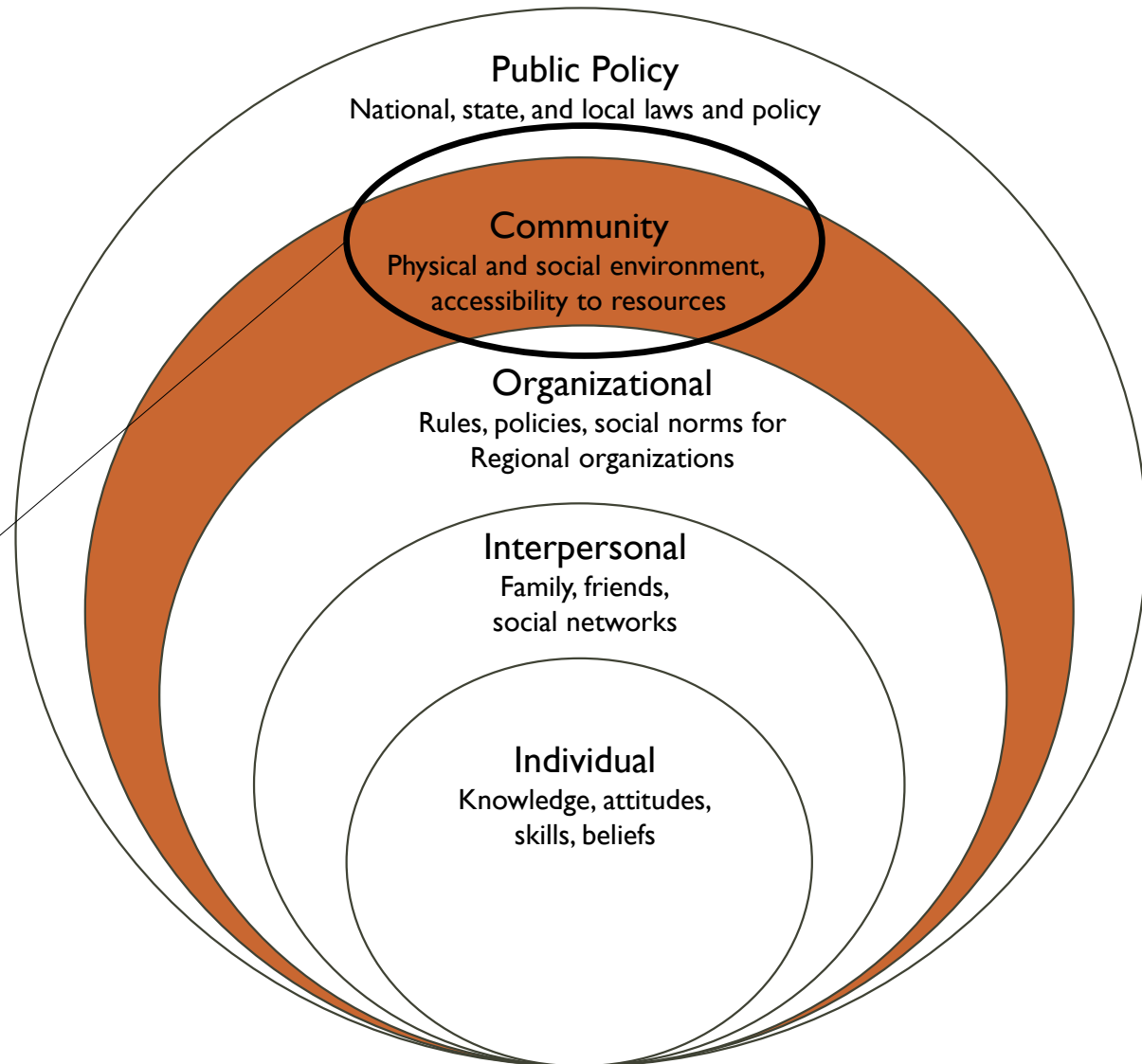
- ADVOCATE FOR FUNDING
- INCREASE COMMUNITY CAPACITY





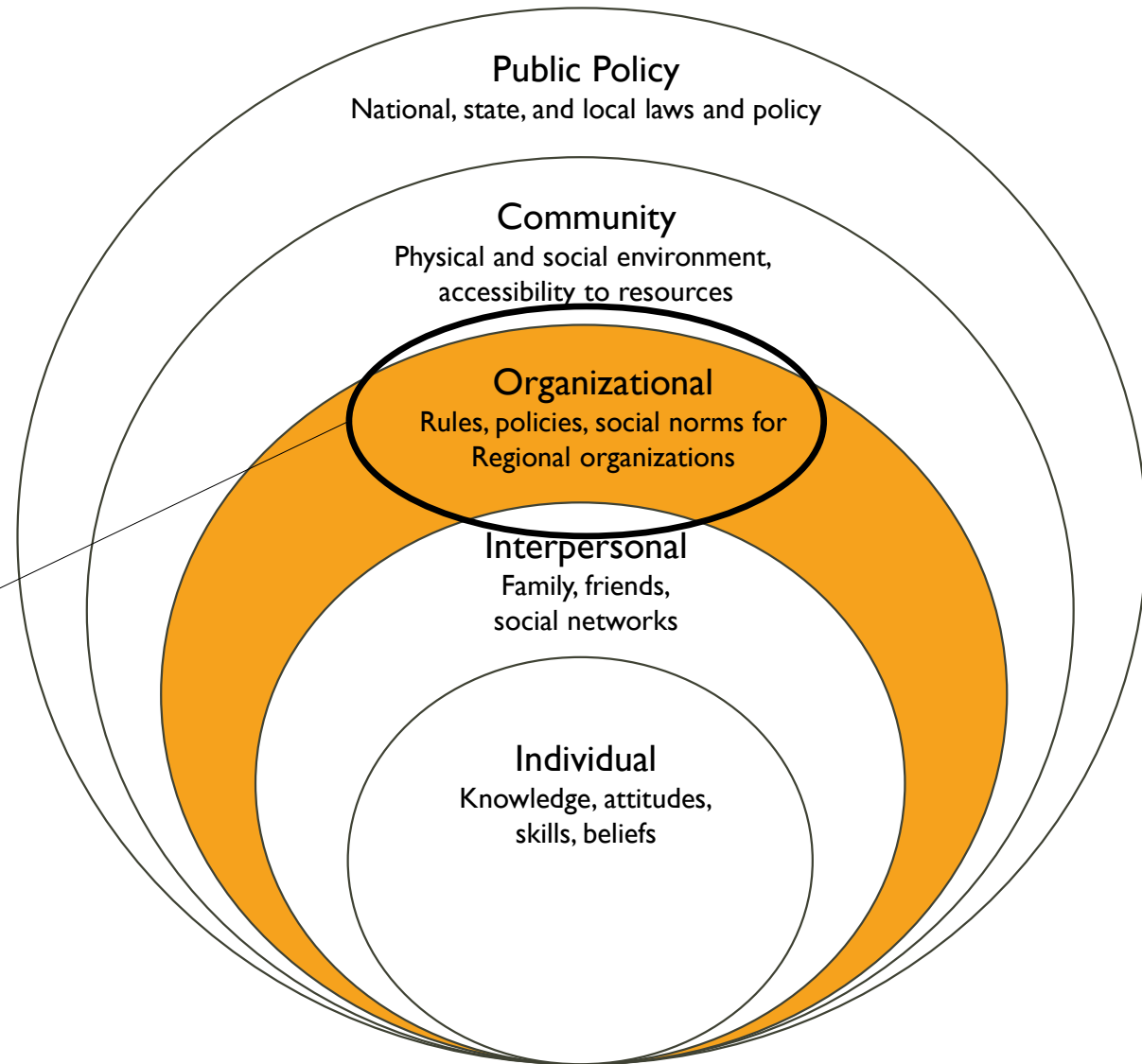
# COMMUNITY

- INCREASE AND IMPROVE COMMUNITY PARTNERSHIPS FOR SERVICE COORDINATION
- INCREASE COMMUNITY AWARENESS AND ADVOCACY FOR PERSONS WITH DISABILITIES



