

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 1**

**September 23, 2025**

SUBJECT: Approval of the Agenda.

FROM: Executive Director

RECOMMENDATION: For Possible Action

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The agenda can be found on the following page.

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

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

**MEETING DATE: Tuesday, September 23, 2025**  
**TIME: 12:00 p.m. (Approximately)**  
**PLACE: Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, September 19, 2025, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

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

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**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 August 26, 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. None
  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. Presentation from Nicole Lamboley, CEO of The Food Bank of Northern Nevada and Kim Young, Executive Director of The Children's Cabinet on the Oddie Project, located on Oddie Boulevard between El Racho Drive and Sullivan Lane, discussion of business and other space availability and related items, and direction to the Executive Director regarding further pursuing the potential relocation of RHA's resident services department within the facility. This item has no fiscal impact at this time. (For Possible Action)
7. Discussion and possible adoption of Resolution 25-09-01 RH committing \$3,575,000 in RHA Unrestricted Funds for the redevelopment of Carville Court Apartments. (For Possible Action)
8. Discussion and possible action to authorize the Executive Director to execute a one-year agreement with Washoe County in the amount of \$47,000 for RHA to manage fifty (50) units of Permanent Supportive Housing at the Cares Campus. (For Possible Action)

**Closed Session:**

9. The Board may convene in closed session to receive legal advice from its counsel as well as to discuss strategy and position in relation to competitive funding and attainable housing project submissions through the Nevada Attainable Housing Act. 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)

**Reconvene Open Session:**

10. Discussion and review of the final draft of RHA's FY 2025 MTW Annual Report prior to submittal to the U.S. Department of Housing and Urban Development (HUD). (Discussion)
11. Presentation and progress update on CY25 Board Goals relating to the Rental Assistance Department. (Discussion)
12. Presentation on revised programming and a progress update on CY25 Board Goals relating to the Resident Services Department. (Discussion)
13. ~~Presentation and discussion of FY2025 Budget Closeout report. (Discussion)~~  
**(WITHDRAWN)**

14. 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)
15. Annual Open Meeting Law Training by Ryan Russell of Allison MacKenzie.  
(Discussion)
16. 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, October 28, 2025, November 18, 2025, and December 16, 2025 (Annual and Regular Meetings)  
(For Possible Action)
17. 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.
18. Adjournment.

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

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

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

Dated September 18, 2025

*Colleen Montgomery-Beltran*

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By: Colleen Montgomery-Beltran  
Executive Administrative Assistant

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 2**

**September 23, 2025**

SUBJECT: Approval of the minutes of the Regular and Closed Session Board Meetings held on August 26, 2025.

FROM: Executive Director

RECOMMENDATION: For Possible Action

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Meeting minutes can be found on the following pages.

**MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
August 26, 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 12:00pm on Tuesday, August 26, 2025, in the Agency's Boardroom.

**Commissioners Present**

Kathleen Taylor, Madame Chair (Exited meeting at 1:35pm)  
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, Deputy Executive Director  
Nestor Garcia, Interim Director of Development  
Darren Squillante, Director of HR  
Jerri W. Conrad, Government & Public Affairs Manager  
Kristin Scott, Director of Asset Management  
Jamie Newfelt, Director of Rental Assistance  
Jeremy Stocking, Director of Resident Services

**Staff Present (continued)**

Shwin Prasad, Director of Finance  
Kim Anhalt, MTW Coordinator  
Brenda Freestone, WAHC Coordinator  
Jeff Miller, Director of IT  
Colleen M. Beltran, Executive Administrative Assistant

Ryan Russell, Legal Counsel

**Others Present**

Amy Jones, City of Sparks  
Sienna Reid, City of Sparks  
Elaine Wiseman, City of Reno  
Monica Kirsch, City of Reno  
Tanya Jolley, VA Sierra Nevada Health Care System  
Karly O'Krint, Resident of Reno Ave.  
Chris Stadter, Department of Veterans Affairs

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 12:00pm. The Secretary/Treasurer, Dr. Hilary Lopez, performed the roll call.

- **Introduction of guests.**

Karly O'Krint, Resident of Reno Ave.

**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.**

Ms. Karly O'Krint expressed her concerns regarding the impact the Reno Ave. development may have on the neighborhood, and that RHA may not have the opportunity to hear all the concerns of the neighbors and future tenants.

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

Vice Chair Aiazzi motioned to approve the agenda as presented. 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 June 24, 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. 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 25-08-01 RH updating RHA authorized bank signatures. (For Possible Action)**

Vice Chair Aiazzi moved to approve the consent agenda. Commissioner Martinez seconded the motion. Hearing no questions or discussion, Madame Chair Taylor requested the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried.

#### **4. Commissioner Reports. (Discussion)**

The commissioners had no reports to present.

#### **5. 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.

Tanya Jolley of the Veterans Affairs Sierra Nevada Health Care System presented RHA's Director of Rental Assistance, Jamie Newfelt, with a certificate acknowledging her for her work on the VA Surge event.

This was a discussion item. No action was taken.

#### **6. Discussion and possible action to authorize the Executive Director to execute the Master Developer Agreement, Assignment and Assumption of Declaration of Restrictive Covenants, and Assignment and Assumption of Grant Agreement with the City of Sparks to develop the property at 2026 I Street, Sparks, Nevada 89431. (For Possible Action)**

After a brief presentation by RHA's Interim Director of Development, Nestor Garcia, and discussion among the group, Vice chair Aiazzi moved to approve item 6. Commissioner Martinez seconded the motion. Hearing no further comments or questions, Madame Chair Taylor called for the vote. 4 were in favor, with no objections. Madame Chair Taylor declared the motion carried.

#### **7. Discussion and possible action to approve, approve with conditions, continue, or deny a draft Joint Resolution between RHA, Washoe County, the City of Reno, and the City of Sparks, to amend the governance structure of RHA to be consistent with the spirit and intent of Assembly Bill 103. Possible action may include authorization for the Executive Director of RHA to distribute the draft Joint Resolution to the Cities of Reno and Sparks and to Washoe County for review, comment, and possible adoption. The draft Joint Resolution will only be effective upon adoption by all entities listed above. (For Possible Action)**

RHA's counsel, Ryan Russell, provided the group with a summary of AB103 and RHA's understanding of the spirit and intent of the bill. The group discussed at length the draft Joint Resolution as presented.

Madame Chair Taylor motioned to continue this item and request that the commissioners provide legal counsel and the executive director with their comments on the draft joint resolution by October 10th, and direction to counsel to distribute those comments to the commissioners, and direction to staff to compile those comments and bring a revised draft to the next meeting for consideration. Commissioner Martinez seconded the motion. Hearing no further discussion,



Madame Chair Taylor called for the vote. All 4 were in favor, with no nays. Madame Chair Taylor declared the motion carried.

**8. Discussion and possible action to accept \$1,732,161.33 under the National Housing Trust Fund Program from the Nevada Housing Division for the Carville Court Redevelopment Project and authorize the Executive Director to execute funding agreements. (For Possible Action)**

Commissioner Martinez motioned to approve the acceptance of the \$1,732,161.33 under the National Housing Trust Fund Program from the Nevada Housing Division for the Carville Court Redevelopment Project and authorize the Executive Director to execute funding agreements. Vice Chair Aiazzi seconded the motion. Hearing no additional comments, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

**Closed Session**

**9. The Board may convene in closed session regarding the negotiation of a possible contract under which RHA may accept the onus and benefit of property management services for up to 50 units of housing at the Washoe County Cares Campus. The Board may not accept a negotiated contract therefor, or take any action whatsoever in closed session, until such matter is agendized for possible action at an open meeting of the Board. (Discussion Only)**

No action was taken on this item.

At this point, Madame Chair Taylor excused herself from the meeting. The meeting continued to have a quorum.

**Reconvene Open Session**

**10. Presentation and progress update on CY25 Board Goals relating to the Rental Assistance Department. (Discussion)**

This item was pushed to next month's meeting.

**11. Annual Open Meeting Law Training by Ryan Russell of Allison MacKenzie. (Discussion)**

This item was pushed to next month's meeting.

**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)**

Commissioner Sullivan requested information on upcoming conferences, in June and September, that the commissioners may be interested in attending. RHA's Executive Director, Hilary Lopez, agreed to send that information out to the commissioners.

**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, September 23, 2025, and Tuesday, October 28, 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.**

Vice Chair Aiazzi declared the meeting adjourned at 1:45pm.

August 26, 2025, Closed Session Meeting Minutes are presented separately.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 3**

**September 23, 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. None

FROM: Executive Director

RECOMMENDATION: For Possible Action

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 4**

**September 23, 2025**

SUBJECT: Commissioner Reports

FROM: Executive Director

RECOMMENDATION: Discussion

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## RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 5

September 23, 2025

SUBJECT: Executive Director/Secretary's Report.

FROM: Executive Director

RECOMMENDATION: Discussion

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### A. Update on Agency Activities

- The Reno Avenue project webpage is live on RHA's website. Interested parties can access information on the development by clicking on the banner at the top of the website at [www.renoha.org](http://www.renoha.org). Launching the webpage was part of the commitment RHA made to attendees at the July community meeting.
- RHA's first landlord appreciation luncheon is on September 25<sup>th</sup>. Over 60 landlords and property management companies will attend to hear updates on the housing choice voucher program, results from RHA's landlord survey, and our gratitude for all they do to make housing happen for our clients.
- The grand reopening celebration for John McGraw and Silver Sage Court apartments will take place on October 3<sup>rd</sup> at 10 am at the on-site clubhouse. Through this renovation RHA was able to address accessibility across the sites, modernize and update systems, units, and amenities, and make both properties more energy efficient thereby benefiting current and future tenants and preserving critical affordable housing for our community.
- RHA awarded four project-based (4) Foster Youth to Independence vouchers to Eddy House to support tenants at their new TLC36 property. This property provides housing to at-risk youth and those aging out of the foster care system. The project-based vouchers enable RHA to reach a population that is more difficult to serve in our community. Staff attended the TLC36 grand opening on September 18<sup>th</sup> and Eddy House already has seven (7) clients moving into the development.
- The Executive Director attended the PHADA Board of Trustees retreat and the Legislative Conference in early September. The goal of the retreat was to assist PHADA in setting priorities for the organization and its advocacy for the upcoming year. Agreed upon priorities included advocating for more federal funding for public housing and the housing choice voucher program, better federal alignment amongst housing programs, and continuing to meet the training and education needs of its members. Many of these topics were also discussed during panelist sessions throughout the conference.
- While in Washington DC for PHADA, the Executive Director met with staff from Senator Cortez Masto's office, Senator Rosen's office, and Congressman Amodei's office. Additionally, she attended the Battle Born breakfast and had an opportunity to hear briefly from Senators Cortez Masto and Rosen.
- RHA recently received its requested waiver from HUD to place current Emergency Housing Voucher (EHV) clients on its Housing Choice Voucher (HCV) waitlist without opening the waitlist. This will enable staff to begin the process of transitioning EHV clients to the HCV program. This transition is anticipated to start in late 2025/early 2026 and continue throughout the year. Program funds are currently anticipated to terminate by December 2026.

