

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 6

April 22, 2025

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

FROM: Executive Director

RECOMMENDATION: Discussion

A. Update on Agency Activities

- RHA welcomes its newest commissioner, Councilman Miguel Martinez. Mayor Schieve appointed Commissioner Martinez as her replacement during the City of Reno's April 9th council meeting.
- The Board's annual ethics training has been moved to June. Due to the ongoing legislative session, staff from the Nevada Commission on Ethics is unavailable until that time.
- The Nevada Housing Coalition is hosting Affordable Housing Day at the legislature on May 5th from 11 am to 4 pm. Activities include presentations on affordable housing, meetings with legislators, and networking. Staff from RHA will participate. If board members are interested in participating, please email Colleen Montgomery-Beltran and she can assist with registration.
- The Sparks City Council unanimously approved selecting RHA as the developer for its I Street property at its April 14th meeting. Next steps include drafting a Disposition and Development Agreement to further outline the terms of development. Staff will begin working with City of Sparks staff on this item.
- RHA was awarded 52 new VASH vouchers that will support housing for veterans who are currently homeless or at-risk of homelessness. HUD had initially denied RHA's request for vouchers and RHA's Director of Rental Assistance, Jamie Newfelt, appealed their decision and, in partnership with our local VA, was able to get HUD to reverse their decision. Based on the current average rental subsidy, this brings approximately \$560,000 in subsidy to our community.
- RHA received official notice from the Nevada Housing Division that RHA, in partnership with Volunteers of America, is receiving a 5-year grant for \$1.8M total for supportive services at our upcoming Carville Court supportive housing development. As previously mentioned, RHA was one of only five awards in the State. These monies will be combined with other grant funds RHA was previously awarded to support VOA case management and other wrap-around services for future residents. I want to recognize Hettie Read, one of our senior project managers in development, who took lead in writing this grant application for her work.
- Public housing, project-based voucher, Silverada Manor, and Pilgrim's Rest Senior waitlists will close on April 25th. Interested community members can apply online at www.renoha.org or contact RHA's office for information.
- The Silverada Manor community room has to be redesigned based on an issue with part of the existing roof. The new design is currently underway and will result in repurposing a portion of

the indoor space (approximately 575 square feet) into a courtyard. The new design will still include a community kitchen, pantry, office and gathering space, and other amenities.

- HUD has indicated that funding for its Emergency Housing Voucher (EHV) will end in FY2026. We are awaiting further guidance from HUD regarding options for continuing assistance. RHA staff is prepared to absorb the vouchers if permitted by HUD which would slow new voucher issuance.
- Eddy House has submitted a request to increase the number of emergency shelter bed nights supported by RHA from 40 to 80 beds. Eddy House has seen rapid growth and is expanding the ways they are serving homeless youth. This activity is under our MTW Plan and allows RHA to continue to partner in serving a population typically not served in RHA's traditional programs. This funding is available through RHA's flexibility and is reflected in the FY2026 budget.
- Paws4Love, a local nonprofit, brought their therapy dogs to RHA during staffs' April 16th lunchbreak. This provided a fun wellness break for staff that wanted to participate, and overall feedback was very positive. RHA appreciated Paws4Love working with us.

B. Rental Assistance Voucher Programs/Asset Management

Rental Assistance

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 4/14/25	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,638	2,348	89%	53
VASH	446	395	89%	35
VASH – pending PBV awards	95	0	0%	0
EHV	109	107	98%	2
FYI	15	13	87%	1

Number HQS Inspections Conducted	Mar 2025	245
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City of Sparks Eviction Prevention Program

Total Funding Awarded	Total Assistance Approved as of 4/14/25	Number of Households Approved as of 4/14/25	Percent Funding Spent
\$1,455,000	\$1,248,311	265	91%

Homeless Prevention Program

Total Funding Awarded	Total Assistance Approved as of 4/14/25	Number of Households Approved as of 4/14/25	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 131 of our HCV's to assist special populations obtain housing. Of the total 143 PBV units, 82 are assigned to RHA-owned properties.

Lease-Up Expectations: Although our total voucher allocation is 2703 (increased from 2554 due to the Silverada RAD conversion), 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. 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 138 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 five local agencies (Catholic Charities, Health Plan of Nevada, 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. Direct referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system through the partner agency.

Lease-Up Expectations: HUD allows RHA to cumulatively lease to the 137 vouchers that were originally allocated. 28 vouchers were previously leased and moved off and have been removed from the baseline, leaving 109 vouchers available.

Foster Youth to Independence Vouchers (FYI)

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

Asset Management

- Maintenance has been busy working on screen door removal at all complexes. Once all screen doors are removed, maintenance will then go back and make necessary repairs to the door jambs in accordance with NSPIRE protocols. We anticipate this project will continue through

May 2025. As a result of new OSHA and NRS regulations surrounding heat related illnesses, the maintenance team and HR worked on updating the safety plan and drafting procedures for tasks that are completed in inclement weather situations. The Maintenance team also attended the Heat Related Illness training provided by SCATS during the month of March.