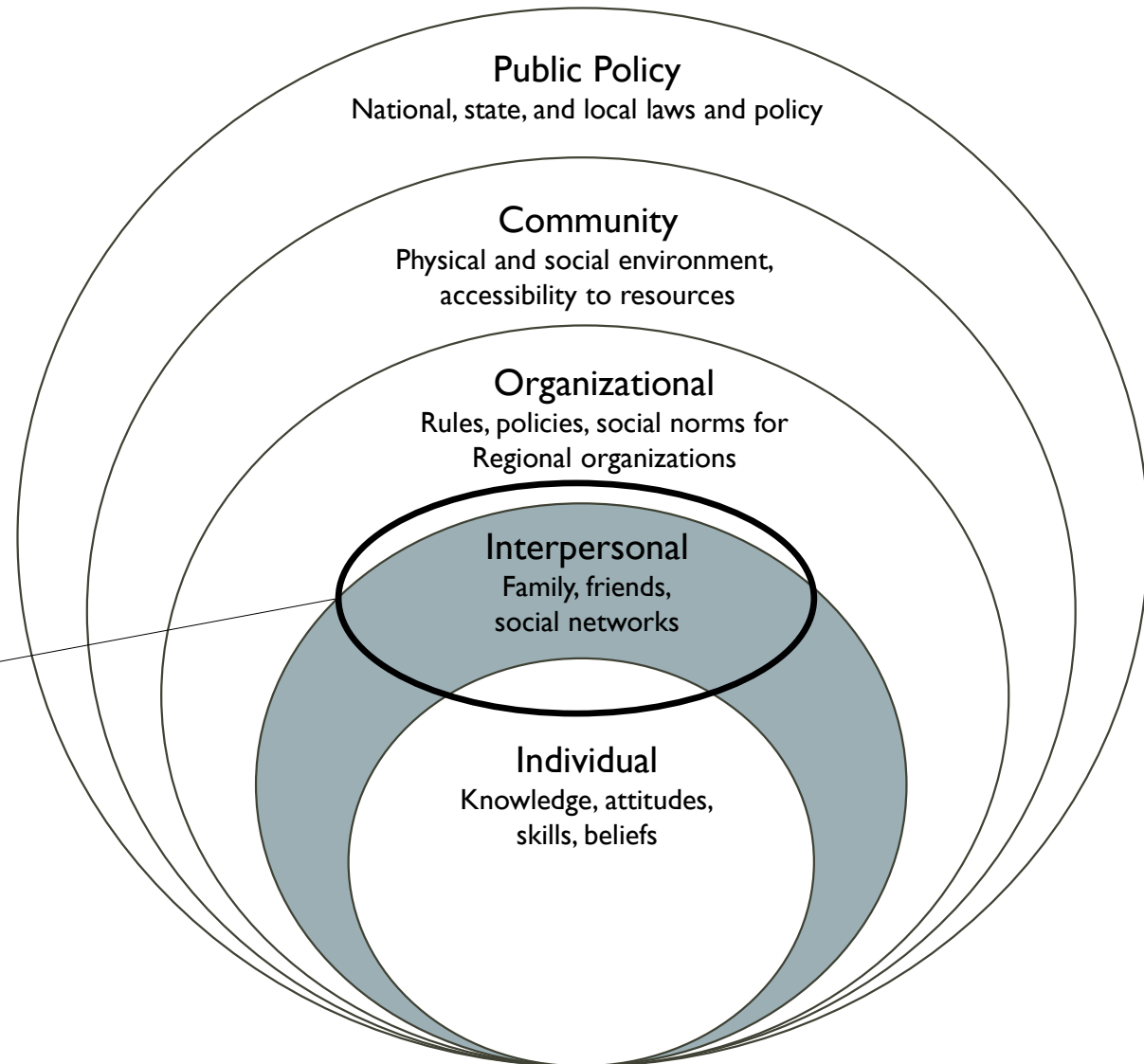
## ORGANIZATIONAL

- REFLECT ON OWN POLICIES, PROCEDURES, AND PAPERWORK TO ENSURE ACCESSIBILITY
- TAILOR EDUCATIONAL EVENTS TO PROMOTE COMMUNITY GROWTH



