

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 1

July 22, 2025

SUBJECT: Approval of the Agenda.

FROM: Executive Director

RECOMMENDATION: For Possible Action

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@renoaha.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.

AGENDA

- 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 83rd 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 83rd 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.

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 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

*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

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:**

Programs	Amount
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

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
TOTAL	\$38,005.00

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 22nd 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
TOTAL	\$3,321.00

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 22nd 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>
Total	\$10,519.84

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	\$549.96	Rent,Damage,Utilities,Late
Total:		<u>\$3,932.01</u>	
Tom Sawyer Village			
	102216/38735	\$2,338.80	Rent,Damage,Utilities,Late
Total:		<u>\$2,338.80</u>	
Silverada Manor			
Total:		<u>\$0.00</u>	
Stead Manor			
	106457/32641	\$534.09	Damage,Utilities,Late
Total:		<u>\$534.09</u>	
Hawkview			
Total:		<u>\$0.00</u>	
Essex Manor			
	109602/55990	\$285.02	Rent,Damage,late
Total:		<u>\$285.02</u>	
McGraw			
	118755/46348	\$428.57	Damage,Utilities
Total:		<u>\$428.57</u>	
Myra Birch Manor			
	110418/105792	\$2,731.01	Damage,Utilities
	110434/25678	\$270.34	Utilities
Total:		<u>\$3,001.35</u>	
Grand Total Public Housing			<u>\$10,519.84</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 22th 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>
Total	\$20,889.33

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

	<u>Unit / Client Number</u>	<u>Amount</u>	<u>Composition of Charges</u>
410 Oliver Montello			
Total:		<u>\$0.00</u>	
414 GNPR			
	414007/960468	\$249.18	Utilities,Late
Total:		<u>\$249.18</u>	
430 D & K Horizons			
Total:		<u>\$0.00</u>	
530 WJW			
Total:		<u>\$0.00</u>	
514 Silver Sage Court			
Total:		<u>\$0.00</u>	
515 Yorkshire Terrace			
	515003/00063	\$2,386.69	Rent,Damage,Utilities,Late
	515018/00078	\$710.85	Damage
Total:		<u>\$3,097.54</u>	
508 Sage			
Total:		<u>\$0.00</u>	
531 Silverada			
	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: \$0.00

411 Good Neighbor

Total: \$0.00

412 NSP1

Total: \$0.00

507 Carville Court

Total: \$0.00

750 NSP2

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

416 NSP3

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

509 Pilgrims

Total: \$0.00

520 Donation

Total: \$0.00

Grand Total Unaided Properties

\$20,889.33

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 22th 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 22nd 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:

CHAIRPERSON

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: _____

City of Reno housing Authority	Modernization Project Number: 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)

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

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:

CHAIRPERSON

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

**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:

CHAIRPERSON

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.

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:

Table with 2 columns: Description (A-E) and Amount (\$). Rows include Funds Approved, Funds Disbursed, Funds Expended, Amount to be Recaptured, and Excess of Funds Disbursed.

- 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) 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:

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

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 5

July 22, 2025

SUBJECT: Executive Director/Secretary's Report.

FROM: Executive Director

RECOMMENDATION: Discussion

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 12th and 19th. 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

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 7/1/25	Percent Leased	Vouchers Issued Not Yet Leased
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

Number HQS Inspections Conducted	June 2025	215
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Homeless Prevention Program

Total Funding Awarded	Total Assistance Approved as of 7/1/25	Number of Households Approved as of 7/1/25	Percent Funding Spent
\$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

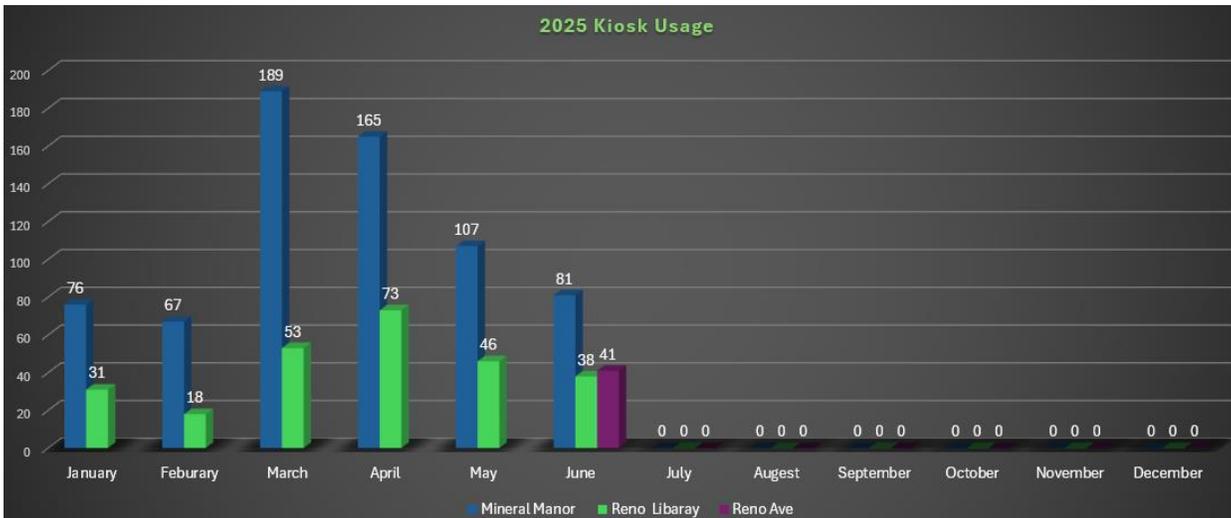
- Diligent Community/BoardDoc project is underway.

“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 Manger 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

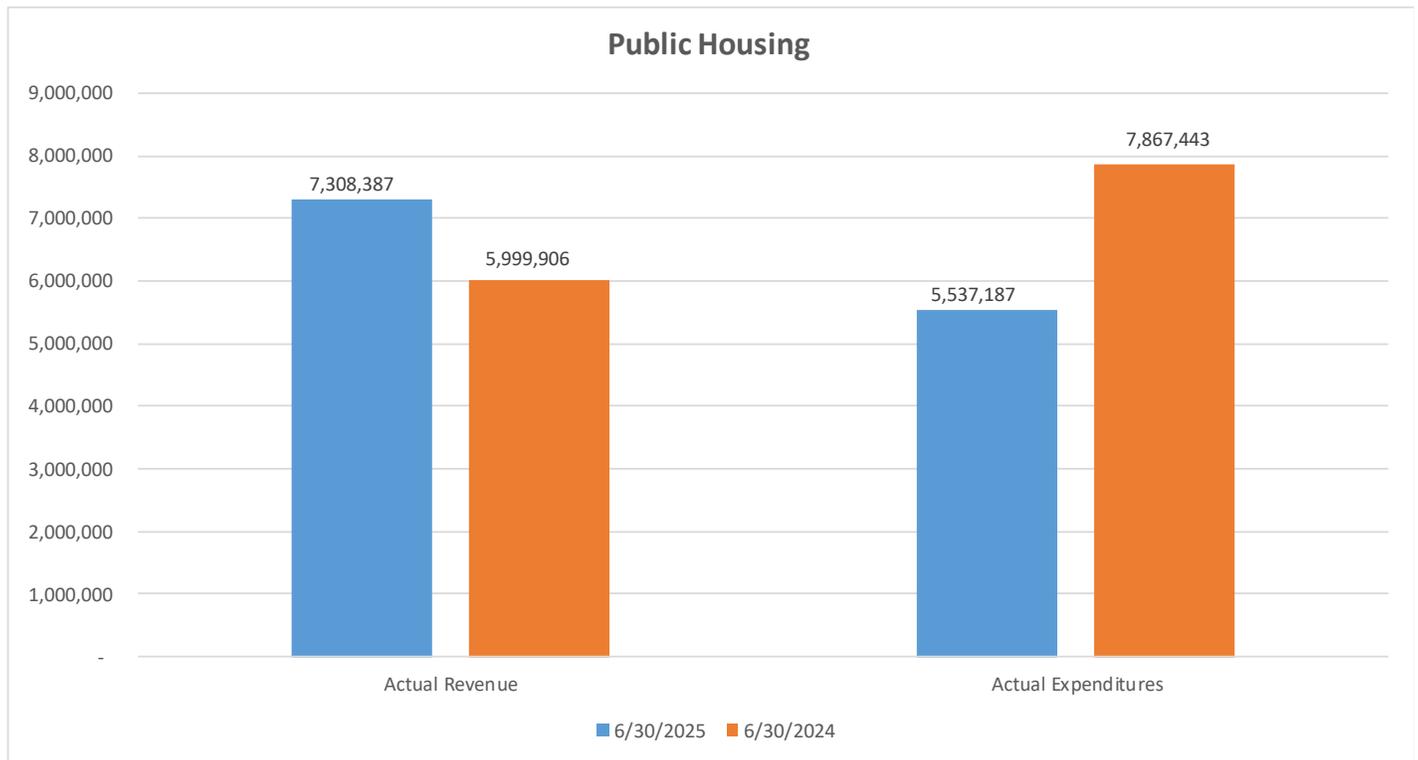
No legal updates.