- Management has been busy with completing the Yorkshire Terrace Nevada Housing Division audit, which passed with no findings. Management has also been working with residents on how to set up and navigate the Rent Café portal. Since going live in February, 221 public housing households have registered to use Rent Café which is 55% of the entire portfolio. The next step is to increase the number of residents making payments online versus turning in checks or money orders. At the end of March, 83 residents have made payments using Rent Café which is 16% of the portfolio. Management will continue to provide training and assistance to residents for verifying their bank account as that seems to be the challenge most resident face when attempting to make their payment online.
- Public Housing ended the month of March with 56 vacancies for an overall occupancy rate of 88.78% across all sites. Out of the 56 vacancies that remain, 24 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. 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 March 6th and March 20th, serving 32 and 44 clients, respectively.

Workshops and Events:

- **Soup in a Jar Workshop** by Reno Food Systems at Tom Sawyer – March 11th & 25th.
- **St. Patrick's Day Lunch and Functional Food Workshop** – March 17th, attended by 23 residents.
- **Protecting Against Identity Theft** workshop by Great Basin FCU at Tom Sawyer – March 21st.
- **Blood Pressure Checks** by Sanford Center for Aging at Willie J. Wynn – March 18th.
- **The Young at Heart Dance Class** continues every Tuesday at Willie J. Wynn, averaging 5-7 participants per week.

Resident Council Activities

- **Silverada Resident Council** hosted a St. Patrick's Day Event for residents, which included themed treats and community engagement.

- **Essex and Stead councils** are currently planning Easter events for April, focused on family-friendly activities and community celebration.
- **Myra Birch Resident Council** is planning a Mother's Day event for May to honor and celebrate the mothers in the community.
- **Mineral Manor** is in the early stages of planning a Spring event for May, aiming to bring residents together and promote community spirit.
- Staff supported ongoing event planning and administrative needs.

Workforce Development & Family Self-Sufficiency (FSS) Program

Workshops and Events:

- **Employ NV Introduction Workshop** on March 5th – 17 participants
- Planning is underway for the upcoming **Homebuyer Seminar** in May 2025 in partnership with Security National Mortgage, who pledged \$500 to support catering costs.
- Hosted the **Join Together Northern Nevada (JTNN) Town Hall Meeting** at RHA to discuss the impact of methamphetamine and psychostimulants on individuals and the broader community.
- Held a **NET/PCC Meeting**, a quarterly gathering combining the Network of Employment and Training and RHA's Program Coordinating Committee. This collaborative space connects service providers, community partners, and employers to share resources and improve economic opportunities for FSS participants

Youth Programs

Workshops and Events:

- **Bike Camp** was held March 24th–28th with 10 youth participants.
- **Start Smart Workshop: Bite of Reality** – Held in partnership with Greater Nevada Credit Union, this interactive workshop taught youth financial responsibility by simulating real-world budgeting, spending, and financial decision-making experiences.
- RHA is promoting youth participation in the **"What Home Means to Me" Poster Contest** hosted by the National Association of Housing and Redevelopment Officials (NAHRO). This national art contest encourages youth to creatively express what "home" means to them. Winning posters may be featured in NAHRO's annual calendar and receive additional recognition.
- **Summer Camp Enrollment** began March 17th and will continue through April 11th.
- **First Tee** program was originally scheduled to begin in March but was rescheduled to April due to inclement weather.

Community Engagement

- Attended the Washoe County Children's Mental Health Consortium meeting and has continued outreach with four families regarding Start Smart opportunities.
- Planning is underway for the **REMSA Health and Safety Seats Program**, scheduled for April 19th at the Essex property. This event will focus on child passenger safety education and outreach in partnership with REMSA.
- Senior staff attended the **Senior Coalition** to stay connected with regional partners and updates on aging services.
- Staff also participated in the **City of Reno Senior Fair**, promoting RHA programming and connecting with seniors in the broader community.

D. Update on Government & Public Affairs Activities

- Dr. Hilary Lopez was interviewed on March 26 by KTVN regarding affordable housing in the Truckee Meadows.
- KRNV continues to remind viewers that RHA's waitlists are open through April 25, using the RHA's original media release.
- Attended Paradise Park public workshop regarding future park plans.
- Dr. Lopez and Deputy Executive Director Heidi McKendree met with Superintendent Ernst.
- Planning the former Hawk View groundbreaking taking place on May 15.

E. Update on Development Department Activities

Silverada Manor

- Phase 1 construction is 50% complete.
- Sitework outside of Phase 1 will begin in late April.
- Still tracking potential delays to electrical switch gear, which could push Phase 1 construction completion to September.

Hawk View

- Demolition of site was completed ahead of schedule in early April.
- Groundbreaking ceremony scheduled for May 15th.
- Construction scheduled to begin in May.

Stead Manor

- Phase 1 construction is 80% complete and set to be fully complete by early June.
- Residents in Phases 1 and 2 will receive relocation notices in early May.

McGraw Court/Silver Sage Court

- Phase 2 construction is 50% complete and on schedule to be fully complete by mid-June. Silver Sage will be completely rehabbed at the end of Phase 2.
- Residents in Phases 2 and 3 will receive relocation notices in early May.

Carville Court

- The Regional Planning Governing Board ratified the property's Master Plan amendment and upzoning request at the end of March.
- H+K Architects and JKAЕ submitted A&E Services proposals for this project. H+K was selected by Executive Director and the contract has been brought for board approval at the April meeting.
- RHA received 8 statements of qualifications in response to the Request for Qualifications (RFQ) for a CMAR. A 3-person evaluation committee completed the first round of evaluations and created a shortlist of 5 firms that will move onto interviews in the second round. Interviews will occur May 5-9.