- The Executive Team will be attending the Nevada Housing Coalition conference in Las Vegas on October 15-16. The Executive Director will be moderating a panel session on housing visioning. Additionally, ahead of the conference the team will be meeting with our counterparts at Nevada Rural Housing and Southern Nevada Regional Housing Authority (SNRHA) to discuss joint matters of interest and to tour SNRHA RAD and redeveloped sites.
- The Executive Director completed National Standards for the Physical Inspections of Real Estate (NSPIRE) training and received certification for NSPIRE. NSPIRE is the new inspection protocol for public housing, forthcoming for HCV, and other federal programs.
- HUD will conduct a REAC inspection of RHA's Essex Manor property in October. Asset management staff will be preparing for this inspection using the new NSPIRE protocol. Asset management staff have also been trained on NSPIRE.

**B. Rental Assistance/Asset Management**

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 9/9/25	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,638	2,278	86%	50
VASH	498	410	82%	35
VASH – pending PBV awards	95	0	0%	0
EHV	106	104	98%	2
FYI	15	10	67%	1

<b>Number HQS Inspections Conducted</b>	August 2025	256
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**Homeless Prevention Program**

Total Funding Awarded	Total Assistance Approved as of 9/1/25	Number of Households Approved as of 9/1/25	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 294 PBV units, 102 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. 31 vouchers were previously leased and moved off and have been removed from the baseline, leaving 106 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. Maintenance attended an Electrical Hazard training during the month of August.
- Management has been working on mapping out the 1st and 2nd phase moves for Silverada. As each phase of the Silverada rehabilitation is completed the residents who will be moving into their permanent unit will have to be recertified prior to moving for the tax credit to be claimed. Management is almost finished with completing the recertification process for the Silverada residents who will be moving into the 1st phase, there are only two resident who have outstanding documents that need to be provided to finalize their recertification.
- Management completed the Yorkshire 2026 HOME audit with no findings noted by the Washoe County Home Consortium in August.
- A recent analysis was completed on the amount of money the agency was paying for vendors to treat our units to eradicate bedbug infestations and it was determined that the cost per unit is continuing to rise and the quantity of treatments needed to eliminate the infestation was increasing. The long treatment time (typically months since all the companies in our area have reverted to chemical treatments versus heat treatment) frustrated residents and caused concern for our agency passing NSPIRE inspections. As a result, we researched available options and opted to purchase our own heat treatment equipment so maintenance could complete bedbug infestations in house. In August the Asset Management team received our new heat treatment trailer to combat bedbug infestations in our units.



The entire Asset Management team attended training on how to use the new bedbug heat treatment equipment in early August. We have used the new heat treatment equipment 5 times this past month, which has resulted in an approximate savings of \$8000.00 to the agency already. While there was an upfront investment cost, the unit will pay for itself in two years or less at the current treatment rate. This new equipment is significantly more effective in heating up a unit at a much faster speed and it will allow for more than one unit to be treated at a time if it is in close proximity to the other unit being treated. The heat treatment process is completed in one day and so far, there has been a 100% success rate in eradicating the bedbugs from a unit.

- Public Housing ended the month of March with 75 vacancies for an overall occupancy rate of 85.04% across all sites. Out of the 75 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 Market Food Pantry at Tom Sawyer**

Held on August 7th and 21st, serving 57 and 46 clients.

- **Produce Drop-offs at Willie J. Wynn by Reno Food Systems**

Held weekly on August 5th, 12th, 19th, and 26th, supporting food security and healthy eating among seniors in partnership with Reno Food Systems.

- **Tom Sawyer & Silverada Resident Council Meeting – August 5th**

Attended by 14 residents, providing a space for discussion of community needs, planning of events, and resident input on services.

- **Healthy Pasta Ideas Workshop – August 12th at Willie J. Wynn**

18 residents attended this nutrition-focused session led by a guest instructor. Participants learned how to prepare affordable pasta dishes packed with vegetables, while discussing strategies for healthier eating on a fixed income. Recipes were designed to be simple, cost-effective, and adaptable to produce available through Golden Market.

- **Energy In–Energy Out Workshop – August 13th at Willie J. Wynn**

6 residents participated in this wellness session exploring the relationship between calories consumed and energy burned. The workshop emphasized small, realistic lifestyle changes like daily walking, portion control, and mindful eating. Residents shared personal experiences and set individual health goals to track progress.

- **Open Enrollment Workshop – August 29th at Tom Sawyer**

20 residents received hands-on guidance from Access to Healthcare staff on navigating Medicare and Medicaid open enrollment. The workshop helped residents compare plans, understand coverage, and complete paperwork, reducing confusion and ensuring continued access to care.

- **Young at Heart Dance Class – Weekly at Willie J. Wynn**

Held August 5th, 12th, 19th, and 26th, these classes engaged 5–7 residents per session. The program combines low-impact dance with social connection, helping seniors improve mobility, balance, and confidence while reducing isolation.

- **Community Garden – Paradise Park**

The resident-led garden harvested over 45 pounds of produce in August, including greens and vegetables, which were distributed through the Golden Market pantry at Tom Sawyer. Beyond food security, the garden is a space for seniors to build community, learn gardening skills, and support healthy aging.

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

### **Workshops and Events**

- **Time Management Workshop – August 6th**

2 participants attended this small-group workshop, which provided practical strategies for organizing daily routines, setting priorities, and balancing work, school, and family responsibilities.

- **NET/PCC Meeting – August 20**

Resident Services staff participated in the Network of Employment and Training Program Coordinating Committee (NET/PCC), a collaborative group of workforce, education, health, and self-sufficiency providers. The network connects agencies to share resources, coordinate referrals, and reduce duplication of services. Participation keeps RHA aligned with regional workforce initiatives and ensures residents are connected to the strongest available supports on their path to self-sufficiency.

- **Fraud & Identity Theft Workshop – August 20th**

8 participants joined this session focused on protecting financial health. The facilitator discussed common scams, red flags for identity theft, and steps to take if personal information is compromised. Participants practiced creating stronger passwords and learned how to safely use online banking tools. Several attendees reported feeling more confident about recognizing scams and protecting their finances.

## Youth Programs

### **Start Smart Program**

- **Holiday Card Contest – August 4th**

52 youth participated across multiple sites, creating festive cards for seniors and the wider community. The project encouraged creativity, self-expression, and intergenerational connection. A pizza party was held at several sites to celebrate participation, further strengthening peer and staff relationships

- **Start Smart Goal Setting Workshop – August 9th**

Eight youth attended a leadership and goal-setting workshop. Activities focused on building self-confidence, practicing teamwork, and setting academic and personal goals.

## Community Engagement & Outreach

- **Traner Middle School Back-to-School Night – August 7th**

Resident Services connected with nearly 200 families, including 40 RHA households. Staff provided information on youth programs, distributed resources, and supported families in preparing for the new school year.

- **Youth Council Career Exploration Event – August 12th (virtual).**

Students participated in a NevadaWorks-hosted session to learn about different career fields, industry expectations, and potential training pathways. The event helped youth broaden their understanding of career options and inspired conversations about long-term goals.

- **Meeting with Upward Bound - August 21st**

Resident Services staff met with Upward Bound (UNR) to strengthen collaboration around college readiness for RHA's high school students.

- **Reno Food Systems Partnership**

Weekly produce deliveries continued at RHA sites, expanding access to healthy food for seniors and providing opportunities for intergenerational volunteerism with youth.

- **Planning for Senior Fest 2025**

Resident Services staff continued preparations for Senior Fest, scheduled for September 2 at Reno Town Mall. The event will bring together more than 60 organizations to provide health screenings, vaccinations, and community resources for older adults.

- **Sound Mind Health Walk**

Planning continued for RHA's second annual Sound Mind Health Walk, a community wellness event designed to promote both physical and mental health. Ongoing preparation for fall programming across youth, senior, and workforce tracks, including financial literacy, wellness, and digital literacy workshops.

- **University of Nevada MOU**

RHA is in the process of finalizing a five-year partnership MOU with the University of Nevada, Reno Orvis School of Nursing (2025–2030). This agreement will bring nursing students into our communities to provide no-cost health and wellness services, including nutrition workshops, mental health assessments, vision checks, and blood pressure monitoring.

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

- The Reno Ave. redevelopment page is up on the RHA website. The site will be updated as updates occur and after each board meeting with relevant board reports.
- The RHA team is participating in “Thank you” videos to be shared at our landlord appreciation event on Thursday, September 25, 2025. In addition, two HCV holders will tell their stories via video.
- Planning for the grand reopening of John McGraw and Silver Sage Courts, celebrating the modernization and preservation of 50 affordable housing units, underway. The email invites for the 10/3 event dropped on 9/12.
- A workshop submitted for NHC’s annual Nevada Housing Conference, by RHA, was selected by their planning committee. The workshop will encourage participants to imagine future housing scenarios and consider what actions they may take now to begin to build the next generation of housing. The conference will be held 10/14-15 in Las Vegas.

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

Please see Item 13 for Quarterly Development Department updates.

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

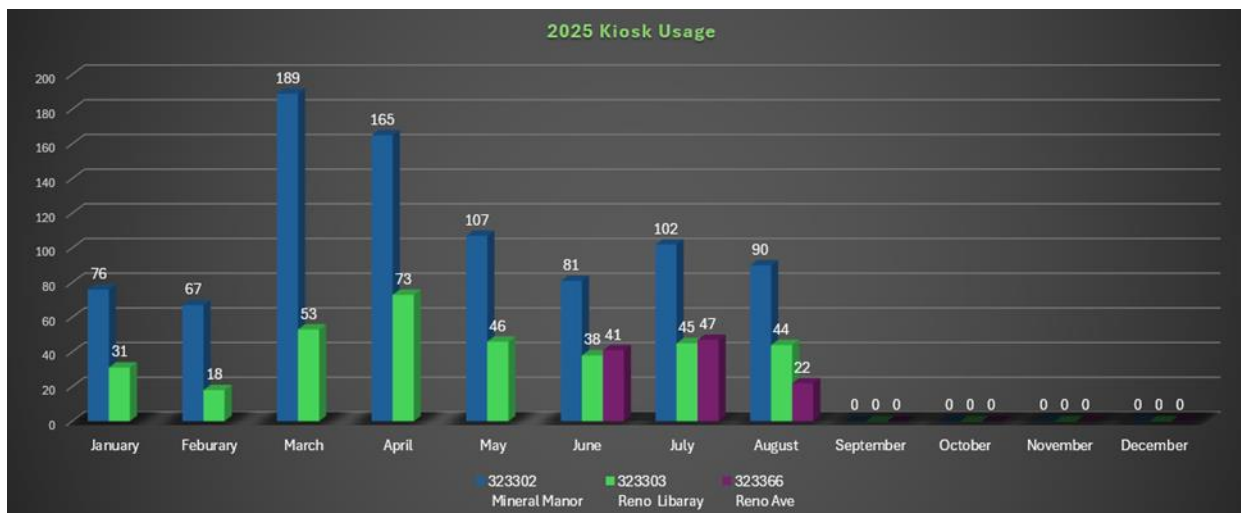
##### **Initiatives**

- 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**

### FY 2025 Annual Report

- RHA's Annual MTW Report to HUD is finished. A draft copy of the report has been included on this month's agenda for review and/or comments before final submission to HUD. As reported previously, the data presented in this year's report is 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.
- Rebecca J. Walter, PhD with the University of Washington (UW) has completed her analysis of surveys and internal data on current and prior Mobility Demonstration participants. The analysis includes household income, family composition, and employment status to gauge the overall progress of these families and the Demonstration program overall. Dr. Walter's report has been included in the annual MTW report to HUD.