I. Financials

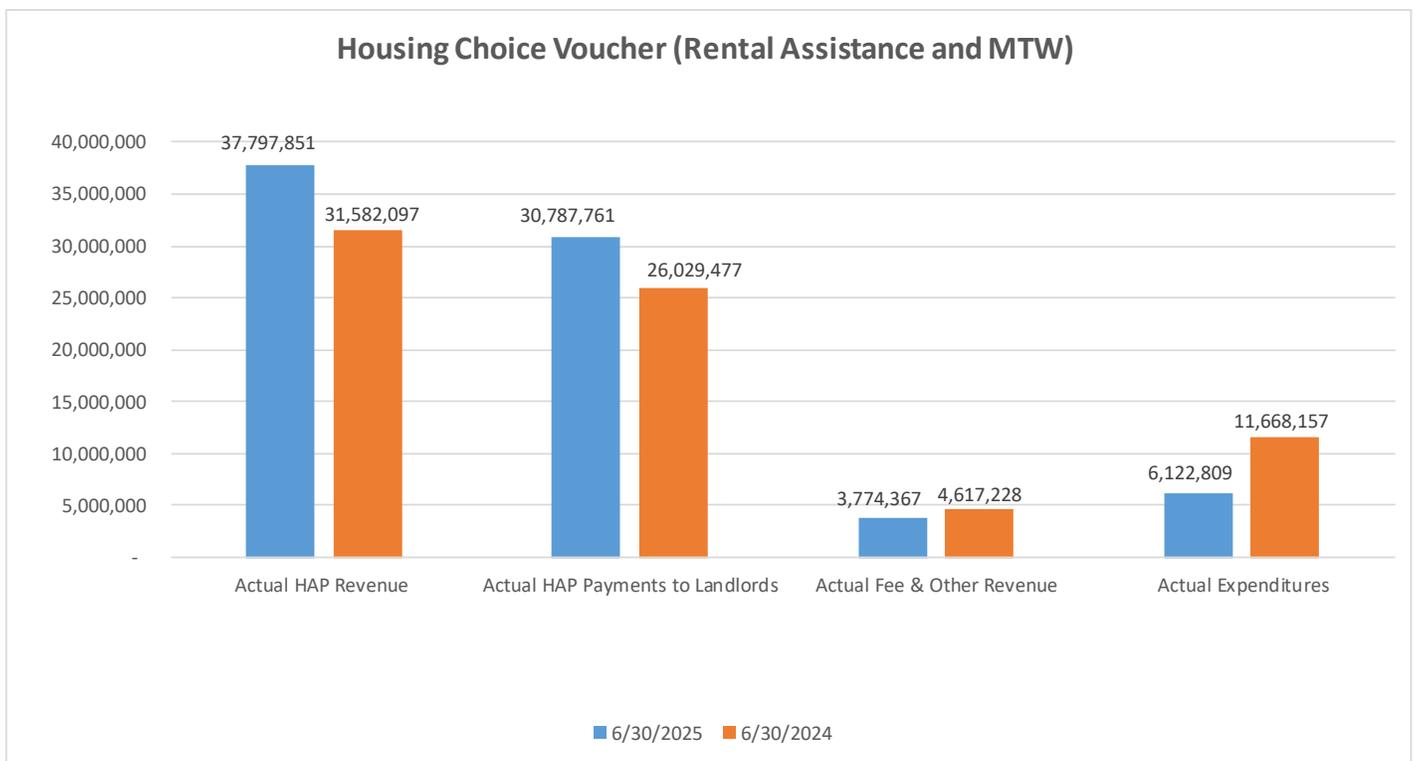
See attached graphics on the following pages.

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

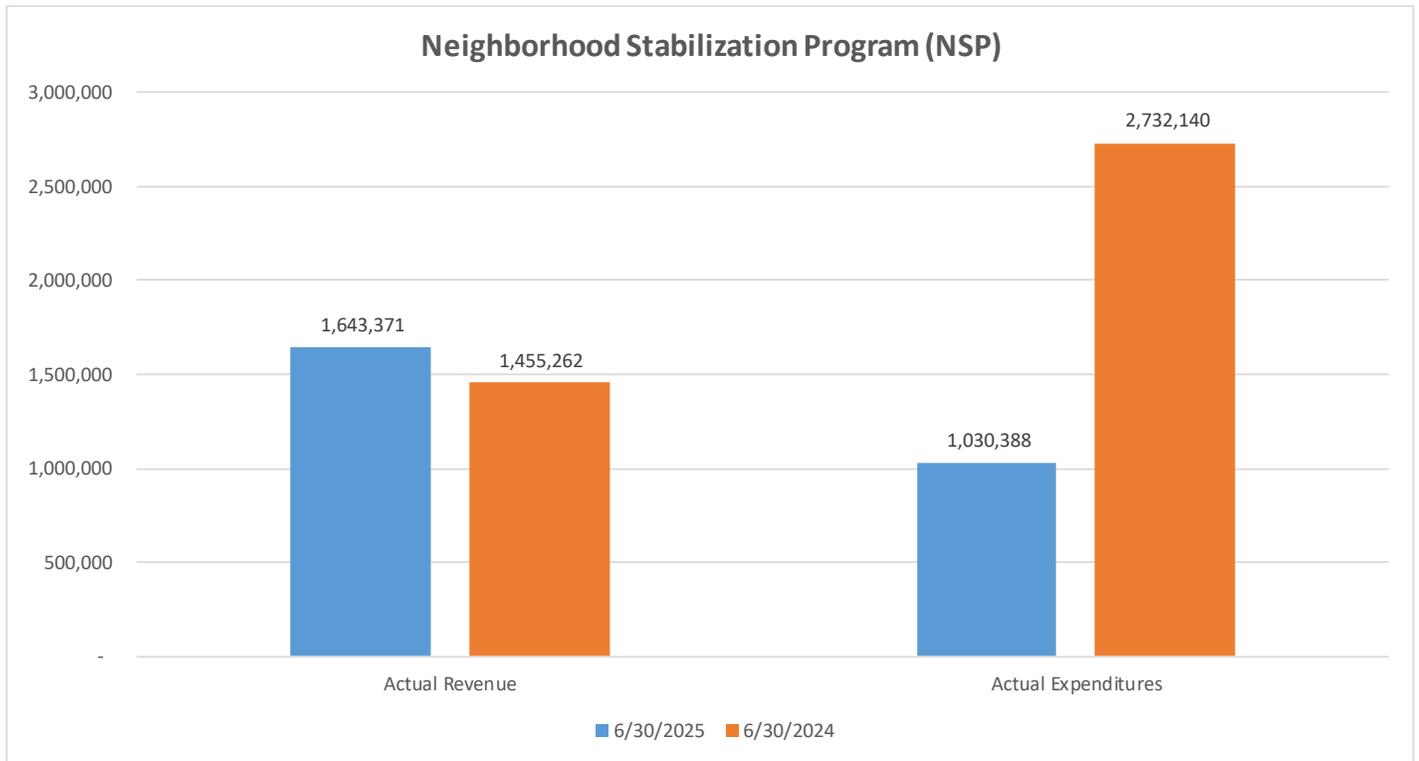
Public Housing	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual Revenue	7,308,387	5,999,906	1,308,480	21.81%
Budgeted Revenue	4,763,121	5,284,379	(521,258)	-9.86%
Actual Expenditures	5,537,187	7,867,443	(2,330,257)	-29.62%
Budgeted Expenditures	5,174,605	6,612,593	(1,437,987)	-21.75%
Actual Surplus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