Essex Manor

- Development Department received an A&E Services proposal for the community building rehab from JKAЕ in early April. Staff will complete review and bring for board approval at the May board meeting.

Capital Fund

- Mineral Manor ADA Lobby door project is completed and closed out.

Reno Avenue

- RHA received and executed a proposal for entitlement services with Wood Rodgers related to the alleyway abandonment need for the project. Will begin this process in late April.

2026 I Street

- Sparks City Council unanimously selected the conceptual development proposal submitted by RHA for I Street on April 14th. RHA will now negotiate a development agreement with the City of Sparks. The agreement will need RHA board approval as well as approval by Sparks City Council.

F. Update on Information Technology Activities

Projects

Yardi Implementation:

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

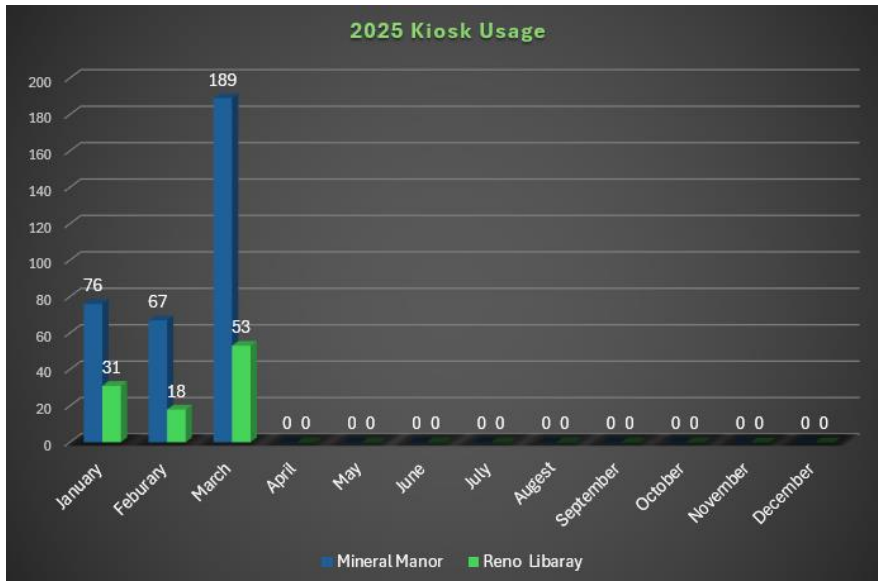
Other information/initiatives:

- The laptop replacement project is progressing and is about 83% complete.

Cybersecurity

- IT has completed in-person cybersecurity awareness training for the following departments Admissions, Asset Management, Development, Rental Assistance and Resident Services.
- 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

FY 2026 Annual MTW Plan

- The FY 2026 Annual MTW Plan was submitted to HUD for review and comment on March 31, 2025.

FY 2024 Annual MTW Report

- On March 31, 2025, RHA received notice that the FY 2024 Annual MTW Report was reviewed and accepted by HUD.

Needs Assessment Survey

- RHA's MTW Policy & Planning Analyst has begun to compile and analyze the responses received from this year's needs assessment survey. Approximately 167 responses were received from RHA's Public Housing and Rental Assistance families. Staff anticipates the data collected from this survey will provide us with a better understanding of the current needs of our residents and assist us in identifying gaps in programming that may fill some of those needs. The survey also allowed residents to provide feedback on RHA's programs and suggest programs they would like to see in the future. Data from this survey may also provide us with some baseline data to pursue future grant opportunities.

FY 2025 Annual Report / MTW Initiatives Focus Groups

- Preparation for RHA's Annual MTW Report to HUD has begun. Initial steps include several data pulls on current activities as well as disseminating surveys to Mobility Demonstration participants for analysis by the University of Washington. 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.
- Previously, RHA's Annual MTW Report provided a lot of number driven data, but the overall human element of our activities has been minimal. To better understand the impact of RHA's MTW initiatives on the households we serve, RHA's MTW team is developing new ways to gather information directly from the residents themselves. In addition to conducting focus groups on a specific MTW initiative, staff will also conduct one on one interviews to accurately report on the "people" piece of our activities while allowing our clients to discuss changes that could be made to make the initiatives more successful.

2025 MTW Conference

- RHA's MTW Initiatives & Housing Policy Manager is a member of the planning committee for this year's MTW Conference. In addition to securing speakers for the "Maximizing Non-HUD Funds in Affordable Housing Development" session to be moderated by RHA's Director of Development, RHA's MTW Initiative & Housing Policy Manager will participate as a panelist for the "Navigating the New Era of MTW Reporting: Strategies and Solutions" session. The MTW Conference, held annually in Washington DC, brings 138 MTW agencies, researchers, and HUD officials together to network and learn from each other. With over 400 registered attendees, this year's conference will be held April 30 – May 2, 2025.