### FY 2026 Annual Plan

- Discussions surrounding Direct Rental Assistance (DRA) as a way to inform and possibly reform HUD's traditional tenant-based voucher program continues. HUD is still working through the DRA approvals submitted, including RHA's. Recent discussions with HUD staff regarding RHA's proposal centered mostly around inspections. Although RHA proposed to allow DRA participants to self-certify the quality of their unit instead of performing an HQS/NSPIRE inspection, staff must now reconsider revising the inspection policy related to this activity. This shift is based on HUD's feedback regarding RHA's proposal and the Local Non-Traditional requirements that specific inspection protocols must be put in place and can only be waived with the Secretary's approval. Staff is now considering remote video inspections or ways to streamline the traditional HQS/NSPIRE inspection process.

### FY 2024 Compliance Determination

- On September 11, 2025, RHA received notification from HUD that RHA is fully compliant with the five statutory requirements of the MTW Demonstration program for FY 2024. The statutory requirements include:

1. Ensure at least 75% of families assisted by participating in the MTW Demonstration shall be very low-income (VLI) families.  
(RHA compliant at 99%)
2. Establish a reasonable rent policy that is designed to encourage employment and self-sufficiency.
3. Continue to assist substantially the same total number of eligible low-income families as would have been served had funds not been combined.  
(RHA substantially compliant at 91% of adjusted baseline)
4. Maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration.
5. Ensure housing assisted under the MTW Demonstration program meets housing quality standards established or approved by the Secretary.

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

No legal updates.

#### **I. Financials**

Financials can be found on the following pages.

## 12 Month Actual to Budget

Aug-25

		Actual Jul 2025	Actual Aug 2025	Total Actual	Original Budget	Remaining Budget FY26	YTD Actual to Budget*	Explanation/Comments
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3199-00-000	TOTAL TENANT INCOME	887,444.14	914,586.34	1,802,420.00	8,702,354.00	6,899,934.00	21%	Tenant income trending slightly higher due to tenant income due to slightly higher than expected damages and Non Sufficient Funds (NSF) recovery
3499-00-000	TOTAL GRANT INCOME	5,654,959.57	5,610,213.75	11,265,173.32	68,561,831.00	57,296,657.68	16%	
3699-00-000	TOTAL OTHER INCOME	493,145.27	1,195,702.44	1,688,847.71	5,992,520.16	4,303,672.45	28%	Due to Operating Transfers In of \$600K Captial Funds grant funds and \$214K to settle public housing negative cash for the month of August
<b>3999-00-000</b>	<b>TOTAL INCOME</b>	<b>7,035,548.98</b>	<b>7,720,502.53</b>	<b>14,756,441.03</b>	<b>83,256,705.16</b>	<b>68,500,264.13</b>	<b>18%</b>	
4000-00-000	EXPENSES							
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	721,191.73	747,316.71	1,468,508.44	9,600,614.50	8,132,106.06	15%	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	27,314.31	36,306.05	63,620.36	276,764.00	213,143.64	23%	Slightly above expectation due to slightly increased cable expenses.
4399-00-000	TOTAL UTILITY EXPENSES	53,211.97	85,457.61	138,669.58	1,364,066.00	1,225,396.42	10%	
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	170,956.68	230,812.07	402,897.46	2,764,350.00	2,363,067.79	15%	
4599-00-000	TOTAL GENERAL EXPENSES	286,357.44	380,229.33	666,586.77	4,164,504.00	3,497,917.23	16%	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,347,863.15	5,122,265.11	10,470,128.26	60,275,448.00	49,805,319.74	17%	
4899-00-000	TOTAL FINANCING EXPENSES	45,257.50	45,400.00	90,657.50	533,225.00	442,567.50	17%	
5999-00-000	TOTAL NON-OPERATING ITEMS	191,129.13	225,663.05	416,792.18	2,956,731.00	2,539,938.82	14%	
<b>8000-00-000</b>	<b>TOTAL EXPENSES</b>	<b>6,843,281.91</b>	<b>6,873,449.93</b>	<b>13,717,860.55</b>	<b>81,935,702.50</b>	<b>68,219,457.20</b>	<b>17%</b>	
<b>9000-00-000</b>	<b>NET INCOME</b>	<b>192,267.07</b>	<b>847,052.60</b>	<b>1,038,580.48</b>	<b>1,321,002.66</b>	<b>280,806.93</b>	<b>79%</b>	

\*YTD Actual to Budget expectation is 8-10% usage a month (2/12 of the year = 17%)

# Reno Housing Authority

## Unrestricted Cash & HUD Held Reserve Report

August 2025

Bank Account/Funding Source		Balance	Obligations	Value
Unrestricted	Bank of America Unaided - X1775	\$ 8,042,766	Development Guarantees	\$ 2,000,000
Unrestricted	Bank of America WAHC Contract Administration Fee - X5181	\$ 4,685,938	Gen Den	\$ 1,750,000
Unrestricted	Wells Fargo Investment - X2551	\$ 14,021,626	Operating Reserves (4-months Administrative Expenses)	\$ 3,361,848
			Carville Court Development (estimated)	\$ 4,080,000
			Reno Avenue Development (estimated)	\$ 1,000,000
			I Street (estimated)	\$ 2,000,000
			Capital Improvement Plan (CloudTen Properties 2026-2027)	\$ 3,770,000
			Resident Services New Location	\$ 2,500,000
	<b>Unrestricted Subtotal</b>	<b>\$ 26,750,330</b>	<b>Unrestricted Obligation Subtotal</b>	<b>\$ 20,461,848</b>
Restricted	MTW HUD Held Reserves	\$ 9,594,782	Carville Court Development (estimated)	\$ 2,000,000
			Paradise Plaza (estimated)	\$ 950,000
			Operating Reserves (2-months HAP and Operating Subsidy)	\$ 6,644,782
	<b>MTW HUD Held Reserves Subtotal</b>	<b>\$ 9,594,782</b>	<b>MTW HUD Held Reserves Obligation Subtotal</b>	<b>\$ 9,594,782</b>
	<b>TOTAL</b>	<b>\$ 36,345,112</b>	<b>TOTAL</b>	<b>\$ 30,056,630</b>



**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 6**

**September 23, 2025**

**SUBJECT:** Presentation from Nicole Lambolely, CEO of The Food Bank of Northern Nevada and Kim Young, Executive Director of The Children's Cabinet on the Oddie Project, located on Oddie Boulevard between El Rancho Drive and Sullivan Lane, and discussion of business space availability and related items within the facility.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 7**

**September 23, 2025**

**SUBJECT:** Discussion and possible adoption of Resolution 25-09-01 RH committing \$3,575,000 in RHA Unrestricted Funds for the redevelopment of Carville Court Apartments.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

**Background**

The Carville Court Redevelopment project is actively progressing. In March 2023, the Board committed \$4.65 million in MTW funds to the development through Resolution 23-03-06. In March 2025, the Board of Commissioners authorized the formation of Carville Court LLC, a single-purpose entity established to serve as the property’s ownership structure. In May 2025, CORE Construction was selected as the Construction Manager at Risk (CMAR) following a competitive RFQ process.

Since that time, RHA has received the schematic design estimate from CORE Construction. Based on the updated project costs, staff has revised the project budget, which is provided below. Please note, this is based on schematic designs and won’t be final until CORE Construction’s Guaranteed Maximum Price (GMP) is completed and presented to the Board for review and approval. RHA staff expects the hard cost budget to decrease from the cost provided below as the project plans are finalized.

**Carville Court**

**Sources**

<b>RHA MTW Funds</b>	\$	2,000,000
<b>RHA Unrestricted Funds</b>	\$	3,575,000
<b>HOME-ARP</b>	\$	703,117
<b>NHTF</b>	\$	1,732,161
<b>Deferred Developer Fee</b>	\$	375,000
<b>Total</b>	<b>\$</b>	<b>8,385,278</b>

**Uses**

<b>Hard Costs</b>	\$	6,700,000
<b>Soft Costs</b>	\$	895,278
<b>Fees/Reserves</b>	\$	790,000
<b>Total</b>	<b>\$</b>	<b>8,385,278</b>

Under HUD requirements, the amount of public housing funding contributed to a project is limited by annual Total Development Cost (TDC) thresholds. Based on these limits, up to \$3,352,695 in MTW funds may be loaned to the project. However, given the current level of HUD reserves and other obligations, staff is recommending \$2,000,000 in MTW funds be used for the project.

Staff is requesting Board authorization of up to \$3,575,000 in unrestricted funds. When combined with the \$2,000,000 in MTW funds to be utilized for this project, this results in a total obligation of \$5,575,000. This represents an increase of approximately \$925,000 over the original obligation approved in 2023 which accounts for rising construction and material costs as well as the additional four (4) units and common space for supportive services to be provided onsite.

RHA has been awarded \$1,857,156 in Supportive Housing Development Funds (SHDF) from NHD, which are budgeted over five years and must be expended by June 30, 2032. RHA has also received HOME-ARP funds from the Washoe County HOME Consortium (WCHC) for supportive services, which are budgeted over three years and must be expended by December 31, 2030. To meet these requirements, the project must be placed in service by 2027.

Since the project budget is expected to change as prices are finalized, the requested Unrestricted Funds represents an "up to" amount. Staff anticipates that the final budget will be lower once construction documents are finalized, and cost estimates are refined. The unrestricted fund loan amount will reflect the final budget after the GMP has been approved by the Board.

Resolution 25-09-01 obligating the \$3,575,000 in unrestricted funds is attached for your reference. Staff recommends that the Board obligate these funds in order to continue to move the project forward and meet placed in service deadlines without jeopardizing leveraged funding.

**Staff Recommendation and Motion:**

Staff recommends that the Board of Commissioners adopt Resolution 25-09-01 authorizing, the Executive Director, or her designee, to commit up to \$3,575,000 in Unrestricted Funds for the Carville Court Redevelopment.