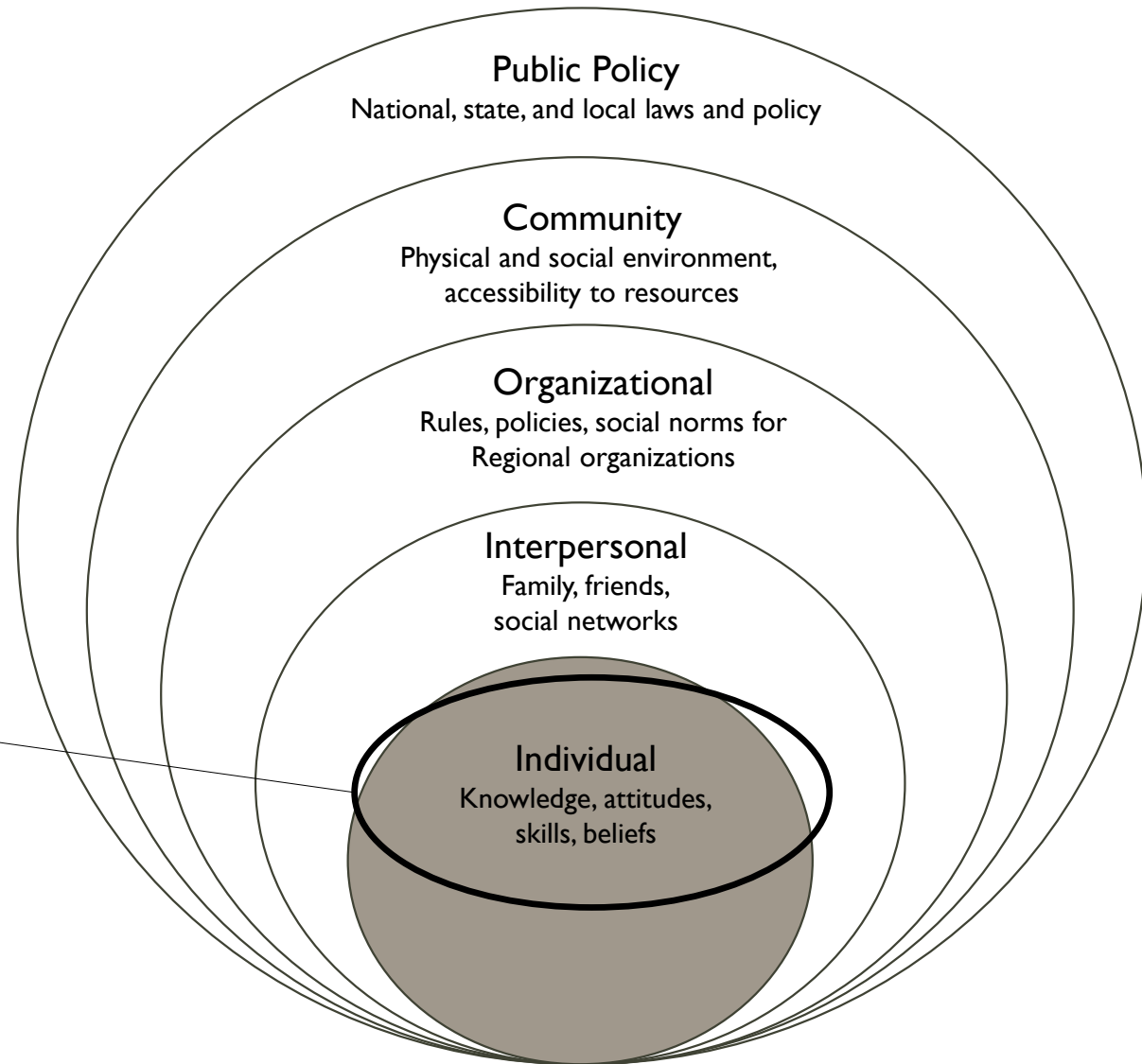
## INTERPERSONAL

- PROMOTION OF RESIDENT NETWORKING, INCREASE COMMUNITY INDEPENDENCE
- INCREASE OPPORTUNITY FOR COMMUNITY NETWORKING, PROMOTE COORDINATION OF OWN SERVICES



## INDIVIDUAL

- IMPROVE RESIDENTS' PERSONAL KNOWLEDGE, BELIEFS, ATTITUDES AND SKILLS
- UTILIZE A HOLISTIC APPROACH WHEN WORKING WITH RESIDENTS



## ACTIONABLE NEXT STEPS



Advocate for increased funding for the programs that impact RHA clients



Increase and strengthen community partnerships



Evaluate RHA's own policies, paperwork, procedures, and verbiage to ensure accessibility



Increase networking and workshop opportunities with different days, times, and modes of participation

## WHAT HAVE WE STARTED TO DO?



Disseminate the information



Meet with departments to identify areas for improvement



Resident Services: 5-part evaluation series



Refine survey outreach methods

## EVALUATION PLAN

Annual resident  
surveys

Data  
collection  
only

Needs Assessment  
report every 3  
years

Full report  
with extensive  
data analysis

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 12**

**July 22, 2025**

SUBJECT: Additional Items

FROM: Executive Director

RECOMMENDATION: For Possible Action

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Additional Items:

- a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
- b) Reports on conferences and training. (Discussion)
- c) Old and New Business. (Discussion)
- d) Request for Future Agenda Topics (Discussion)
- e) Schedule of next meetings. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, August 26, 2025, and Tuesday, September 23, 2025. (For Possible Action)