H. Update on Legal Inquiries

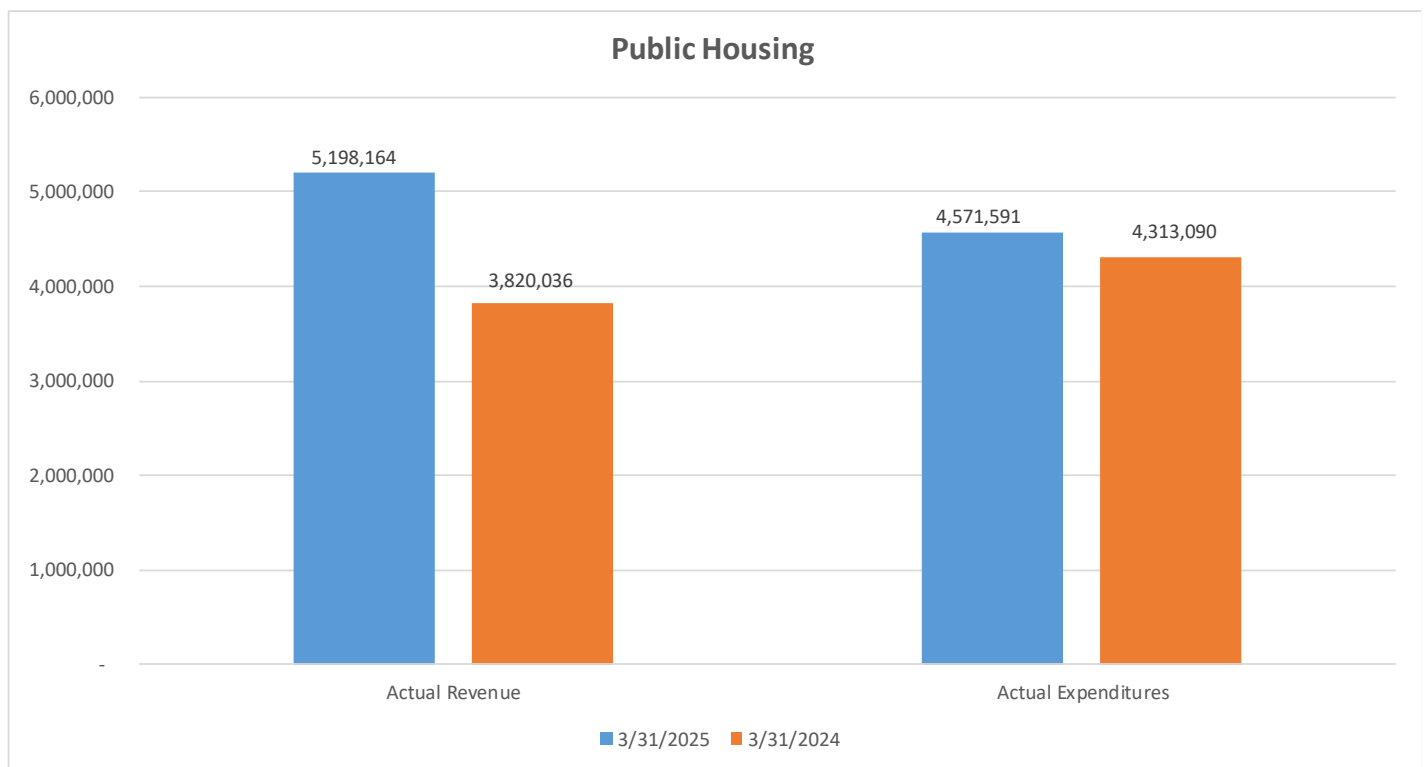
No legal updates.

I. Financials

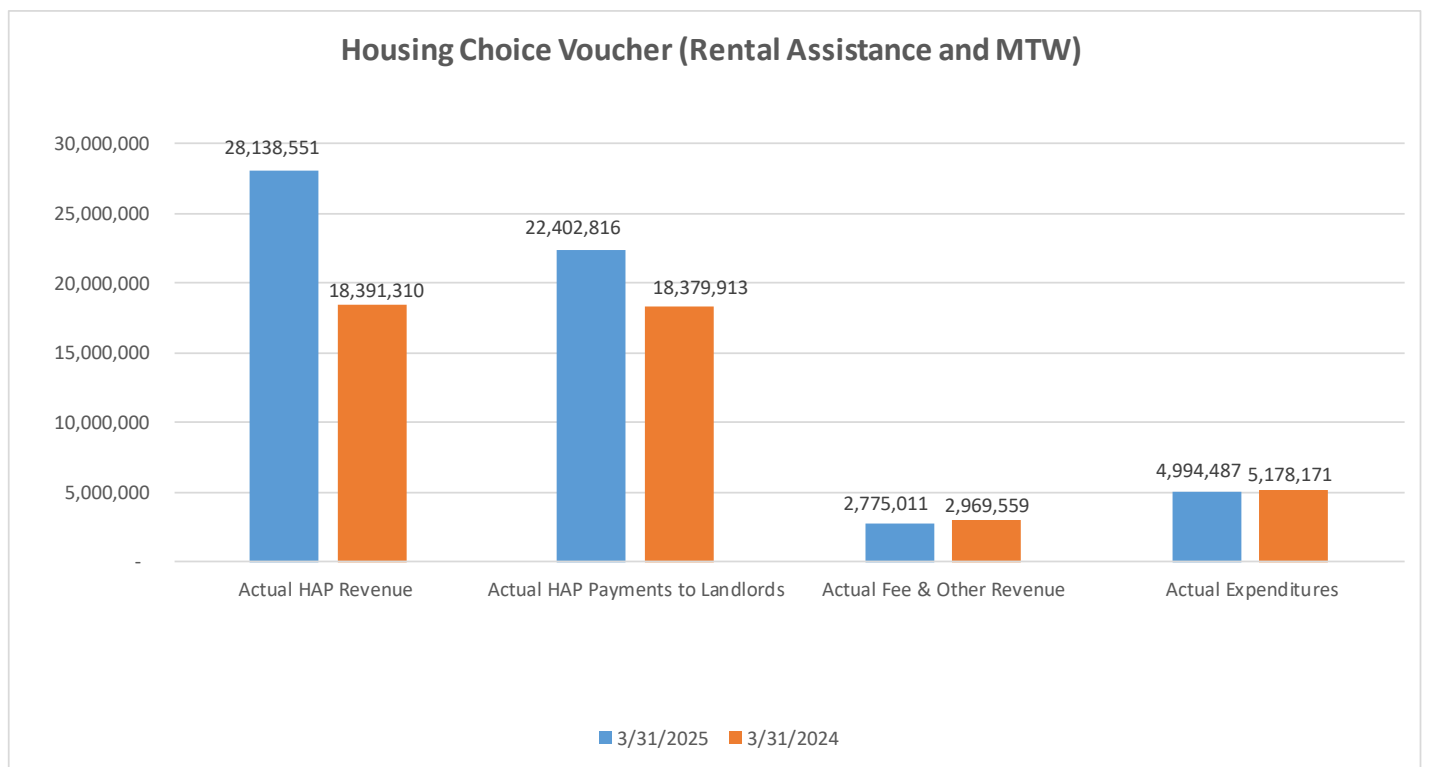
See attached graphics on the following pages.