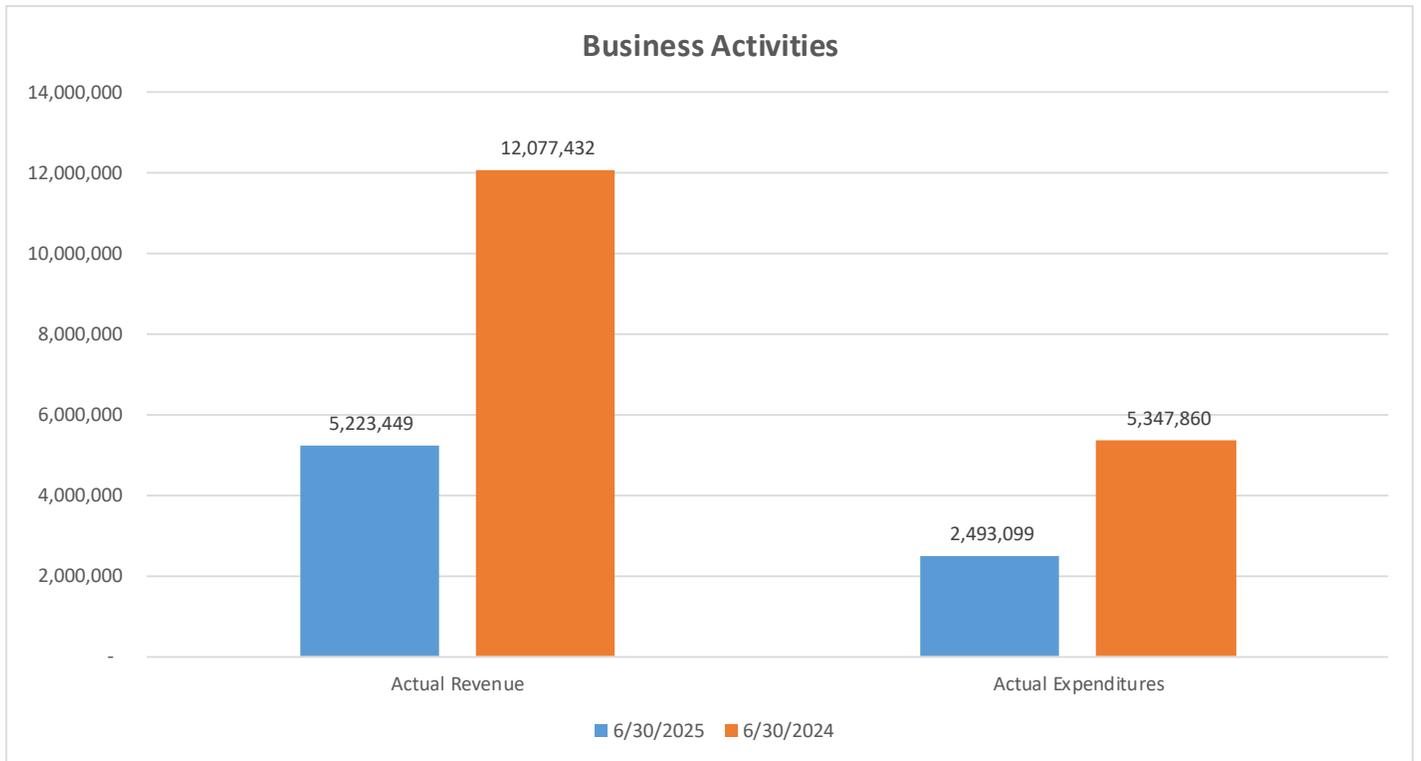
Housing Choice Voucher (Rental Assistance and MTW)	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual HAP Revenue	37,797,851	31,582,097	6,215,754	19.68%
Budgeted HAP Revenue	28,272,661	27,950,167	322,494	1.15%
Actual HAP Payments to Landlords	30,787,761	26,029,477	4,758,284	18.28%
Budgeted HAP Payments 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%



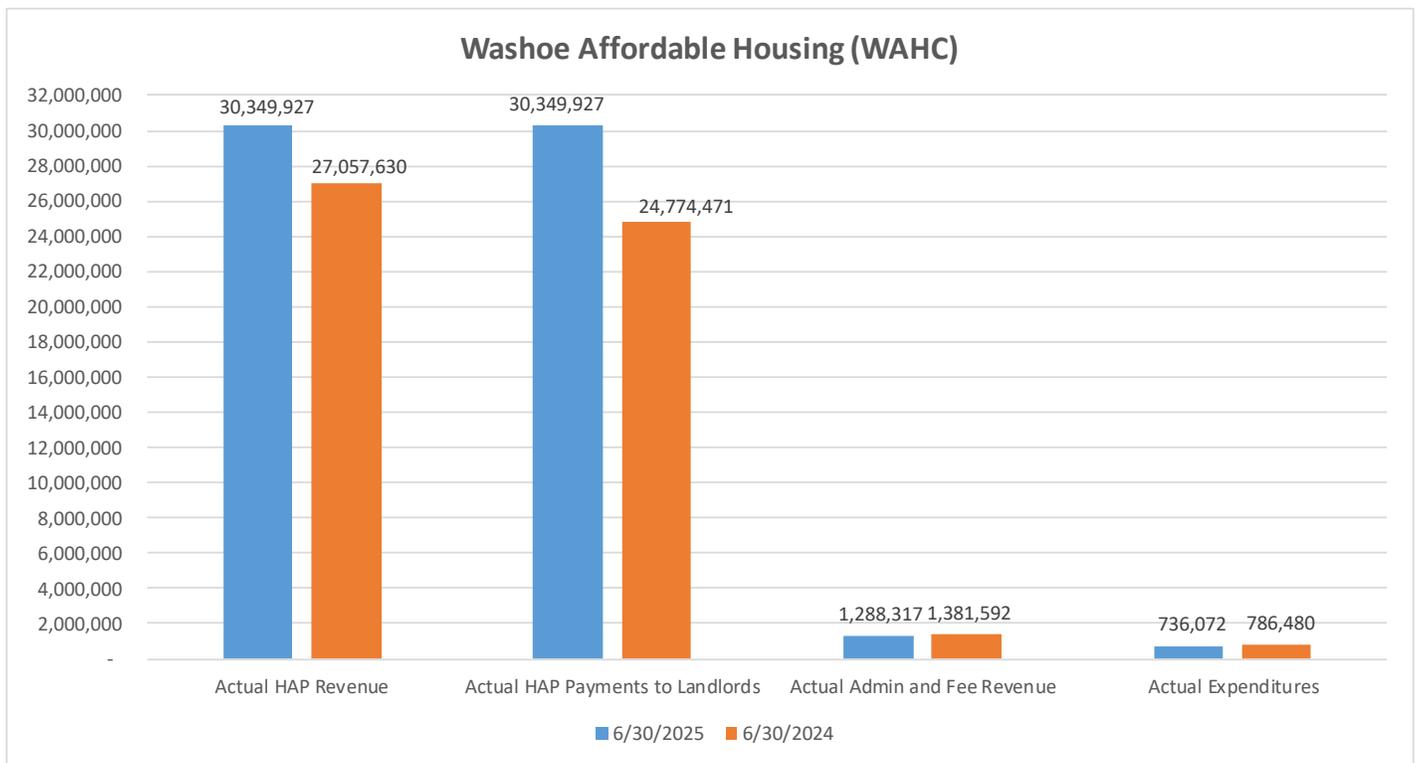
Neighborhood Stabilization Program (NSP)	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual Revenue	1,643,371	1,455,262	188,110	12.93%
Budgeted Revenue	1,456,494	1,412,088	44,406	3.14%
Actual Expenditures	1,030,388	2,732,140	(1,701,752)	-62.29%
Budgeted Expenditures	981,130	839,986	141,144	16.80%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



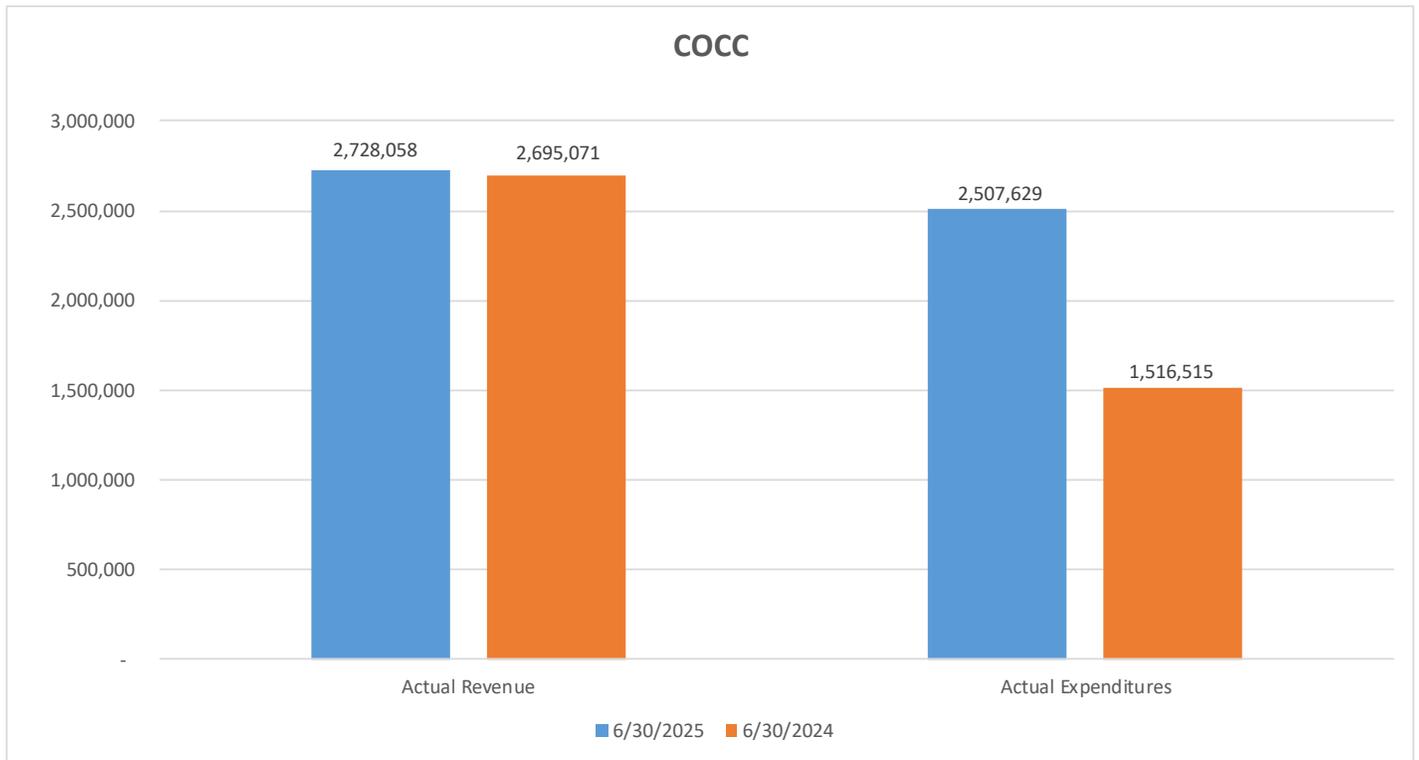
Business Activities+B126:F154B126:	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual Revenue	5,223,449	12,077,432	(6,853,983)	-56.75%
Budgeted Revenue	4,354,338	3,965,928	388,410	9.79%
Actual Expenditures	2,493,099	5,347,860	(2,854,761)	-53.38%
Budgeted Expenditures	2,344,197	1,693,080	651,117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