HOUSING AUTHORITY OF THE CITY OF RENO

RESOLUTION 25-09-01 RH

A RESOLUTION APPROVING THE COMMITMENT OF THE HOUSING AUTHORITY OF THE CITY OF RENO'S (THE "AUTHORITY") UNRESTRICTED FUNDS FOR THE REDEVELOPMENT OF CARVILLE COURT

The following resolutions were duly adopted by the Board of Commissioners (the "**Board**") of the HOUSING AUTHORITY OF THE CITY OF RENO, a Nevada public body corporate and politic (the "**Authority**"), at a meeting held on September 23rd, 2025 which meeting was duly called and at which a quorum was present:

**WHEREAS**, the Board previously adopted Resolution No. 23-03-06 committing \$4,650,000 in RHA MTW HUD-held reserves for the redevelopment of Carville Court Apartments (the "Property");

**WHEREAS**, the Board previously adopted Resolution 25-05-04 authorizing the redevelopment of Carville Court;

**WHEREAS**, the agency has chosen to develop the property into a 15-unit Permanent Supportive Housing project (the "Development");

**WHEREAS**, HUD limits the amount of MTW HUD-held reserves that can be invested in a project and such limits are calculated using the annually published per unit Hard Construction Costs (HCC) and Total Development Costs (TDC);

**WHEREAS**, the current HCC and TDC limits only allow for \$3,352,695 of RHA MTW HUD-held reserves to be committed to the Development;

**WHEREAS**, the Project requires additional funding to account for increased project costs and the decrease in RHA MTW HUD-held reserves in the approximate amount of \$2,000,000

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Reno commits \$3,575,000 of the Authority's unrestricted funds to successfully complete the development;

**BE IT FURTHER RESOLVED**, that this Resolution becomes effective immediately.

ADOPTED THIS 23RD DAY OF SEPTEMBER 2025.

ATTEST

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

## RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 8

September 23, 2025

**SUBJECT:** Discussion and possible action to authorize the Executive Director to execute a one-year agreement with Washoe County in the amount of \$47,000 for RHA to manage fifty (50) units of Permanent Supportive Housing at the Cares Campus.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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### Background

Washoe County recently completed construction of 50-units of Permanent Supportive Housing (PSH) at the Cares Campus. The County and Volunteers of America (VOA) will be providing intensive case management, behavioral health services, and medical services to residents. Additionally, County staff will manage all compliance and reporting related items for resident eligibility. However, because the County does not have the experience or staffing in place for property management, they are seeking a third-party property management company for a reduced scope of services that include:

- Lease Management
  - o Lease-Up & Move-In
  - o Violation Notices
- Eviction Processing
  - o Noticing
  - o Representation in eviction court
- Rent Collection
  - o Monthly collection
  - o Monthly disbursement to Owner

The selected property manager will not be based on site. They will provide services as needed as requested by the owner. The County would like to begin lease-up of the property in October 2025 and aims to have the property fully leased by the end of November 2025.

The County has requested quotes for these services from several entities including RHA. RHA submitted a quote for \$47,000. This quote was based on salary and benefits of 20% of an FTE, potential legal fees associated with the eviction process, and a management fee to cover estimated back end costs. The County notified RHA that they would like to move forward with RHA's services and requested a draft property management agreement. RHA staff drafted the agreement and worked with County staff to finalize the agreement that is included with this staff report. It has been reviewed and approved by RHA's legal counsel as well as the County's counsel. The term of the agreement is for one (1) year with the option to renew on an annual basis for up to four (4) additional years. The \$47,000 annual fee is to be paid at a monthly amount of \$3,917.

Pursuing this opportunity builds upon the Board's goals of being an integral part of the community, building partnerships, and making data driven decisions. It also enables RHA to build its experience managing outside properties while providing a much-needed service in our community. There is a dearth of property management firms with experience working with more vulnerable populations

and/or government entities and processes. It also provides the ability for RHA to generate a small projected stream of income to support agency activities.

RHA staff is requesting that the board authorize the Executive Director to execute the agreement with Washoe County.

**Staff Recommendation and Motion:**

Staff recommends that the Board of Commissioners authorize the Executive Director to execute the attached Agreement for the property management of fifty (50) units of Permanent Supportive Housing at the Cares Campus.

**MANAGEMENT AGREEMENT**  
(Cares Campus PSH)

This Management Agreement (the "**Agreement**") is made effective as of the **XX** of October, 2025 (the "**Effective Date**") by and between Washoe County, a political subdivision of the State of Nevada, (the "**Owner**") and the Housing Authority of the City of Reno, a Nevada Public body corporate and politic, (the "**Manager**") for management services for the Development described below.

1. Appointment and Acceptance. The Owner hereby appoints, and Manager hereby accepts, the appointment to manage the Development. Both appointment and acceptance are subject to the terms and conditions set forth in this Agreement.
2. Description of the Development. The development to be managed by Manager under this Agreement is a fifty (50) Unit Permanent Supportive Housing project located at the Nevada Cares Campus, 600 Line Drive, Reno, Nevada, consisting of land, buildings, and other improvements (the "Development").
3. Definitions.
  - a. "**Annual Budget**" has the meaning set forth in Section 16 below.
  - b. "**Code**" has the meaning given in Section 4 below.
  - c. "**Development**" has the meaning set forth in Section 2 above.
  - d. "**Effective Date**" has the meaning set forth in the first paragraph.
  - e. "**General Operating Account**" means the separate account maintained by Owner pursuant to Section 13 below.
  - f. "**Gross Revenue**" means Effective Gross Income as defined in the Operating Agreement.
  - g. "**HAP Contract**" means the PBV Contract.
  - h. "**HUD**" means the U.S. Department of Housing and Urban Development.
  - i. "**Lease Agreement**" means the Owner approved residential lease agreement and any addendum thereto for the Units in the Development.
  - j. "**Management Fee**" has the meaning in Section 5 below.
  - k. "**NHD**" means the Nevada Housing Division.
  - l. "**Operating Expenses**" means all costs, fees and expenses of operation, maintenance and management of the Development as such may be modified pursuant to the Operating Agreement.

- m. “**PBV Contract**” has the meaning given in Section 4 below.
  - n. “**PBV Requirements**” has the meaning given in Section 4 below.
  - o. “**PBV Units**” has the meaning given in Section 4 below.
  - p. "**Principal Parties**" means, collectively, the Owner and Manager.
  - q. "**Regulatory Agreements**" mean the regulatory agreements between the Owner and applicable Regulatory Authorities governing the affordability, management, and operation of the Development, including the Declaration of Covenants Running with the Land by and between the Owner and NHD in connection with the HomeMeans Nevada Initiative and State of Nevada Supportive Housing Development Fund monies.
  - r. “**Regulatory Authority**” or "**Regulatory Authorities**" means the public entities with regulatory authority over the Development as a result of financing or other subsidies provided to the Development. The following Regulatory Authorities have regulatory authority over the Development: (i) NHD, and (ii) HUD
  - s. "**Term**" has the meaning in Section 6 below.
  - t. "**Unit(s)**" means all or one of the fifty (50) rental dwelling units located within the Development.
4. Regulatory Requirements.
1. Compliance with Regulatory Agreements. The Owner has entered into Regulatory Agreement(s) with the Regulatory Authorities, whereby the Owner is obligated to provide for management of the Development in a manner satisfactory to the Regulatory Authorities. In performing its duties under this Agreement (including the rental of Units in the Development), Manager shall comply with all pertinent requirements of the Regulatory Agreements.
  2. PBV Requirements. Five (5) of the fifty (50) units will be HUD-VASH Project-Based Voucher units (the “**PBV Units**”) subsidized pursuant to a Section 8 Project-Based Housing Assistance Payments Contract (the “**PBV Contract**”). The PBV Units shall be operated in accordance with all federal statutory, regulatory (24 CFR part 983) and programmatic requirements applicable to the PBV Units, executive order requirements, and the Housing Authority of the City of Reno’s Section 8 Administrative Plan, each as may be amended from time to time (the “**PBV Requirements**”).
  3. Compliance with Government Orders. Manager shall take such action as may be necessary to comply promptly with the Regulatory Agreements, and government orders or requirements affecting the Development, whether imposed by federal, state, county, or municipal authority; provided, however, Manager shall take no such action so long as the Owner is contesting, or has informed Manager of its



intention to contest within seventy-two (72) hours of the time of the Owner's receipt of notice from Manager of such order or requirements. Manager will be held harmless if the Owner does contest.

4. Compliance with Servicemembers Civil Relief Act. Manager shall comply at all times with the Servicemembers Civil Relief Act.
5. Manager's Compensation.
  - a. Manager shall receive as compensation for the services performed under this Agreement, as described in Section 7, a monthly fee in the set amount of \$3,917.00 (the "**Management Fee**"). The Management Fee shall be paid to Manager on or about the tenth (10th) day of each calendar month for the Term of this Agreement.
  - b. Any change in management may be subject to Regulatory Authority approval as applicable. Any change to the Management Fee must be documented in an amendment to this Agreement.
6. Term of Agreement. This Agreement shall be in effect for one (1) year commencing on the date that Manager begins providing management services for the Development, subject to earlier termination as set forth in this Agreement (the "Term"). The Term is eligible for renewal on an annual basis for up to four (4) additional terms subject to Section 23 below.
7. Responsibilities of Manager. At the cost of the Manager, Manager shall supervise, manage and direct the operation of the Development consistent with prudent management practices and in accordance with the terms of this Agreement and any management plan provided to Manager by the Owner. The responsibilities and duties of Manager include the following:
  - a. Offer for rent and rent Units in the Development in compliance with the terms of the Lease Agreement;
  - b. Process, subject to the Owner's approval, applications for tenancy for the Units;
  - c. Prepare and/or secure advertising signs, newspaper advertisements, circulars, and other forms of advertising and list available Units with appropriate multiple listing services, to the extent that such advertising and listings are reasonably necessary and customary for apartment developments similar to the Development;
  - d. Collect when due all Gross Revenues on behalf of the Owner in connection with the management and operation of the Development. Such Gross Revenues shall be deposited in the name of the Owner into the General Operating Account as described below;
  - e. Require full compliance by each tenant and any visitors of such tenant with the terms of the Lease Agreement for the Unit rented by such tenant;

8. Employees.
  - a. Under this Agreement, Manager is not an employee of the Owner. All employment arrangements are solely Manager's concern. Manager shall have no authority to hire employees or establish an agency relationship on behalf of the Owner. Manager agrees to comply in all material respects with all applicable laws and regulations concerning workers' compensation, social security, unemployment insurance, hours of labor, wages, working conditions, and like subjects affecting employers.
9. Orientation/Training. Manager and appropriate personnel shall attend orientation or training sessions as may be required by the Owner. Manager will conduct move-in orientations with residents regarding safety, disaster preparedness and proper use of the Units if requested by the Owner.
10. Tenant Selection. Manager, when leasing the residential Units, shall:
  - a. Comply with all applicable laws and regulations, and with the requirements of the all documents recorded against the Development.
  - b. Assure that tenant selection is carried out in accordance with the provisions of this Agreement regarding nondiscrimination, and the Regulatory Agreements.
  - c. Assure that tenant selection is carried out without favoritism or partiality.
  - d. Accept applications for tenancy on a form of tenant application approved by the Owner. Manager shall review all applications for eligibility and submit all qualified applications to the Owner for approval.
11. Rent Increases. The initial rent for each household shall be in accordance with the schedule of rents contained in the Annual Budget. Manager shall increase rents at the request of the Owner and shall not increase rents without the prior approval of the Owner. In no event may rent payable by the residents of Units exceed the maximum amount allowed under the PBV Requirements or any applicable Regulatory Agreement, whichever is lower.
12. Enforcement of Lease Agreements. Manager will endeavor to secure full compliance by each tenant/resident with the terms of the Lease Agreement. Manager shall execute and serve such notices and demands on delinquent tenants as Manager may deem necessary. After consultation with the Owner, Manager may lawfully terminate any tenancy, provided such termination would not be a violation of the terms of the Regulatory Agreements or any applicable law. For this purpose, Manager is authorized to consult with legal counsel, selected by Manager, to bring actions for eviction and execute notices to vacate and judicial pleadings incident to such actions, provided, however, that Manager will keep the Owner informed of such actions and will follow such instructions as the Owner may prescribe for the conduct of any such action. Attorneys' fees and other necessary costs incurred in connection with such actions will be paid out of the General Operating Account as Development expenses.