**ENTITY-WIDE FINANCIAL REPORT
FOR THE 9 MONTHS ENDED MARCH 31, 2025**

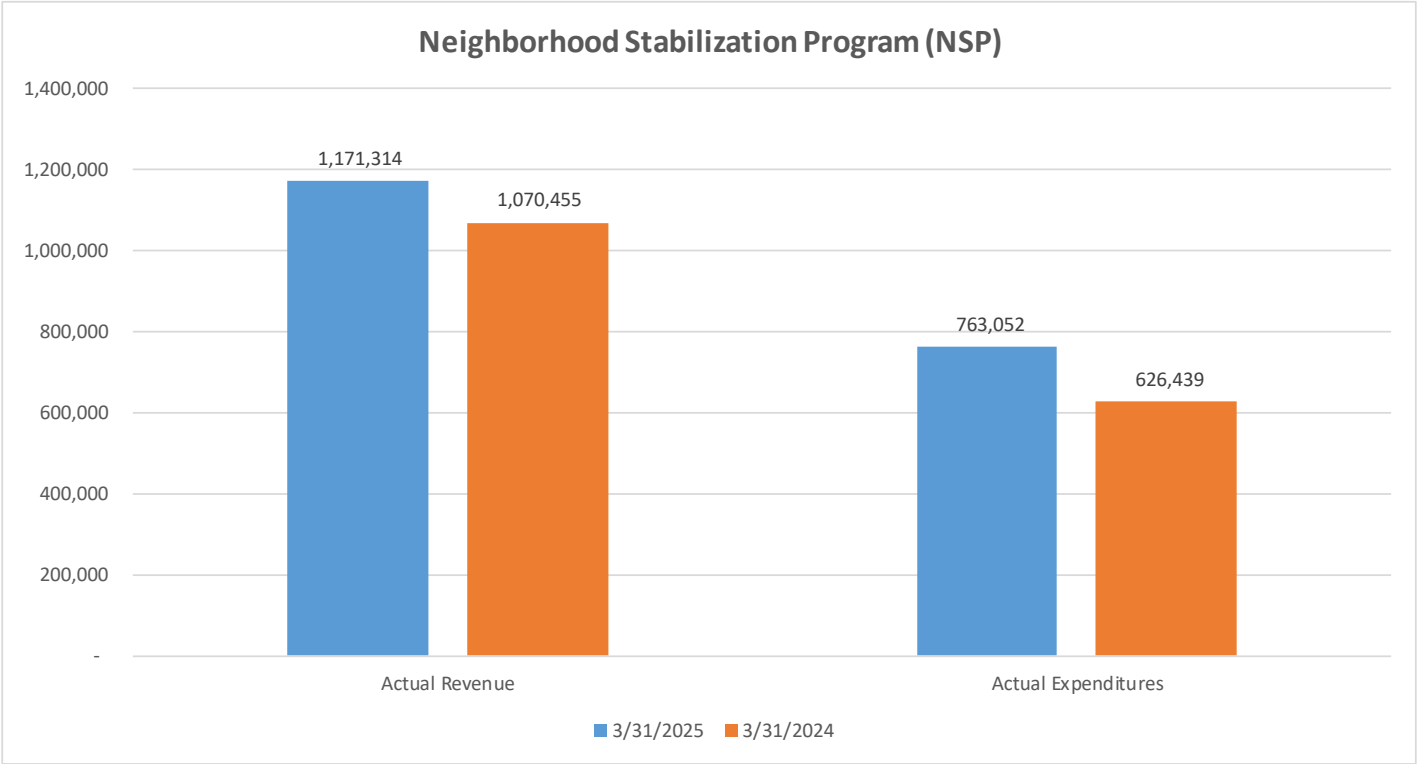
Public Housing	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual Revenue	5,198,164	3,820,036	1,378,128	36.08%
Budgeted Revenue	3,572,339	3,963,284	(390,945)	-9.86%
Actual Expenditures	4,571,591	4,313,090	258,500	5.99%
Budgeted Expenditures	3,880,955	4,959,445	(1,078,490)	-21.75%
Actual Surplus (deficit)	626,573	(493,054)	1,119,627	-227.08%