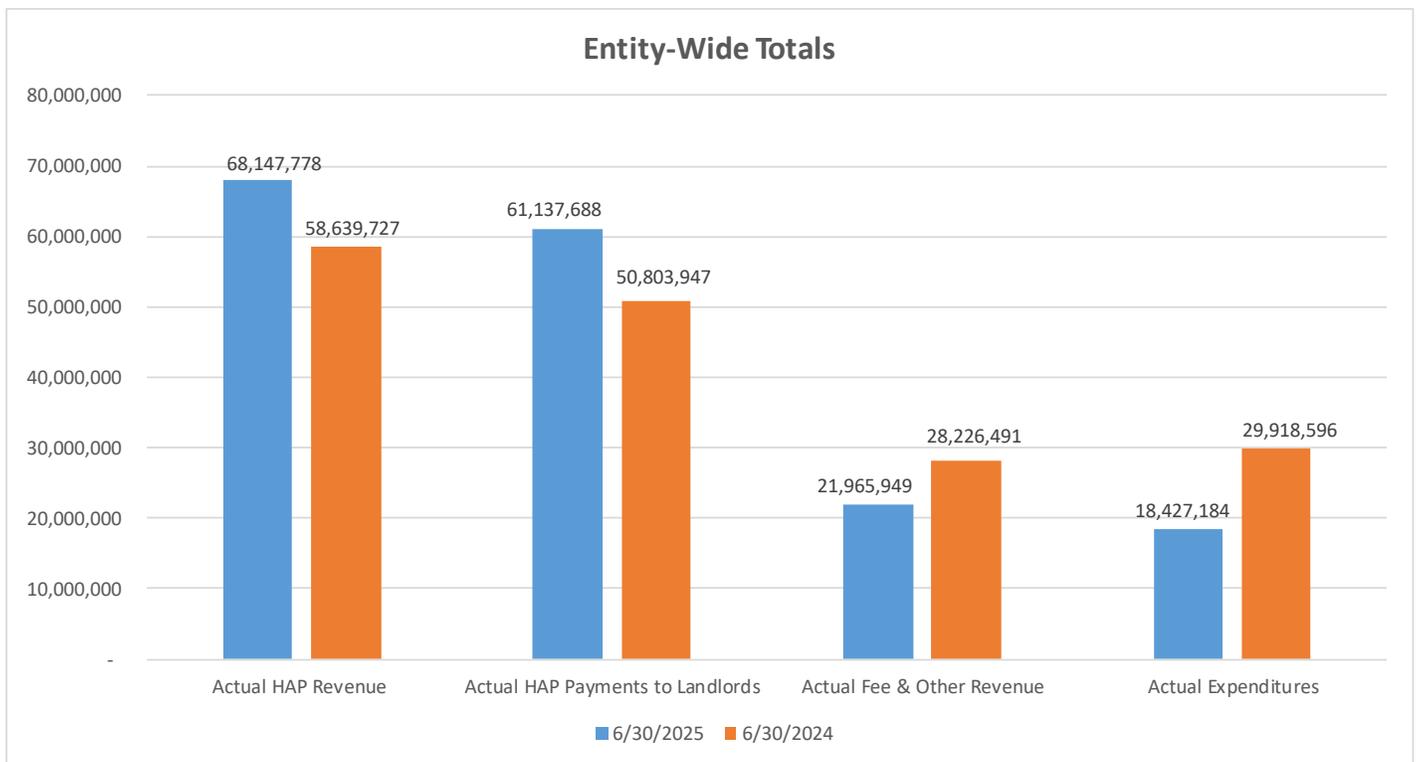
Washoe Affordable Housing (WAHC)	6/30/2025	6/30/2024	Variance	Variance Percentage
Actual HAP Revenue	30,349,927	27,057,630	3,292,296	12.17%
Budgeted HAP Revenue	26,338,607	26,815,888	(477,281)	-1.78%
Actual HAP Payments to Landlords	30,349,927	24,774,471	5,575,456	22.50%
Budgeted HAP Payments to Landlords	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.¹ 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,

¹ “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.²
 - **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.³
 - **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.

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

³ 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, In.
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 (EPPN) 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>EPPN</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 EPPN’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 83rd State of Nevada legislative session.

FROM: Executive Director

RECOMMENDATION: For Possible Action

Background

Assembly Bill 103 (AB103) as enrolled was approved in the 83rd 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 83RD 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:

CHAIRPERSON

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 83rd State of Nevada legislative session.

FROM: Executive Director

RECOMMENDATION: For Possible Action

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

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

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

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	14,300
Persons under 18	21.5%	20.4%	19.2%
Persons over 65	17.4%	18.3%	19.2%
Female	49.2%	50.8%	63.1%
Male	50.8%	49.2%	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

63.1% of RHA residents identify as female

19.2% of RHA residents identify as Black

Nevada: \$75,561

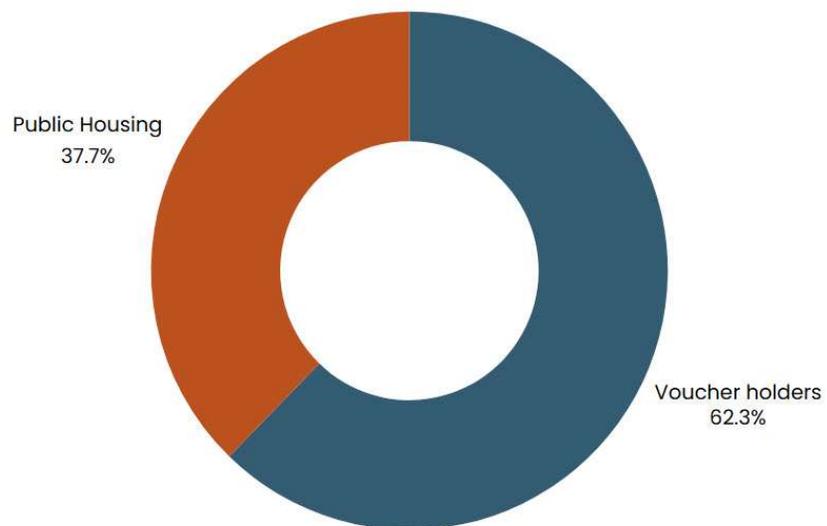
Washoe County: \$85,600

RHA: \$11,966

Sources: US Census Bureau, RHA data

RESPONDENT STATISTICS

Respondents by RHA Program



Average age of respondents:

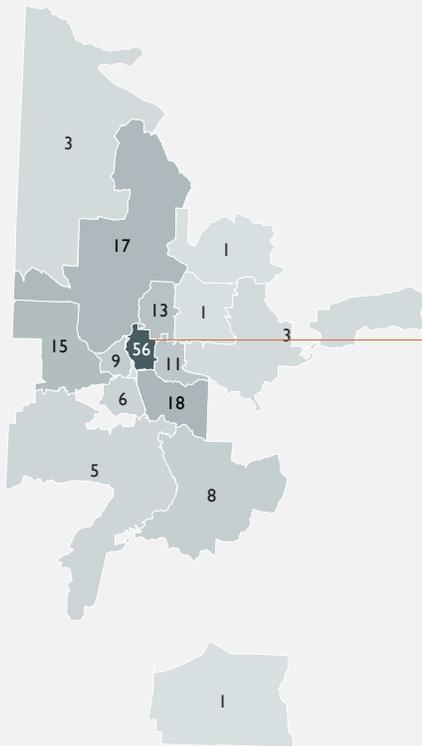
52

Most respondents reside in:

89512

GEOGRAPHIC SPREAD OF RESPONDENTS VS. RESIDENTS

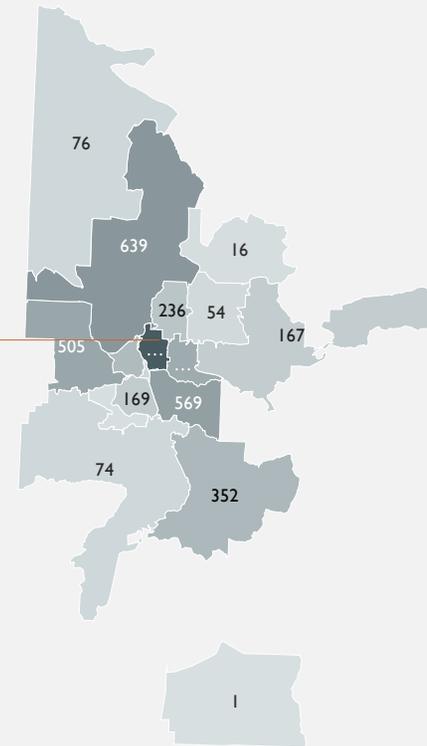
Survey Respondents by Zip Code



89512

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© TomTom

RHA Residents by Zip Code



89512: 1178

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OVERALL THEMES

01

Transportation is a universal barrier for all activities and ages

02

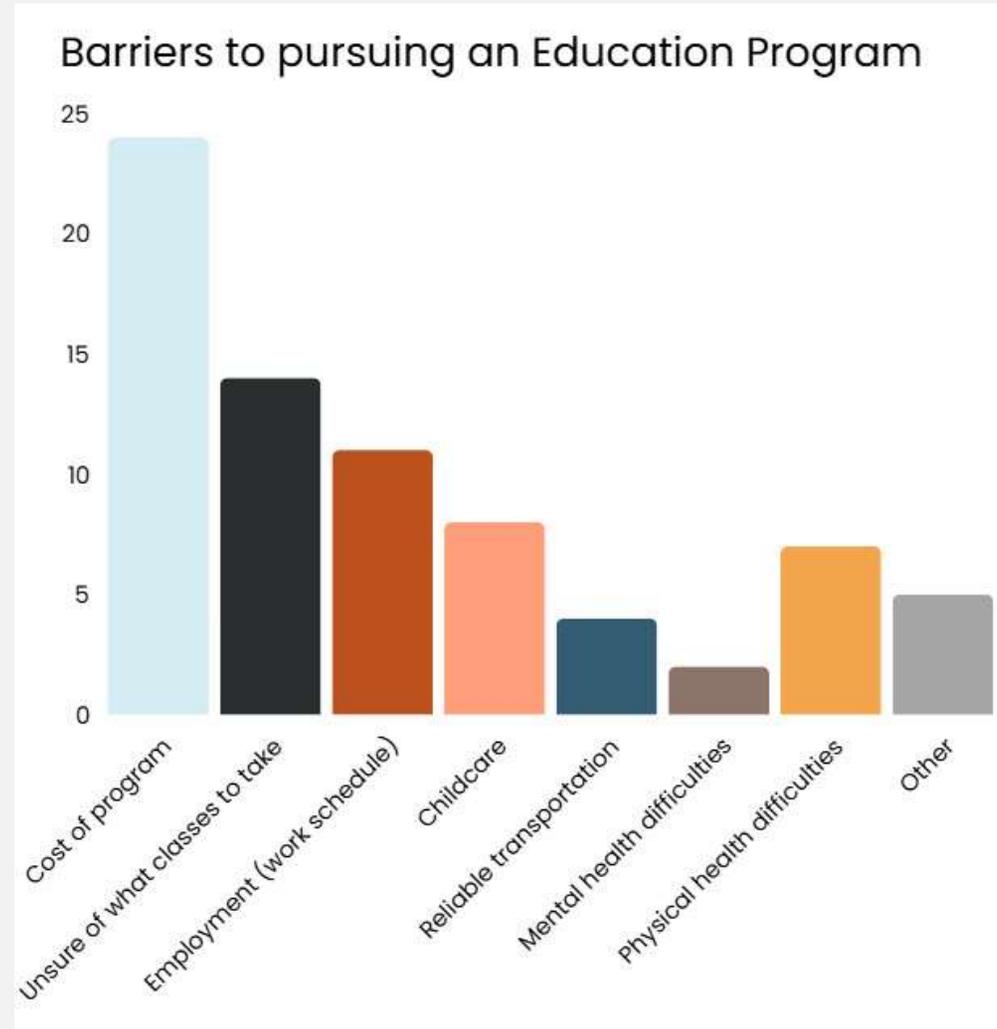
Physical and mental health difficulties are major daily issues residents face

03

Nutrition/food related matters are top priorities of RHA residents

BARRIERS TO EDUCATIONAL PROGRAM ENROLLMENT

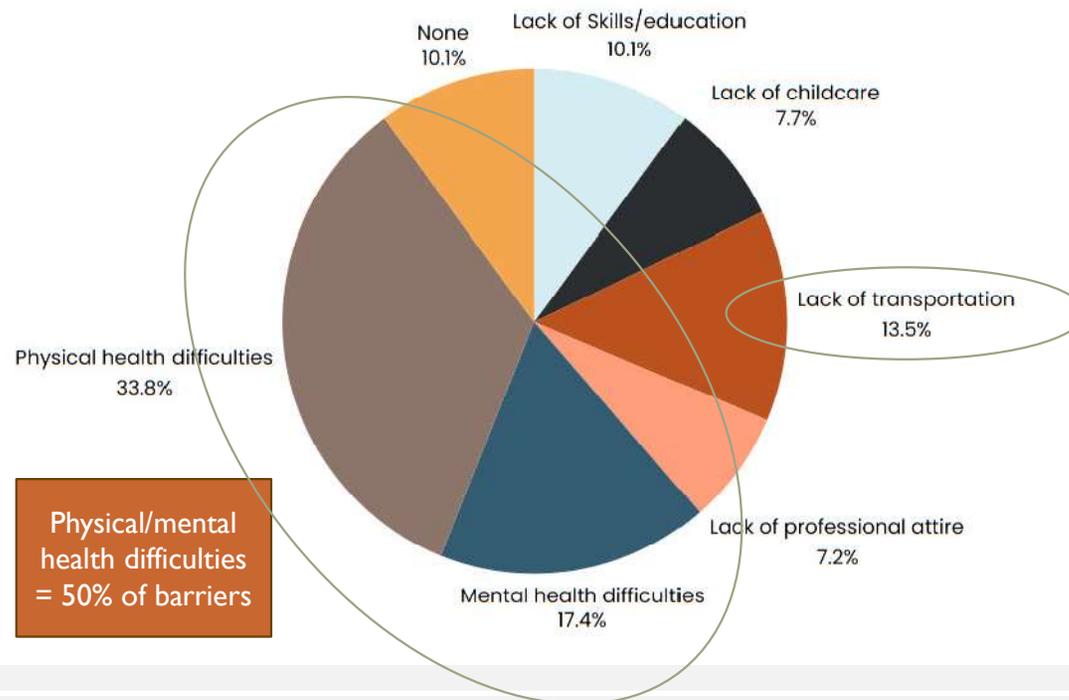
- 22% want to be enrolled in a program
- 11% enrolled in a program currently



BARRIERS TO EMPLOYMENT

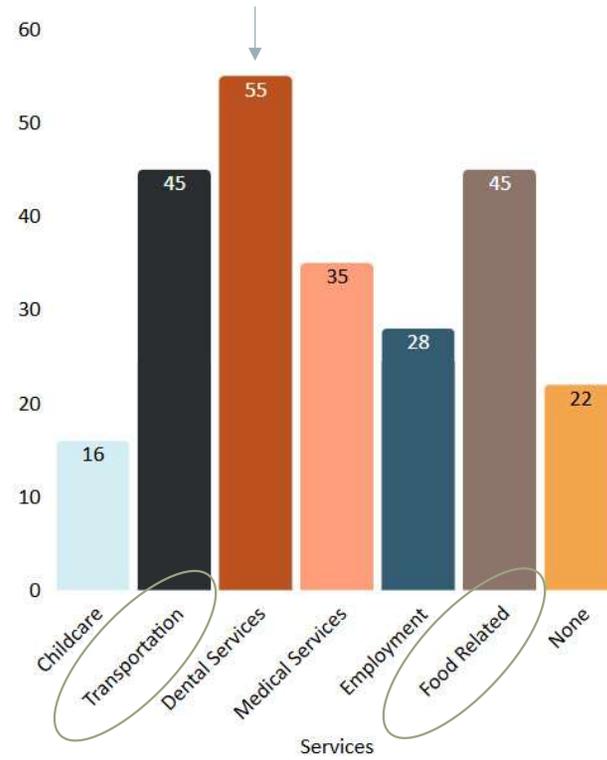
- Differences between age groups
 - Physical health difficulties/age for 63+
 - Childcare and mental health difficulties for 23-62