13. Accounts. Owner shall establish the following account: the "General Operating Account". Owner shall be an authorized signatory on all accounts. These funds shall not be commingled with Manager's funds or the Owner's other funds.
  - a. General Operating Account: All revenue collected pursuant to this Agreement (other than security deposits) must be deposited into and credited to the General Operating Account.
  
14. Disbursements. Manager may disburse funds from the accounts described in Section 13 of this Agreement only for the following purposes:
  - a. General Operating Account:
    - (1) Pay the Management Fee as provided in this Agreement.
  
15. Records and Reports. In addition to requirements specified elsewhere in this Agreement, Manager shall have the following responsibilities with respect to records and reports:
  - a. Manager shall establish tenant files containing copies of Lease Agreement, certification forms, notices and other documentation required by Regulatory Authority, if and to the extent applicable.
  - b. Manager shall maintain on file for three (3) years rejected applications for tenancy with reasons for rejection noted thereon.
  - c. Manager shall maintain a current list of all applicants/prospective tenants kept in chronological order of completed application date.
  - d. Manager shall prepare any other reports reasonably required by the Owner.
  
16. Liability of Manager. Except as expressly provided to the contrary in this Agreement, the obligations and duties of Manager under this Agreement shall be performed as agent of the Owner, but Manager, shall be, subject to the limitations provided under State and Federal law, liable for its breaches of this Agreement; provided, however, that Manager shall not be responsible for incurring any expenditures in excess of existing or reasonably projected available funds from the Development or funds supplied by the Owner in accordance with this Agreement. All expenses incurred by Manager in accordance with its obligations and duties under this Agreement and consistent with Annual Budget except those due to its breaches of this Agreement and those expressly specified as Agent's expenses herein, shall be for the account of and on behalf of the Owner.
  
17. Insurance. Washoe County has established specific indemnification and insurance requirements for agreements/contracts with contractors, engineers, and architects to help assure that reasonable insurance coverage is maintained. Indemnification and hold harmless clauses are intended to assure that contractors accept and are able to pay for the loss or liability related to their activities. Exhibit A, Insurance Specifications is included by reference. All conditions and requirements identified in this exhibit shall be completed prior to the commencement of any work under this Agreement.

18. Indemnifications.

- a. the Owner shall indemnify and defend Manager against and hold Manager harmless from any and all losses, costs, damages, liabilities and expenses, including, without limitation, reasonable attorneys' fees, arising directly or indirectly out of any matter related to the Development, the conduct of the business of the Owner, or any action taken by Manager within the scope of its duties or authority under this Agreement, excluding only such of the foregoing as result from (i) any default by Manager under the provisions of this Agreement, (ii) any gross negligence or any willful misconduct of Manager, its officers, partners, directors, agents, or employees, in connection with this Agreement or Manager's services or work hereunder, whether within or beyond the scope of its duties or authority hereunder, (iii) any claims for personal injuries to employees incurred during the course of their employ if such claims are covered by workers' compensation insurance required herein, or (iv) all employment relations between Manager and its employees.
- b. The provisions of this Section shall survive the termination of this Agreement.

19. Nondiscrimination.

- a. The Principal Parties covenant that there shall be no discrimination against or segregation of any person, or group of persons on account of race, religion, color, sex, age, familial status (except for lawful senior housing in accordance with State and Federal law), disability, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Development, nor shall the Principal Parties or any person claiming under or through the Principal Parties establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the Development.
- b. The Principal Parties shall comply with all federal, state and local laws prohibiting discrimination including but not limited to: Title VI of the Civil Rights Act of 1964, the Fair Housing Act (42 U.S.C. 3601-19), the Age Discrimination Act of 1975, Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), Executive Order 11063, as amended by Executive Order 12259, and Executive Order 11246 as amended (and the implementing regulations issued pursuant to each of the above statutes and executive orders).

20. Termination.

- a. Principal Party Termination Events. This Agreement may be terminated by either Principal Party upon the occurrence of any of the following
  - (1) For any reason, without penalty, by giving not less than thirty (30) days written notice to the other Principal Party; provided, however, in no case

may this Agreement be terminated by Owner without the prior written consent of Owner's investor member.

- (2) In the event that a petition in bankruptcy is filed by or against either of the Principal Parties, or either of the Principal Parties seeks relief under any of the chapters of the Federal Bankruptcy Act, or in the event that either of the Principal Parties makes an assignment for the benefit of creditors (whether by common law assignment or pursuant to specific provisions of State or Federal law), or states in writing that it cannot pay debts when due.
  - (3) In the event the Owner or Manager materially defaults in the performance or observance of any term, condition, or covenant contained in this Agreement, and that default continues for a period often (10) days after written notice shall have been given to the defaulting party specifying the default and requesting that the same be remedied, then the non-defaulting party may, at any time thereafter, declare by written notice to the defaulting party that this Agreement shall be terminated on the date specified in the notice if on such date the event of default shall be continuing. Notwithstanding the foregoing, if a nonmonetary default cannot be remedied within the ten (10) day period, the defaulting party shall be deemed to be in compliance with this provision if that party shall, in good faith, have commenced to remedy the default within that ten (10) day period, shall subsequently prosecute to completion with diligence and continuity the remedying of the default, and shall remedy the default within a reasonable time (but in no event to exceed thirty (30) days without Owner's written consent.)
  - (4) In the event of fraud, willful misconduct, gross negligence or bad faith on the part of either of the Principal Parties.
- b. Disputed Termination. In the event the Owner determines that Manager has defaulted under this Agreement and either Manager disputes that determination or Manager contends that it has cured such default and the Owner disputes such contention, this Agreement shall terminate upon thirty (30) days' notice to Manager; provided, however, that if Manager elects to proceed with litigation to resolve such dispute and such dispute is resolved in favor of Manager, then this Agreement shall be reinstated effective as of the date of the favorable resolution.
- c. Termination Actions. Upon any termination of this Agreement, Manager shall immediately surrender and deliver to the Owner any space in the Development occupied by Manager. Manager shall also surrender, deliver, and account for in writing to the Owner all money due the Owner then in the General Operating Account, and any and all money due the Owner which is received by Manager from the Development after termination. Manager shall also deliver to the Owner such contracts, documents, papers, and records pertaining to the Development or to this Agreement as may be reasonably requested, and furnish all such

information and take all such action as the Owner shall require in order to effectuate an orderly and systematic transition of Manager's duties and activities under this Agreement to a new manager. The accounting records, even if housed at the office of Manager, shall be considered to be official records of the Development. Manager shall retain copies of Development records and other pertinent documents as required by law. Manager shall provide the Owner with a final accounting of all records relating to this Agreement no later than thirty (30) days after termination.

21. Interpretative Provisions.

- a. This Agreement is personal to Manager, and Manager shall have no right, power, or authority to assign all or any portion of this Agreement or any monies due or to become due hereunder, or to delegate any duties or obligations arising hereunder, either voluntarily or involuntarily or by operation of law, without the prior written consent of the Owner and Owner's investor member. Notwithstanding any such assignment, however, Manager shall not be released from liability under this Agreement. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the Owner and Manager and their respective legal representatives, successors, and assigns.
- b. At its own expense, Manager shall qualify to do business and obtain and maintain such licenses as may be required for the performance by Manager of its services under this Agreement.
- c. This Agreement constitutes the entire agreement between the Principal Parties with respect to the management and operations of the Development and no change will be valid unless made by a supplemental written agreement executed by the Principal Parties.
- d. Should any part of any section of this Agreement be rendered void, invalid or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid or unenforceable any other section or any part of any section in this Agreement.
- e. This Agreement and the legal relations between the Parties hereto are governed by and construed and enforced in accordance with the laws of the State of Nevada, without regard to its principles of conflicts of law, and the venue for any dispute hereunder shall be in the County of Washoe, Nevada.
- f. The remedies of the parties hereto are cumulative and the exercise of one shall not be deemed an election of remedies nor foreclose the exercise of the other remedies either party hereto may have in law or equity. Failure of the Owner or Manager to enforce any of their rights in connection with this Agreement shall not constitute a waiver thereof.
- g. Counterparts. This Agreement may be executed by several counterparts, each of which shall be fully effective as an original and all of which shall together

constitute this Agreement. This Agreement may be executed by facsimile or other electronic format (e.g., .pdf, .tif, or .jpeg, each with digital or original signatures), or by duplicate originals, and the parties agree that their electronically transmitted signatures shall have the same effect as manually signed and transmitted signatures.

- h. Notices. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be delivered by overnight delivery or deposited in the certified U.S. mail, return receipt requested, first class and postage prepaid, addressed to each party at the following addresses or such other address as may be designated by a notice pursuant to this Section:

Manager:  
Housing Authority of the City of Reno  
1525 E. 9th Street  
Reno, NV 89512  
Attn: Executive Director

Owner:  
Washoe County Human Services Agency  
350 S. Center Street  
Reno, NV 89501  
Attn: HSA Contracts

*[signatures on following page]*

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

**MANAGER:**

**HOUSING AUTHORITY OF THE CITY OF RENO,**  
a Nevada public body corporate and politic

By: \_\_\_\_\_  
Hilary Lopez, Ph.D.  
Executive Director

**OWNER:**

**WASHOE COUNTY**  
a political subdivision of the State of Nevada

By: \_\_\_\_\_  
Mark Stewart  
Purchasing and Contracts Manager



## EXHIBIT A

### INSURANCE, HOLD HARMLESS AND INDEMNIFICATION REQUIREMENTS FOR PROFESSIONAL SERVICE AGREEMENTS CARES CAMPUS PSH

#### INDEMNIFICATION

##### CONTRACTOR Liability

As respects acts, errors or omissions in the performance of CONTRACTOR services, CONTRACTOR agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, or liability to the extent caused by CONTRACTOR'S negligent acts, errors or omissions in the performance of its CONTRACTOR services under the terms of this agreement.