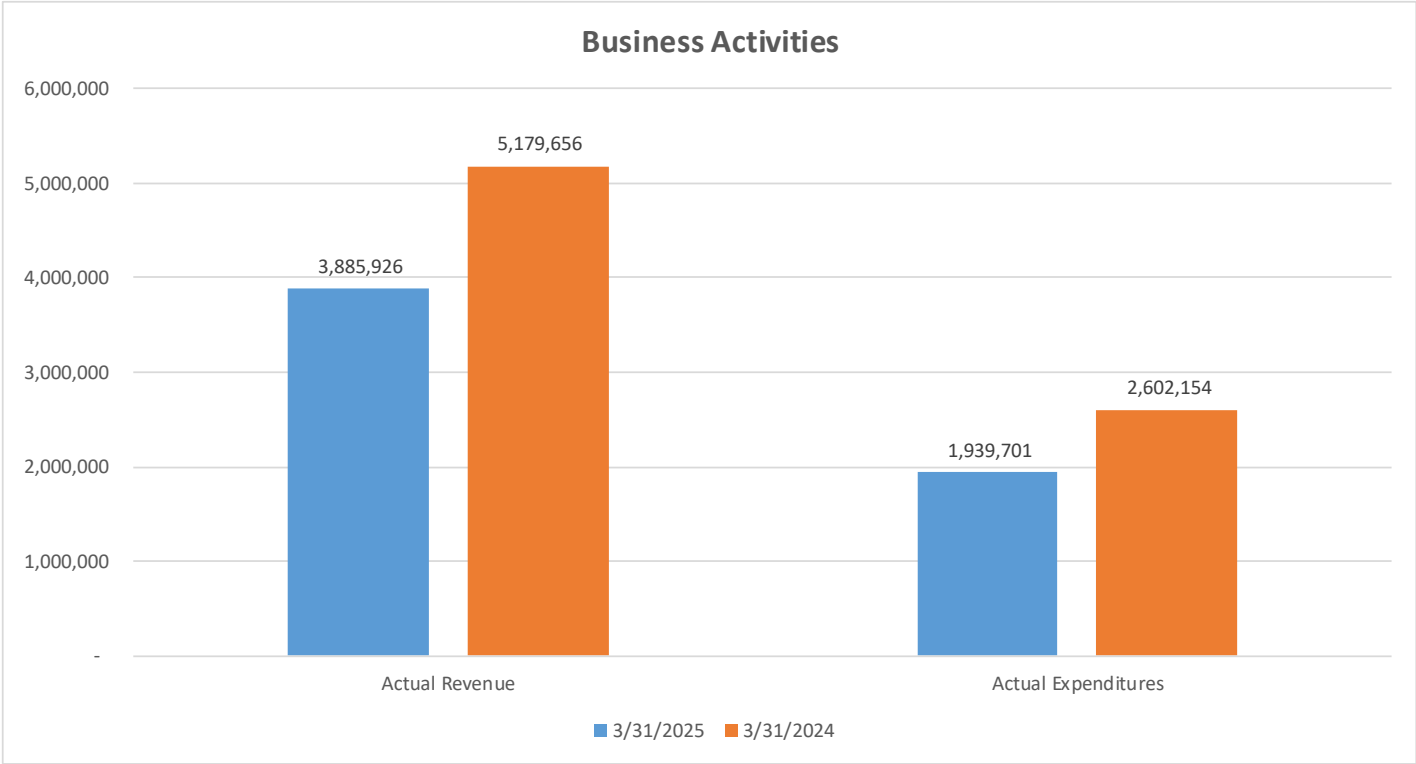
Housing Choice Voucher (Rental Assistance and MTW)	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual HAP Revenue	28,138,551	18,391,310	9,747,241	53.00%
Budgeted HAP Revenue	21,204,495	20,962,625	241,870	1.15%
Actual HAP Payments to Landlords	22,402,816	18,379,913	4,022,903	21.89%
Budgeted HAP Payments to Landlords	19,141,974	18,521,962	620,012	3.35%
<i>HAP Surplus (Deficit)</i>	<i>5,735,735</i>	<i>11,397</i>	5,724,338	0.00%
Actual Fee & Other Revenue	2,775,011	2,969,559	(194,548)	-6.55%
Budgeted Fee & Other Revenue	3,015,351	2,251,337	764,014	33.94%
Actual Expenditures	4,994,487	5,178,171	(183,684)	-3.55%
Budgeted Expenditures	5,082,228	3,921,498	1,160,730	29.60%
<i>Unrestricted Profit (Loss)</i>	<i>(2,219,476)</i>	<i>(2,208,612)</i>	(10,864)	0.49%
Actual Surplus (deficit)	3,516,259	(2,197,215)	5,713,474	-260.03%