Barriers to Employment



SERVICES

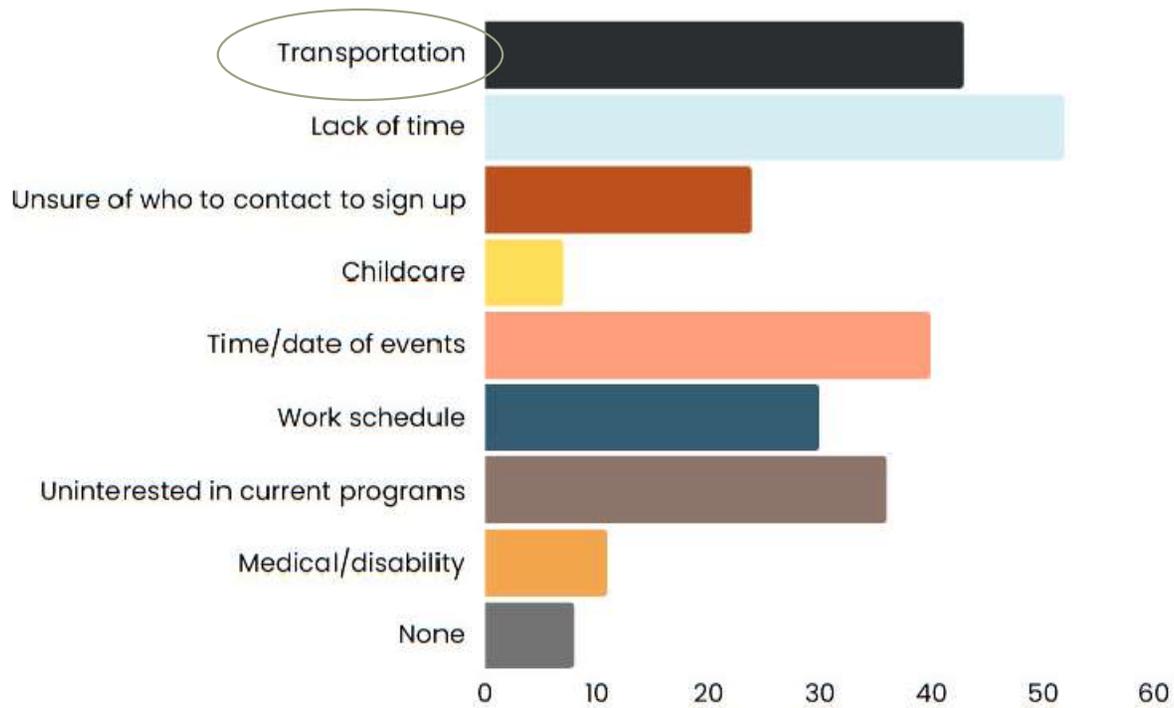
Services Residents have Trouble Accessing



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

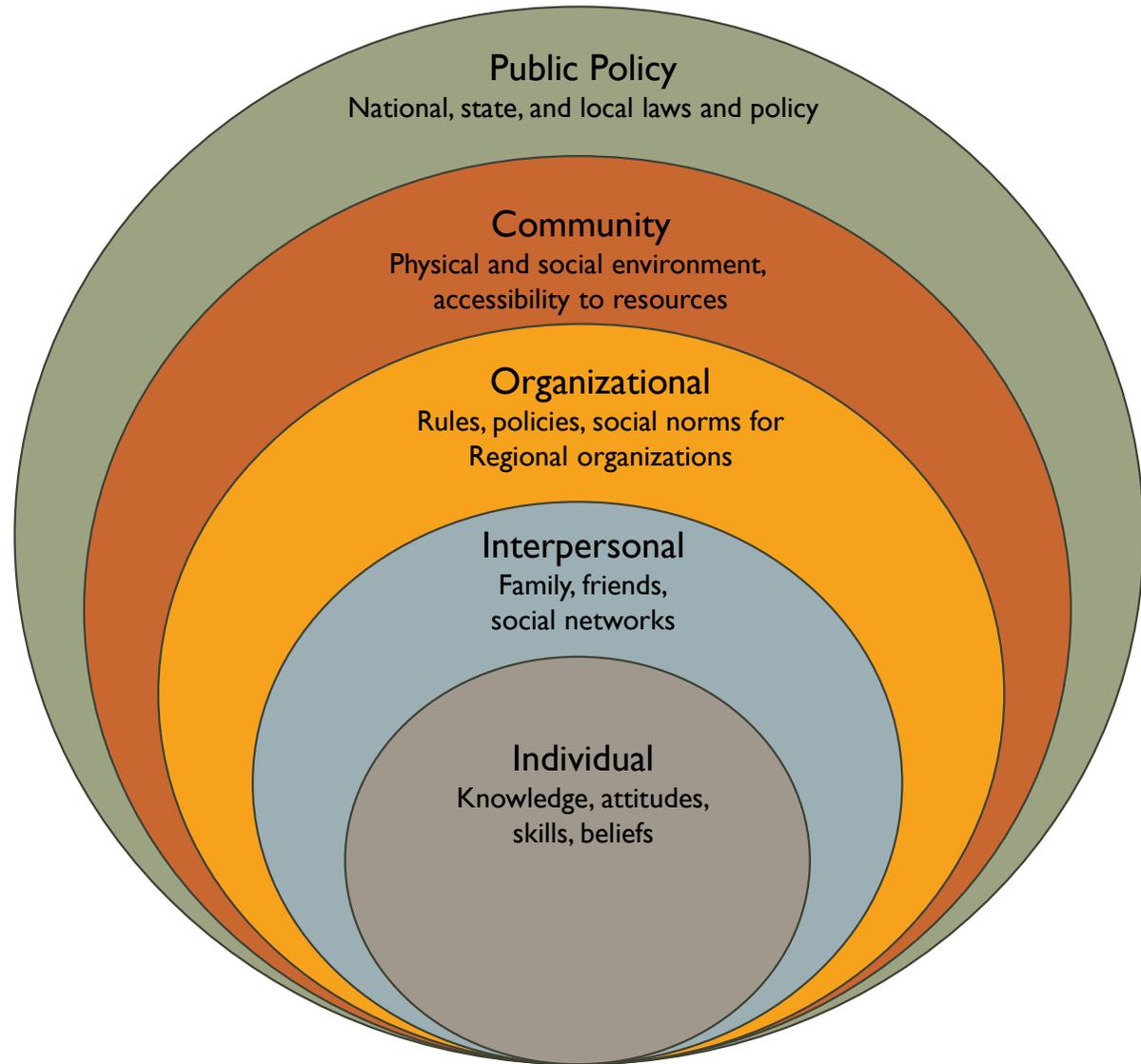
Reasons residents are not participating in RHA programming



CURRENT
PROGRAMMING

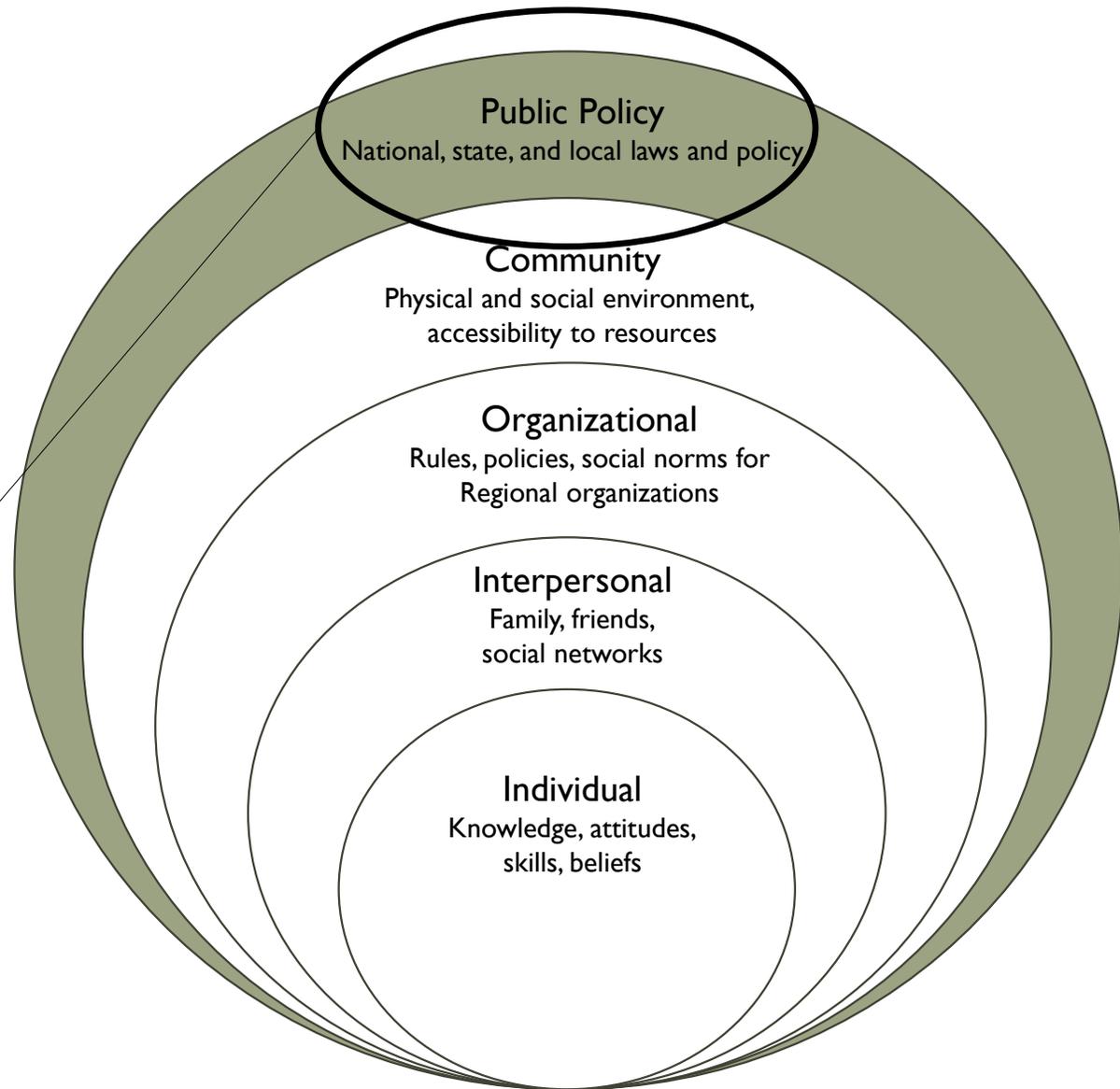
WHAT CAN WE DO ABOUT THIS?