CONTRACTOR further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of CONTRACTOR or its Sub-contractor in the performance of their CONTRACTOR services under the Agreement.

##### General Liability

As respects all acts or omissions which do not arise directly out of the performance of CONTRACTOR services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, CONTRACTOR agrees to indemnify, defend (at COUNTY'S option), and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, or liability arising out of any acts or omissions of CONTRACTOR (or Sub-contractor, if any) while acting under the terms of this agreement; excepting those which arise out of the negligence of COUNTY.

In determining the nature of the claim against COUNTY, the incident underlying the claim shall determine the nature of the claim, notwithstanding the form of the allegations against COUNTY.

#### GENERAL REQUIREMENTS

COUNTY requires that CONTRACTOR purchase Industrial Insurance (Workers' Compensation), General and Auto Liability, and Professional Errors and Omissions Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work here under by CONTRACTOR, its agents, representatives, employees or Sub-contractors. The cost of all such insurance shall be borne by CONTRACTOR.

#### INDUSTRIAL INSURANCE

It is understood and agreed that there shall be no Industrial Insurance coverage provided for CONTRACTOR or any Sub-contractor by COUNTY. CONTRACTOR agrees, as a precondition to the performance of any work under this Agreement and as a precondition to any obligation of the COUNTY to make any payment under this Agreement to provide COUNTY with a certificate issued by an insurer in accordance with NRS 616B.627 and NRS 617.210.

If CONTRACTOR or Sub-contractor is a sole proprietor, coverage for the sole proprietor must be purchased and evidence of coverage must appear on the Certificate of Insurance. Such requirement may be waived for a sole proprietor who does not use the services of any employees, subcontractors, or independent contractors and

completes an Affirmation of Compliance pursuant to NRS 616B627.

Should CONTRACTOR be self-funded for Industrial insurance, CONTRACTOR shall so notify COUNTY in writing prior to the signing of any agreement. COUNTY reserves the right to approve said retentions and may request additional documentation, financial or otherwise for review prior to the signing of any agreement.

### **MINIMUM LIMITS OF INSURANCE**

CONTRACTOR shall maintain coverages and limits no less than:

1. General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall be increased to equal twice the required occurrence limit or revised to apply separately to this project or location.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage. No aggregate limit may apply.
3. Professional Errors and Omissions Liability: \$1,000,000 per occurrence and \$ 3,000,000 as an annual aggregate. Premium costs incurred to increase CONTRACTOR'S insurance levels to meet minimum contract limits shall be borne by the CONTRACTOR at no cost to the COUNTY.

CONTRACTOR will maintain PROFESSIONAL liability insurance during the term of this Agreement and for a period of three (3) years from the date of substantial completion of the project. In the event that CONTRACTOR goes out of business during the term of this Agreement or the three (3) year period described above, CONTRACTOR shall purchase Extended Reporting Coverage for claims arising out of CONTRACTOR'S negligent acts, errors and omissions committed during the term of the Professional Liability Policy.

### **DEDUCTIBLES AND SELF-INSURED RETENTIONS**

Any deductibles or self-insured retentions must be declared to and approved by the COUNTY Risk Management Division prior to the start of work under this Agreement. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self-insured retention and prior to executing the underlying agreement. Any changes to the deductibles or self-insured retentions made during the term of this Agreement or during the term of any policy must be approved by the COUNTY Risk Manager prior to the change taking effect.

### **OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability Coverages
  - a. COUNTY, its officers, agents, employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of CONTRACTOR, including the insured's general supervision of CONTRACTOR; products and completed operations of CONTRACTOR; or premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection

afforded to the additional insureds, nor shall the rights of the additional insured be affected by the insured's duties after an accident or loss.

b. CONTRACTOR'S insurance coverage shall be primary insurance as respects COUNTY, its officers, agents, employees and volunteers. Any insurance or self-insurance maintained by COUNTY, its officers, agents, employees or volunteers shall be excess of CONTRACTOR'S insurance and shall not contribute with it in any way.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to COUNTY, its officers, agents, employees or volunteers.

d. CONTRACTOR'S insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

e. CONTRACTOR'S insurance coverage shall be endorsed to state that coverage shall not be suspended, voided, canceled or non-renewed by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to COUNTY except for nonpayment of premium.

#### **ACCEPTABILITY OF INSURERS**

Insurance is to be placed with insurers with a Best's rating of no less than A-: VII. COUNTY with the approval of the Risk Manager may accept coverage with carriers having lower Best's ratings upon review of financial information concerning CONTRACTOR and insurance carrier. COUNTY reserves the right to require that the CONTRACTOR'S insurer be a licensed and admitted insurer in the State of Nevada, or on the Insurance Commissioner's approved but not admitted list.

#### **VERIFICATION OF COVERAGE**

CONTRACTOR shall furnish COUNTY with certificates of insurance and with original endorsements affecting coverage required by this exhibit. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms approved by COUNTY. **All certificates and endorsements are to be addressed to the specific COUNTY contracting department and be received and approved by COUNTY before work commences.** COUNTY reserves the right to require complete, certified copies of all required insurance policies, at any time.

#### **SUB-CONTRACTORS**

CONTRACTOR shall include all Sub-contractors as insureds under its policies or furnish separate certificates and endorsements for each Sub-contractor. Sub-contractor shall be subject to all of the requirements stated herein.

#### **MISCELLANEOUS CONDITIONS**

1. CONTRACTOR shall be responsible for and remedy all damage or loss to any property, including property of COUNTY, caused in whole or in part by CONTRACTOR, any Sub-contractor, or anyone employed, directed or supervised by CONTRACTOR.
2. Nothing herein contained shall be construed as limiting in any way the extent to which CONTRACTOR may be held responsible for payment of damages to persons or property resulting from its operations or the operations of any Sub-contractors under it.

3. In addition to any other remedies COUNTY may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, COUNTY may, at its sole option:
  - a. Order CONTRACTOR to stop work under this Agreement and/or withhold any payments which become due CONTRACTOR here under until CONTRACTOR demonstrates compliance with the requirements hereof;
  - b. Terminate the Agreement.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 9**

**September 23, 2025**

**Closed Session**

**SUBJECT:** The Board may convene in closed session to receive legal advice from its counsel as well as to discuss strategy and position in relation to competitive funding and attainable housing project submissions through the Nevada Attainable Housing Act. 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.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

---

## RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 10

September 23, 2025

SUBJECT: Discussion and review of the final draft of RHA's FY 2025 MTW Annual Report prior to submittal to the U.S. Department of Housing and Urban Development (HUD).

FROM: Executive Director

RECOMMENDATION: Discussion

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### Background:

Moving to Work (MTW) is a federal demonstration program, established by Congress in 1996, that allows a limited number of housing authorities to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies. Public Housing Authorities (PHAs) participating in the MTW program can explore new and creative ways to improve their housing programs based on unique local circumstances. Designing and implementing policy change based on local conditions allow each MTW PHA to more effectively address the challenges faced by low-income families in their community. However, each of the MTW initiatives/policy changes proposed and implemented by the PHA must address at least one of three MTW statutory objectives:

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

A draft copy of RHA's FY 2025 MTW Annual Report is being presented for your review prior to being submitted to HUD. The report highlights and details each of the MTW initiatives approved by HUD and implemented by RHA during the plan year. As with all 39 initial MTW agencies, RHA now has broad discretion in determining what should be reported on for each of the agency's implemented activities. In September 2024, HUD updated the requirements of Form 50900 effectively retiring the use of their standard metrics. This change allowed staff to focus on what data is relevant to the agency and how that data is presented to our residents and stakeholders.

Detailed information on each approved MTW activity is contained within the full report; however, the following highlights are provided:

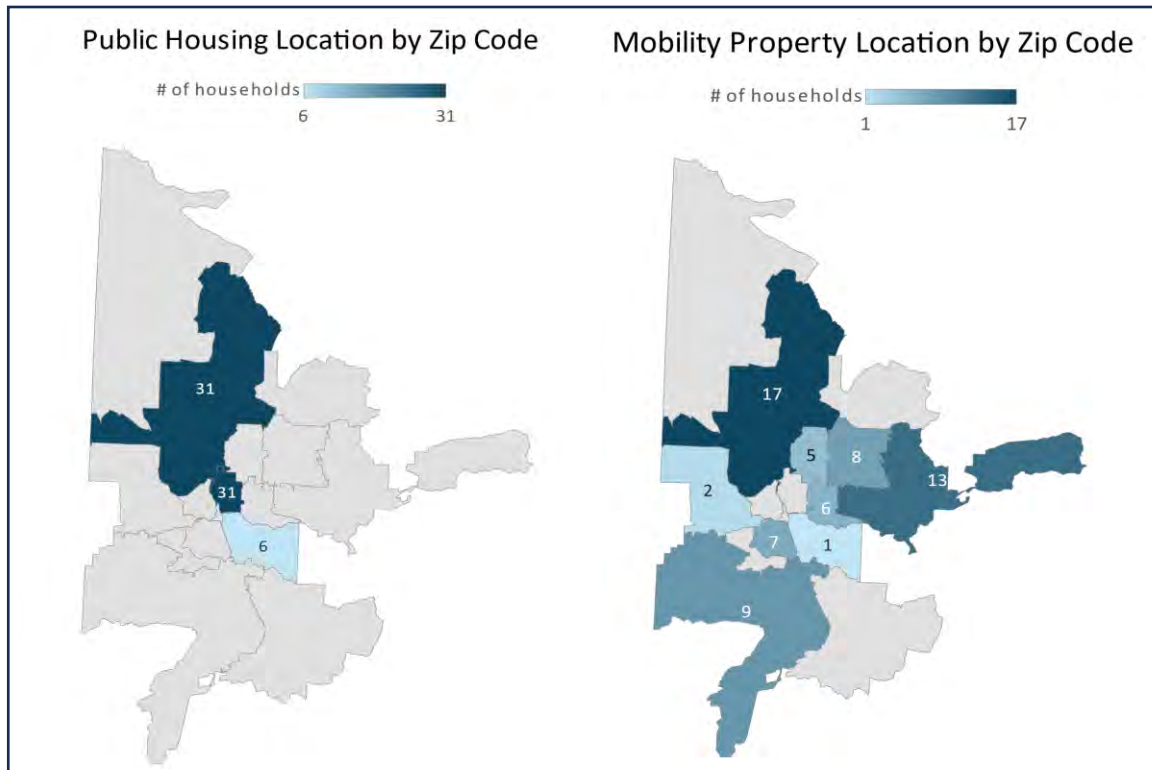
#### **2014-02: Mobility Demonstration**

RHA's Mobility Demonstration allows low-income families with children who reside in Public Housing (PH) to move to deconcentrated neighborhoods of opportunity. To make this possible, RHA has assigned Project Based Vouchers to single family homes, duplexes, and condominiums located in low-poverty census tracts throughout the cities of Reno and Sparks.