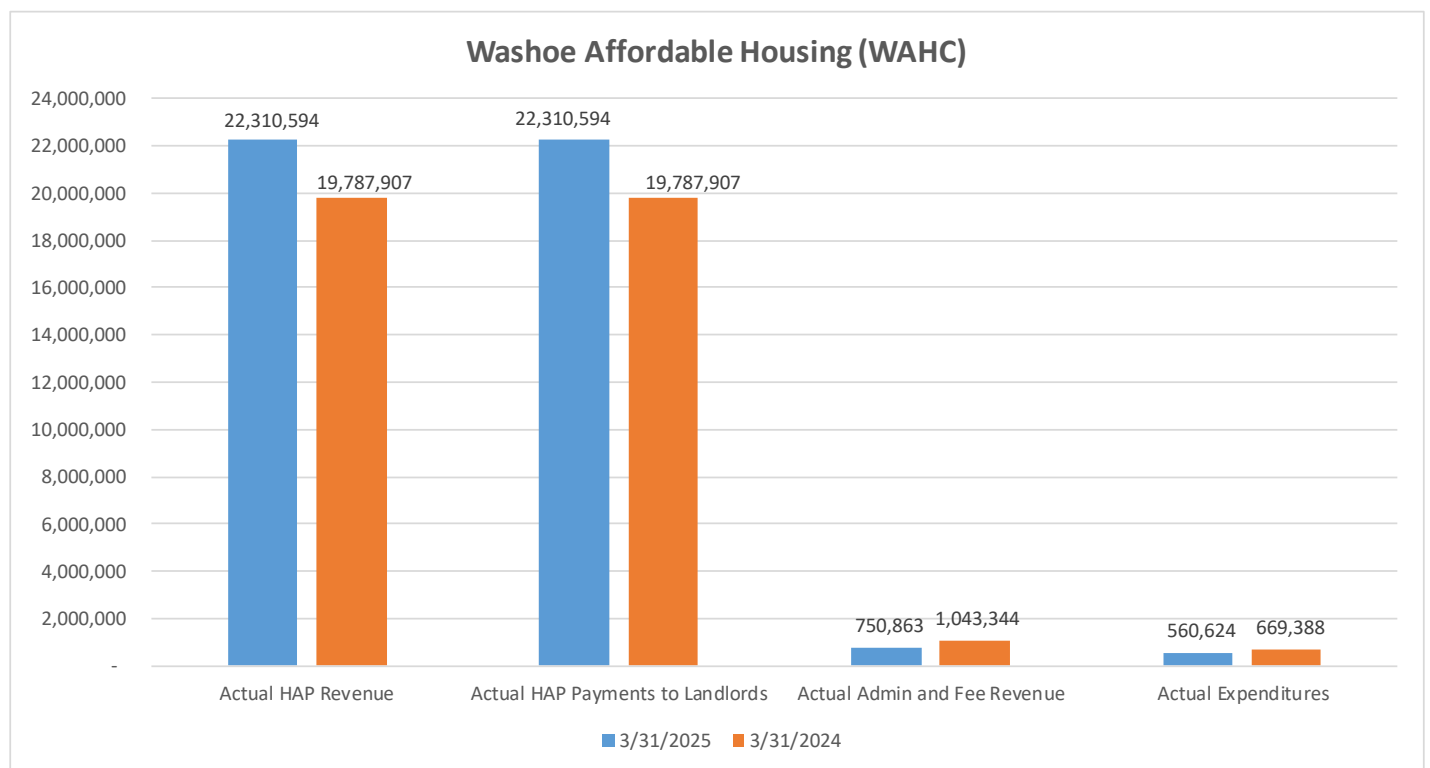
Neighborhood Stabilization Program (NSP)	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual Revenue	1,171,314	1,070,455	100,858	9.42%
Budgeted Revenue	1,092,357	1,059,066	33,291	3.14%
Actual Expenditures	763,052	626,439	136,614	21.81%
Budgeted Expenditures	735,831	629,990	105,841	16.80%
Actual Restricted Surplus (deficit)	408,262	444,017	(35,755)	-8.05%