**SOCIAL
ECOLOGICAL
MODEL**



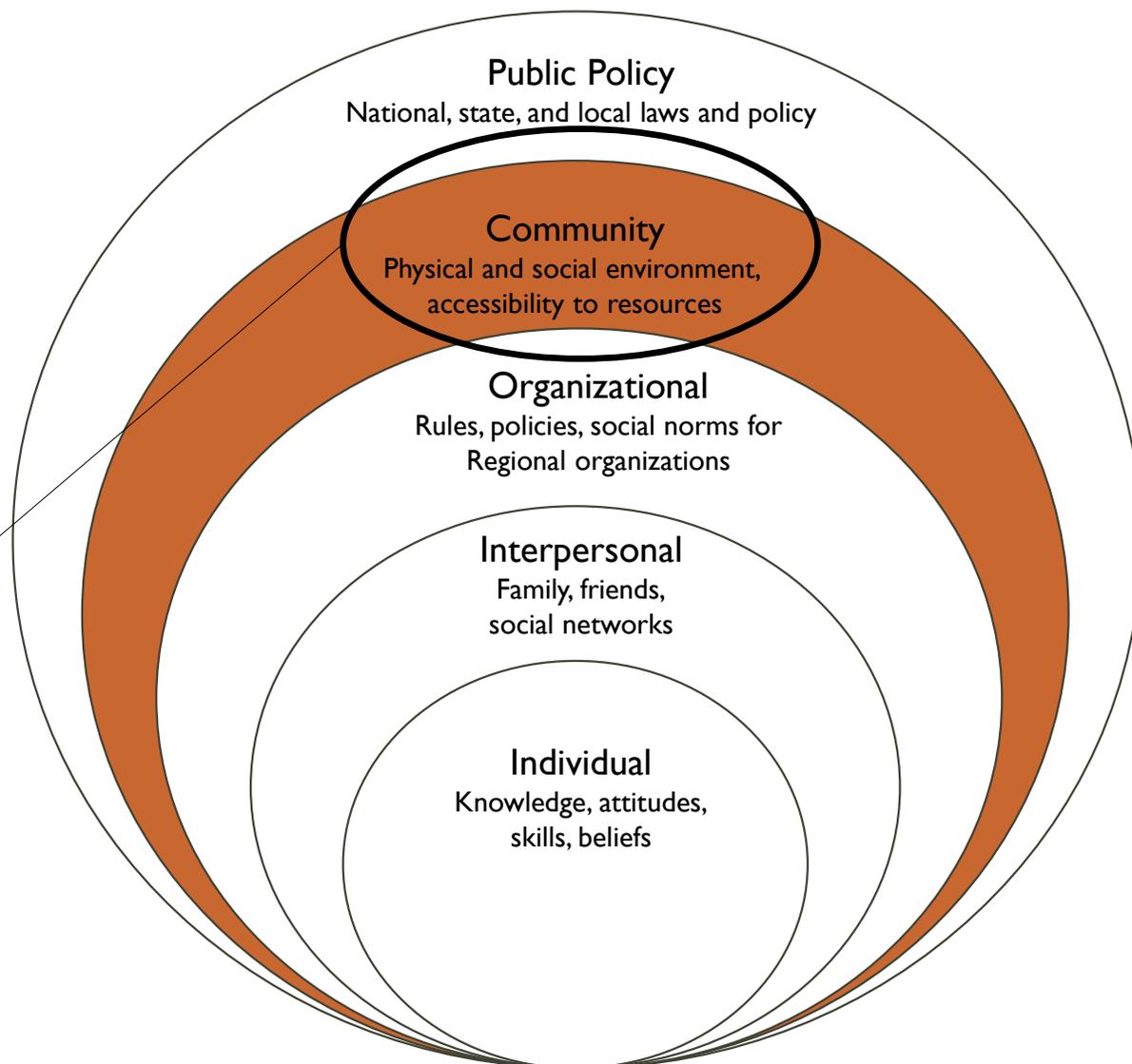
PUBLIC POLICY

- ADVOCATE FOR FUNDING
- INCREASE COMMUNITY CAPACITY



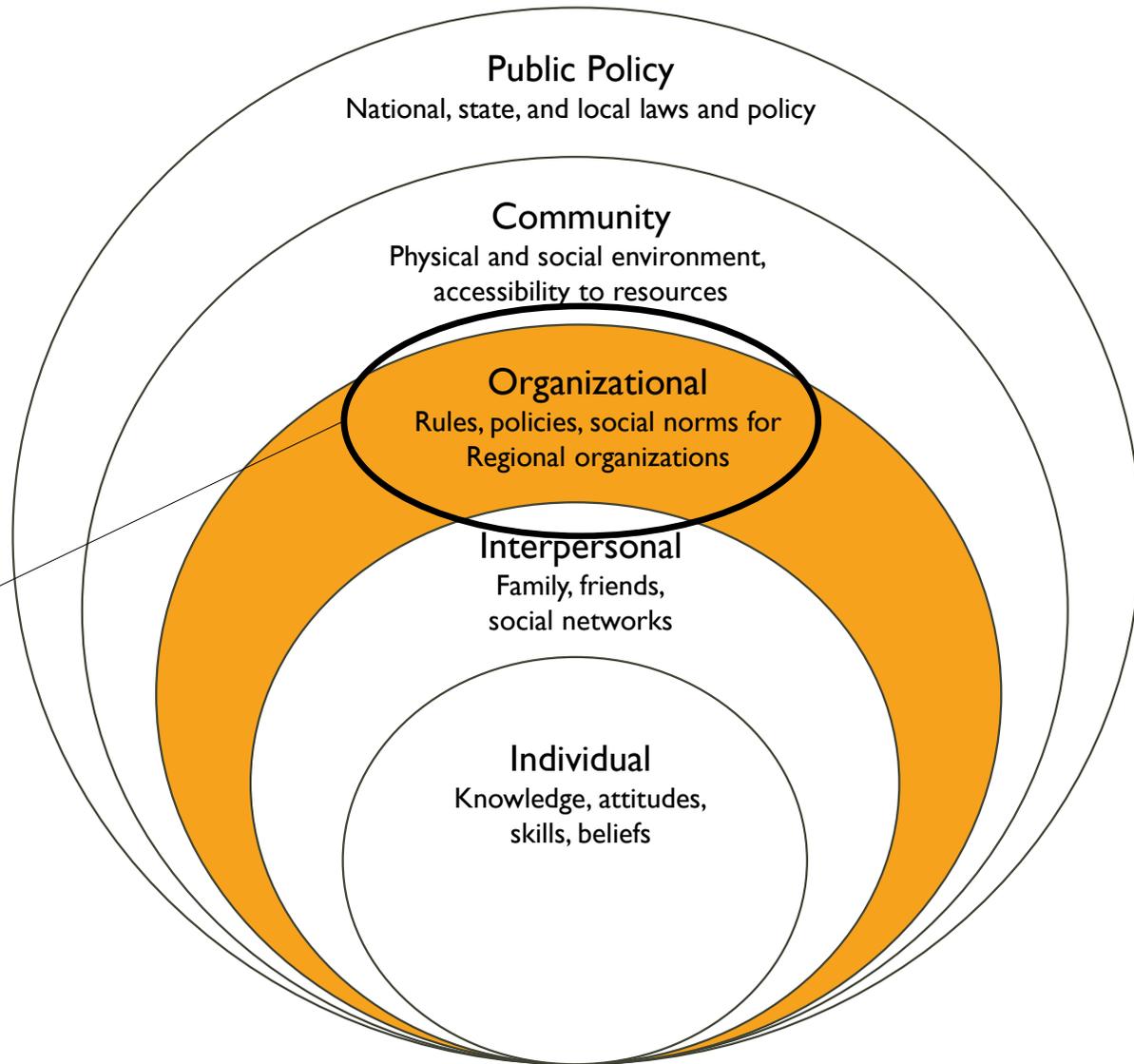
COMMUNITY

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



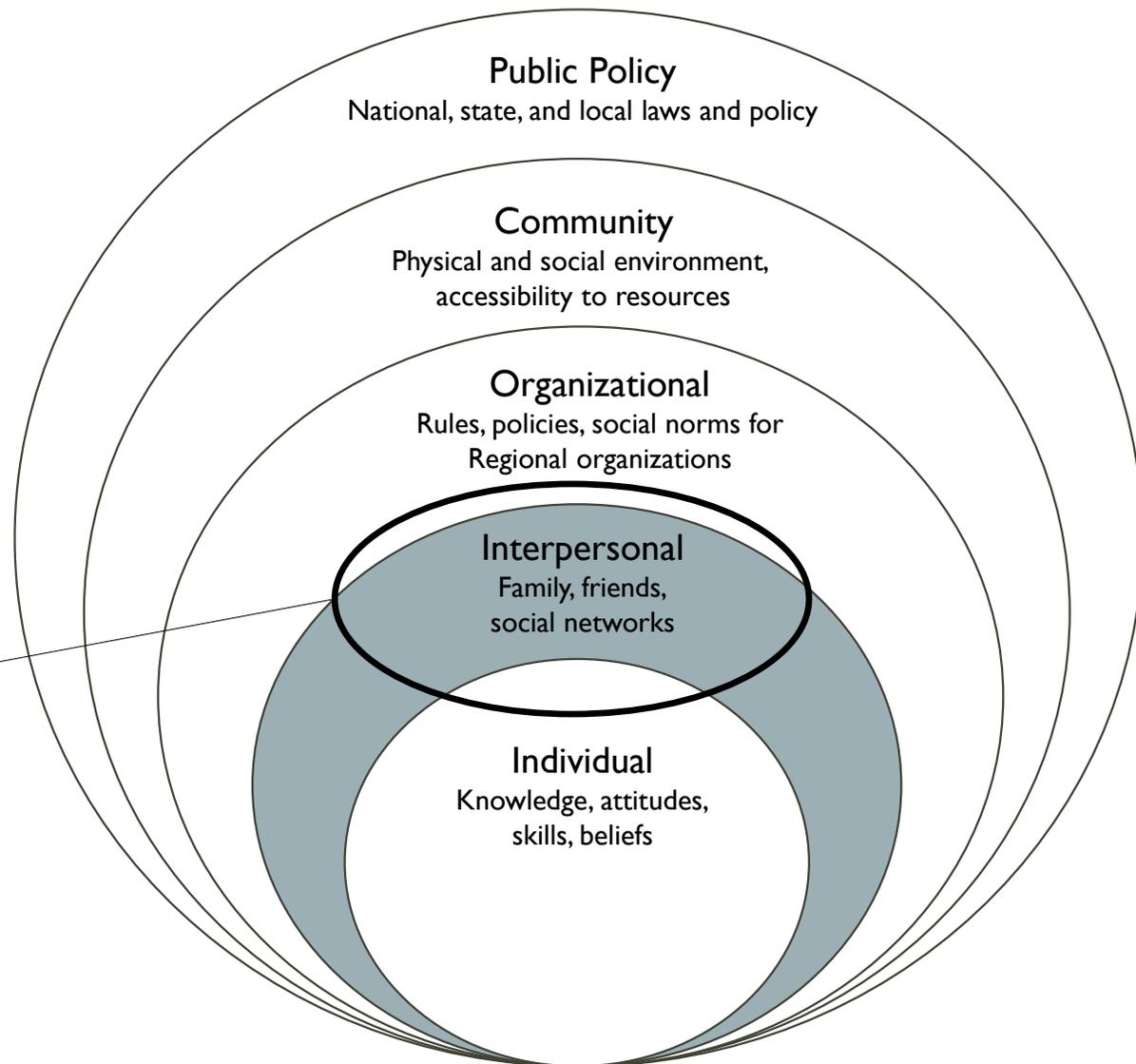
ORGANIZATIONAL

- 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



Public Policy

National, state, and local laws and policy