- At the end of FY 2025, a total of 68 families with children, who previously resided in PH, have participated in the Mobility Demonstration. To date, 25 of these families have become completely self-sufficient and moved off housing assistance, while 20 families were removed or transferred from the program for various other reasons. On June 30, 2025, there were 23 families participating in the Mobility Demonstration.
- RHA continues to collect annual data on each family who agrees to participate in the Mobility Demonstration. This data is being analyzed by the University of Washington (UW) to evaluate the

overall progress of these families following the first year of participation in the program. UW's most recent analysis of the program can be found as an attachment at the end of the report.

- The following visual maps reflect the geographical spread of households participating in the Mobility Demonstration. The map on the left shows the zip code location of each of RHA's PH complexes along with the number of households who were impacted by this activity. The map on the right reflects the location of the low poverty neighborhoods by zip code where those public housing families opted to relocate throughout the community. Implementation of this activity has effectively increased housing choice for many of RHA's low-income PH families.



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

To reduce costs and achieve greater cost effectiveness in federal expenditures, RHA began excluding all educational financial aid from income calculations and allowing self-certification of assets under \$50,000. Implementation of this activity also raised RHA's minimum rent to \$100 per month in FY 2024.

- Throughout FY 2025, a total of 119 public housing residents and 331 HCV participants paid minimum rent. However, as of June 30, 2025, only 74 PH residents and 246 HCV participants were housed paying the minimum rent amount. The remaining 130 households who paid minimum rent during the year either moved off the program or are still housed paying more than RHA's established minimum rent. Average household income across all 320 PH residents and HCV participants who were paying minimum rent on June 30, 2025, was \$1,340 annually with 146 indicating an annual income of \$0. Of these households, only 6.7% had earned income that averaged \$2,657 annually.
- In FY 2024, RHA experienced an increase in the number of PH residents and HCV participants paying the minimum rent amount. This was anticipated as RHA increased the minimum rent during this same time from \$75 to \$100. On average, households paying minimum rent in FY 2025 had a monthly tenant contribution to rent of \$3 in the PH program and \$41 in the HCV program.
- When reviewing households who had previously paid minimum rent following implementation of this activity but are now paying more, the outcome is quite different. At the end of FY 2025, 311 HCV participants and 115 PH residents, who had previously paid minimum rent, either moved off assistance or were still housed paying more than the minimum rent amount. Average household income across all 366 PH residents and HCV participants who were still housed paying more than the minimum rent was \$24,664 annually with 211 reporting an average earned income of \$30,696 annually. On average, these households have a monthly tenant contribution to rent of \$530 in the PH program and \$587 in the HCV program.
- To better inform the outreach efforts of RHA's Workforce Development Program and identify specific barriers for targeted zip codes within Washoe County, RHA took a closer look at minimum rent households. Minimum rent households were categorized by zip code to determine whether a particular geographic area had more residents who were only paying the minimum rent amount. Of all residents across all RHA's programs, 26% of RHA's client population within zip code 89506 were paying minimum rent. By contrast, 89506 is home to only 7.6% of the total households that RHA assists indicating a significant disproportion in the number of assisted households paying minimum rent in one specific area. Furthermore, zip code 89512 is home to a quarter of total RHA assisted households, but only 12.2% of these households pay minimum rent.

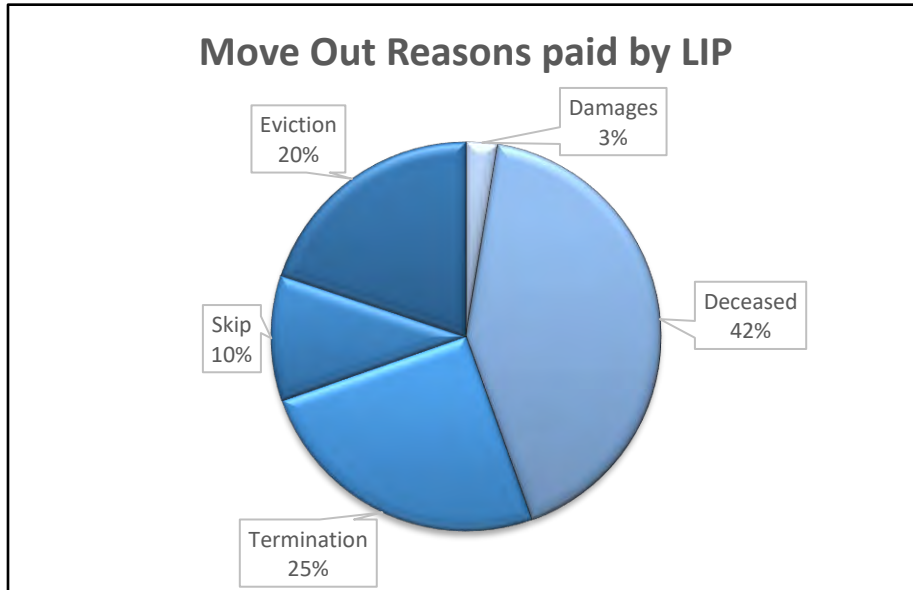
## **2018-01: Landlord Incentive Program**

RHA implemented a Landlord Incentive Program (LIP) in FY 2018. The program allows landlords to receive their contracted HAP payment through the end of the month for units occupied by HCV participants who vacate under the following conditions: (1) deceased, (2) eviction, (3) skip, (4) family responsibility violation or (5) damages to the unit caused by the tenant, beyond normal wear and tear, that are proven to cost more than the tenant's security deposit.

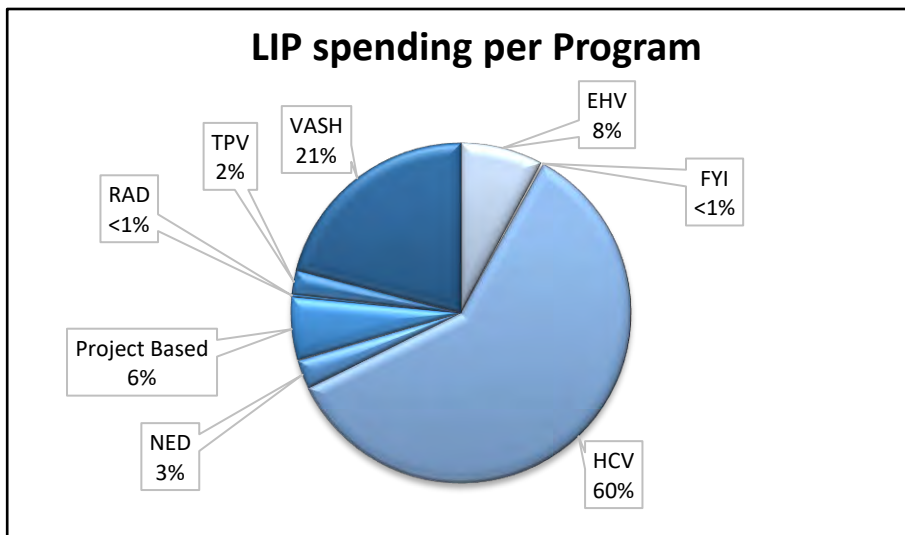
- Since implementation in FY 2018, RHA has paid a total of \$734,640 in incentive payments to Washoe County landlords through this activity.



- The following graph provides an overview of the percentage of participants who moved out in relation to the qualifying reason for a LIP payment for FY 2025.



- Most LIP payments were made on behalf of HCV participants, HUD-VASH voucher holders, and EHV households. The following graph depicts the percentage of the total LIP expenditures made in FY 2025 based on RHA's various voucher programs.

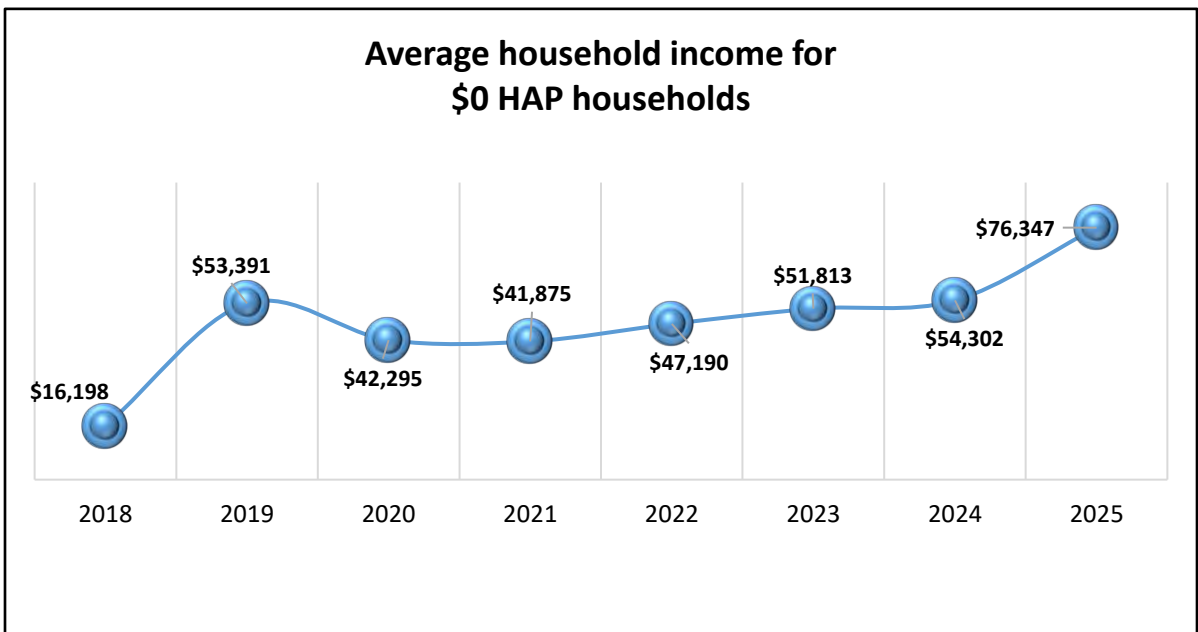


## **2019-02: Provide incentives to \$0 HAP households**

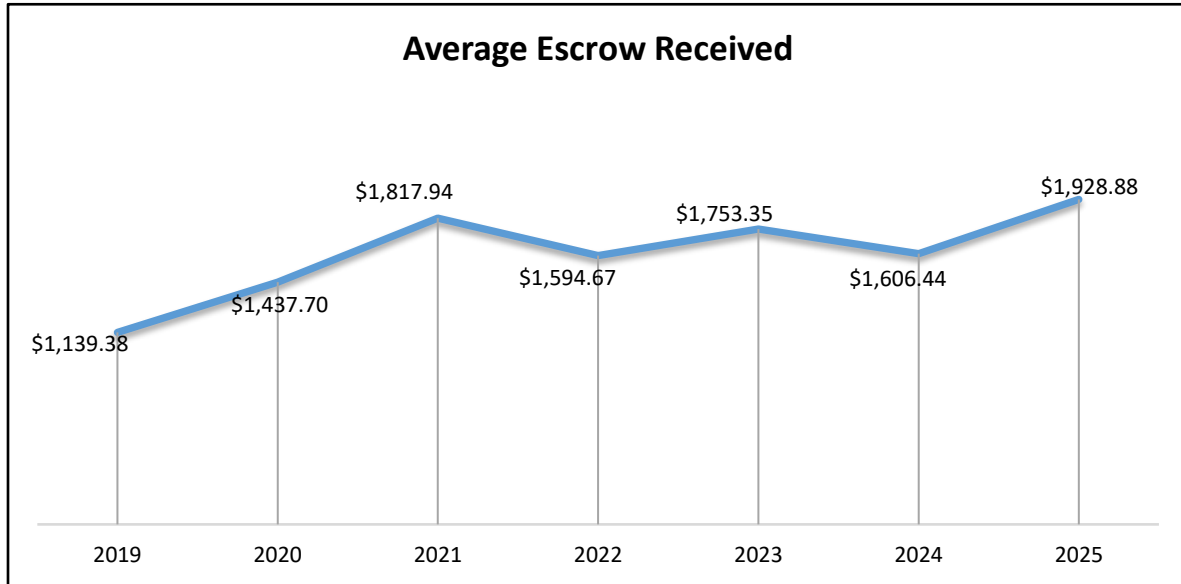
Many of RHA's families who increase their household earnings and begin to pay full contract rent, also experience the "benefits cliff". To ease the fear of families approaching the benefits cliff and increase the success rate of RHA's HCV participants in becoming economically self-sufficient, RHA adopted a new policy that extends the length of time a household can remain on the HCV program while receiving zero assistance. Based on this policy, HCV participants can continue to increase their earned income for 12 months, rather than six, while maintaining housing assistance effectively eliminating the incentive to terminate employment or reduce working hours to avoid losing housing assistance.