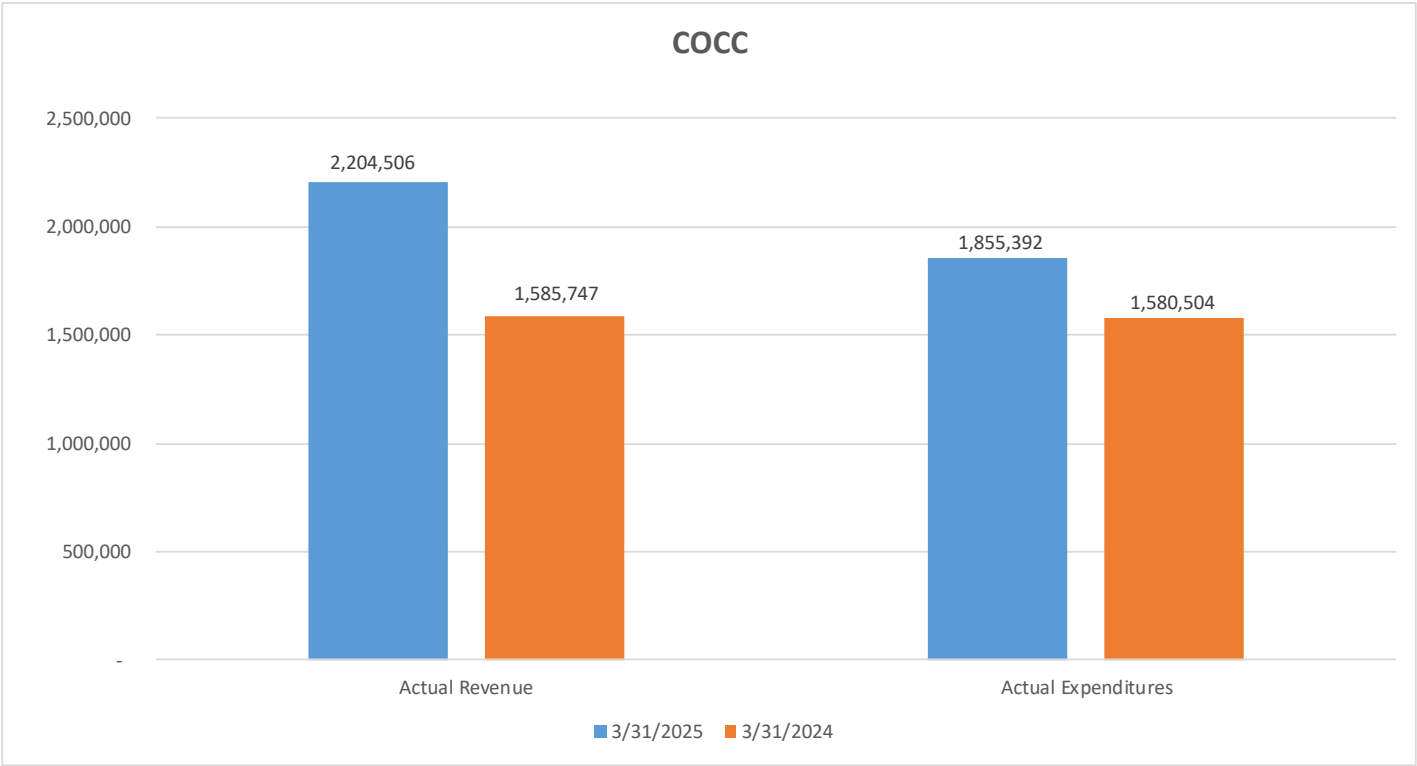
Business Activities	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual Revenue	3,885,926	5,179,656	(1,293,730)	-24.98%
Budgeted Revenue	3,287,310	2,974,446	312,864	10.52%
Actual Expenditures	1,939,701	2,602,154	(662,453)	-25.46%
Budgeted Expenditures	1,728,380	1,269,810	458,570	36.11%
Actual Unrestricted Surplus (deficit)	1,946,225	2,577,502	(631,277)	-24.49%



Washoe Affordable Housing (WAHC)	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual HAP Revenue	22,310,594	19,787,907	2,522,687	12.75%
Budgeted HAP Revenue	19,753,955	20,111,916	(357,961)	-1.78%
Actual HAP Payments to Landlords	22,310,594	19,787,907	2,522,687	12.75%
Budgeted HAP Payments to Landlords	19,753,955	20,111,916	(357,961)	-1.78%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	750,863	1,043,344	(292,481)	-28.03%
Budgeted Admin and Fee Revenue	911,601	773,408	138,192	17.87%
Actual Expenditures	560,624	669,388	(108,764)	-16.25%
Budgeted Expenditures	695,733	594,290	101,443	17.07%
<i>Unrestricted Profit (Loss)</i>	<i>190,239</i>	<i>373,956</i>	<i>(183,717)</i>	<i>-49.13%</i>
Actual Surplus (deficit)	190,239	373,956	(183,717)	-49.13%



COCC	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual Revenue	2,204,506	1,585,747	618,758	39.02%
Budgeted Revenue	2,089,269	1,640,924	448,345	27.32%
Actual Expenditures	1,855,392	1,580,504	274,888	17.39%
Budgeted Expenditures	2,682,882	2,330,500	352,382	15.12%
Actual Unrestricted Surplus (deficit)	349,114	5,243	343,871	6558.83%



Entity-Wide Totals	3/31/2025	3/31/2024	Variance	Variance Percentage
Actual HAP Revenue	50,449,145	38,179,217	12,269,928	32.14%
Budgeted HAP Revenue	40,958,450	41,074,541	(116,091)	-0.28%
Actual HAP Payments to Landlords	44,713,410	38,167,820	6,545,590	17.15%
Budgeted HAP Payments to Landlords	38,895,929	38,633,878	262,051	0.68%
<i>HAP Surplus (Deficit)</i>	<i>5,735,735</i>	<i>11,397</i>	<i>5,724,338</i>	<i>50227.50%</i>
Actual Fee & Other Revenue	15,985,783	15,668,798	316,986	2.02%
Budgeted Fee & Other Revenue	13,968,227	12,662,466	1,305,761	10.31%
Actual Expenditures	14,684,847	14,969,746	(284,900)	-1.90%
Budgeted Expenditures	14,806,009	13,705,532	1,100,477	8.03%
<i>Unrestricted Profit (Loss)</i>	<i>1,300,937</i>	<i>699,051</i>	<i>601,885</i>	<i>86.10%</i>
Actual Surplus (deficit)	7,036,671	710,448	6,326,223	890.46%