Community

Physical and social environment, accessibility to resources

Organizational

Rules, policies, social norms for Regional organizations

Interpersonal

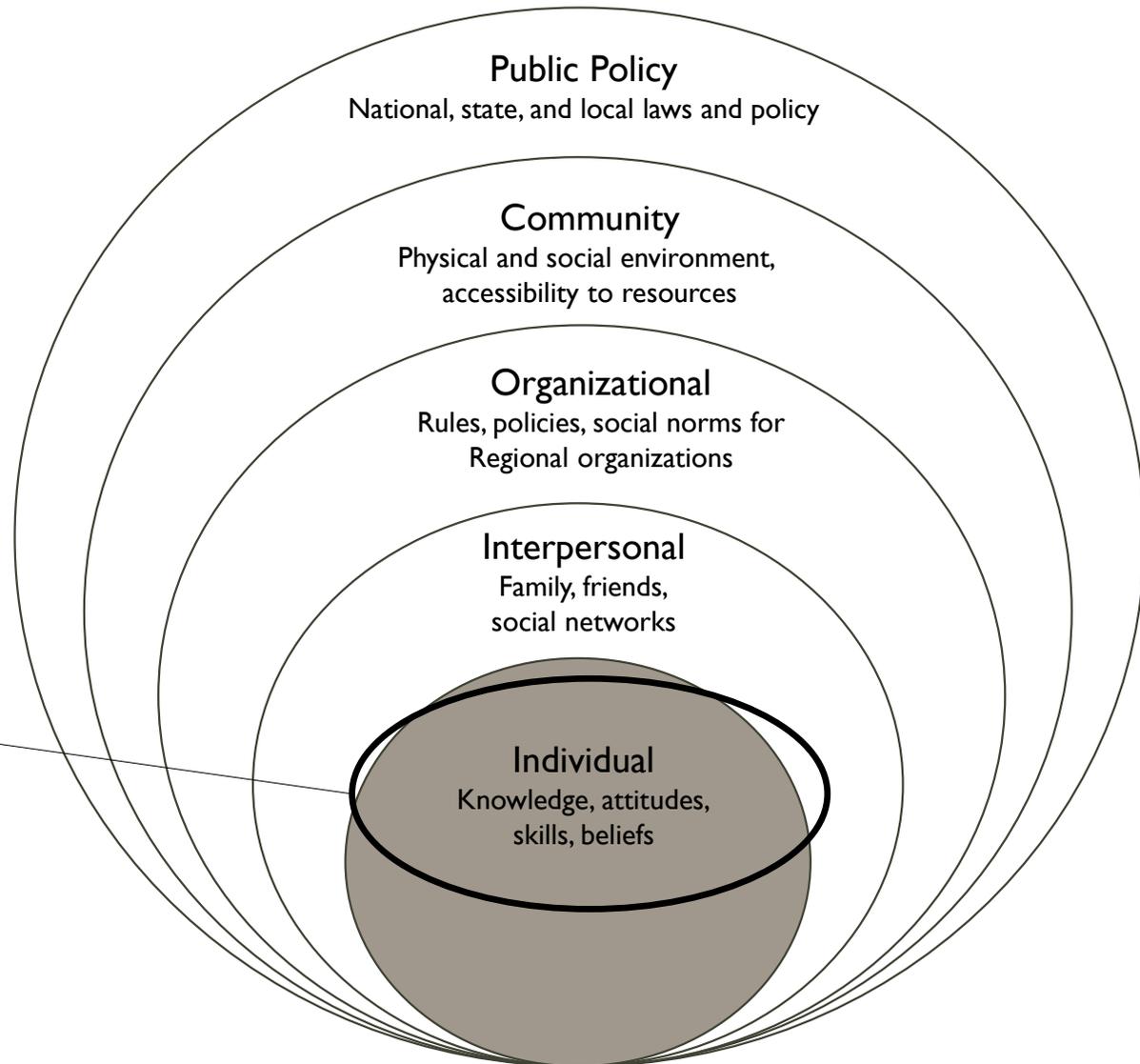
Family, friends, social networks

Individual

Knowledge, attitudes, skills, beliefs

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

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)