As an additional incentive to HCV participants on their way to self-sufficiency, RHA began allowing households at \$0 HAP to accrue a "program completion escrow" for up to 12 months and alleviated the administrative burden placed on staff by allowing self-certification of income for these households.

- Rents throughout Washoe County continue to increase. As such, HCV participants who paid full contract rent throughout FY 2025 experienced an overall increase in household earned income. RHA can see this increase not only reflected in the average household income earned, but also in the average amount of escrow received. Based on discussions with current/past participants, these households may not necessarily be more self-sufficient, but they met the threshold that required them to be unsubsidized within this higher cost of living environment.
- The following graph shows the average household income for those households who received program completion funds following implementation of this activity in FY 2018.



- Similarly, the following graph shows the average amount of program completion funds participants received upon move out.



**Staff Recommendation and Motion:** For discussion only. Once the draft version of the FY 2025 MTW Annual Report is reviewed and finalized, it will be submitted to HUD. The report is due to HUD by September 30, 2025.



**MTW**

Local • Innovative • Solutions



**Annual Report 2025**

## About RHA

The Housing Authority of the City of Reno (RHA) was established on October 6, 1943, as a municipal corporation under Nevada Revised Statute (NRS) 315. Following its creation, RHA was appointed as the Public Housing Authority (PHA) for both the City of Sparks and Washoe County.

## Mission Statement

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.



## Board of Commissioners

Kathleen Taylor  
*Chairman*

David Aiazzi  
*Vice Chairman*

Miguel Martinez

Mark Sullivan

Dejanae Solley

## Executive Staff

Hilary Lopez, Ph.D.  
*Executive Director*

Heidi McKendree  
*Deputy Executive Director*

JD Klippenstein  
*Deputy Executive Director*

Jamie Newfelt  
*Director of Rental Assistance*

Ashwini Prasad  
*Director of Finance*

Kristin Scott  
*Director of Asset Management*

Darren Squillante  
*Director of Human Resources*

Jeremy Stocking  
*Director of Resident Services*

Jeff Miller  
*Director of Information Technology*



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SECTION I

# INTRODUCTION





## I. Introduction

### A. Agency Overview

Fiscal Year (FY) 2025 was RHA’s 12<sup>th</sup> year as a Moving to Work (MTW) agency. Throughout the year, housing choice remained selective in the Truckee Meadows and costs remained high for many low-income renters. After several years of economic growth resulting in a population influx that diversified the area’s workforce and bolstered the local economy, the region’s available housing inventory failed to keep pace, and a housing shortage followed. The high demand and low supply of affordable housing that began in FY 2017, continued in FY 2025 with similar issues noted in the single-family housing market. In June 2025, the median sales price for a single-family home in Reno was \$648,351, up slightly from this same period in 2024<sup>1</sup>.

With the area’s ongoing housing shortage, RHA’s mission to provide sustainable and quality housing as a foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life remains at the forefront for the agency. RHA’s participation in MTW for over a decade has continued to provide the agency with innovative ways to support the local community while also staying true to the agency’s mission.

### B. What is MTW?

MTW is a federal demonstration program, established by Congress in 1996, that offers a limited number of “high performing” PHAs the opportunity to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies. The program permits PHAs to combine federal funds from the Public Housing (PH) operating fund, Capital Fund Program (CFP) and Housing Choice Voucher (HCV) program into a single, agency-wide funding source known as a “block grant”. This block grant approach does not provide MTW PHAs with additional funding from the U.S. Department of Housing and Urban Development (HUD) but allows PHAs to use their federal funding in a more flexible manner.

After receiving HUD’s approval, PHAs participating in the MTW program can waive certain provisions in the United States Housing Act of 1937 along with some of HUD’s requirements and regulations to explore different and creative ways to improve their housing programs. Implementing policy changes based on unique local circumstances allows each MTW PHA to more effectively address the challenges faced by low-income families in their community. However, each of the activities proposed and implemented by the PHA must address at least one of three MTW statutory objectives.

#### RHA’s designation as an MTW agency

After a national competition was held in 2012, RHA was selected and designated as one of four new MTW agencies in 2013. The MTW agreement between RHA and HUD, executed on June 27,

#### MTW Statutory Objectives

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

<sup>1</sup> <https://www.redfin.com/city/15627/NV/Reno/housing-market>



2013, was initially effective through RHA's FY 2018. On December 18, 2015, President Obama signed the FY 2016 Consolidated Appropriations Act into law. Pursuant to Section 239 of Title II, Division L of the Act, RHA's MTW agreement was extended through FY 2028. On March 8, 2024, Congress passed H.R. 4366, the Consolidated Appropriations Act of 2024. Passage of this legislation provided initial MTW agencies, including RHA, a 10-year extension to the MTW agreement, which has now been extended through FY 2038.

### **What is the purpose of the MTW Annual Report?**

The MTW Annual Report highlights and details the MTW activities approved by HUD and implemented by RHA during the plan year. The report provides data outcomes and impact analyses, when appropriate, for each of the activities identified in the FY 2025 MTW Annual Plan. It also provides an update on each of the ongoing activities that were approved and implemented by the agency in previous plan years. Overall, the report describes RHA's accomplishments in the areas of housing choice, self-sufficiency, and cost effectiveness. It is presented in the required outline and format established in Attachment B of RHA's executed MTW agreement with HUD.

In FY 2025, RHA proposed and received approval from HUD for the following new MTW activities:

- *Reduce Interim Recertifications*  
RHA began eliminating interim recertifications due to an increase in household income unless requested under certain circumstances.
- *Landlord Incentive Program*  
RHA began allowing for a vacancy loss payment if the unit passes Housing Quality Standards (HQS) on the first inspection and extended the length of time that the initial inspection results are valid to 90 days.

In addition, RHA amended the following activity in FY 2025 which was previously approved by HUD:

- *Simplify rent calculations and increase the minimum rent*  
RHA amended this activity to allow HCV participants and PH residents with less than \$50,000 in assets to submit a self-certification as to the value and the amount of expected income of those assets.

### **Overview of RHA's short and long term MTW goals and objectives**

As one of the initial 39 MTW agencies designated by HUD, RHA has utilized the flexibilities offered to provide clients with streamlined processes, innovative programs, and new affordable housing units. RHA's MTW activities continue to be focused on the principals set forth in the agency's mission as well as the goals outlined by RHA's Board of Commissioners in its strategic plan. The following five goals were identified and have guided the agency's MTW program: (1) increase the amount of affordable housing to provide sustainable, quality housing in diverse neighborhoods; (2) offer a stable foundation for low-income families to pursue economic opportunities aimed at breaking the cycle of poverty amongst RHA's HCV participants and PH residents; (3) improve quality of life for RHA's families including health and wellness; (4) become an integral part of the community and create activities that assist local housing efforts; and (5) continue to make data driven decisions.



### ***Progress toward goals and objectives***

Expanding housing choice, streamlining agency operations, and developing creative solutions that meet the needs of low-income families in the community continues to be the overarching goal of RHA's MTW program. New initiatives that further both the MTW statutory objectives and the goals of RHA's strategic plan will always be explored and proposed if feasible.

Over the course of several years, RHA explored new construction opportunities and reviewed the capital needs of each of its PH properties to identify necessary capital improvement expenditures that could preserve, maintain, and enhance each of these complexes. Despite the lack of federal funding to address the necessary repairs needed at PH properties across the country, RHA has strived to maintain its portfolio to the highest standards possible to ensure their long-term viability. In FY 2024, based on information provided through a Capital Needs Assessment, RHA submitted applications to HUD to reposition Silverada Manor and Hawk View Apartments using HUD's Rental Assistance Demonstration (RAD) and Section 18 Demolition/Disposition (Section 18).

With an estimated budget of \$73 million, Silverada Manor is comprised of 150 units that are undergoing a substantial rehabilitation utilizing a variety of funding sources. In partnership with Brinshore Development, RHA is redeveloping this property and repositioning these units to PBVs using HUD's RAD/Section 18 blend. At the same time, RHA applied to HUD and received approval for Section 18 disposition of Hawk View Apartments. This PH complex, previously consisting of 100 units, has been demolished and 199 units will be redeveloped on the site. The project budget of \$87 million leverages various funding sources including 4% LIHTC, tax-exempt bonds, HOME funds, Home Means Nevada Initiative funds (American Rescue Plan Act SLFRF dollars), and MTW block grant funds.

In addition to the progress made on repositioning RHA's PH portfolio, the agency completed construction on Railyard Flats, a new 15-unit affordable housing development in Sparks, Nevada. RHA purchased the 1/3-acre parcel in 2023 utilizing American Rescue Plan Act (ARPA) funds from the State of Nevada. The property houses households at or below 60% AMI with four of the units being set aside for households at or below 30% AMI. The project is in an area of significant economic investment and redevelopment in downtown Sparks, and tenants are within easy walking distance of a major public transportation hub as well as retail and employment opportunities.

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

In addition to the short-term and long-term goals and objectives previously identified, in FY 2025 staff worked to achieve the short-term strategic goals identified by RHA's Board of Commissioners. Throughout FY 2025, RHA:

- Reviewed and updated the HCV payment standards to ensure their viability with today's rental market to maintain adequate lease-up levels within the HCV program.
- Increased staff efficiencies by fully implementing an Electronic Document Management System (EDMS) to manage the use and storage of documents created throughout the organization.
- Fully implemented additional modules available in the new software system to further automate workflows and streamline agency operations.



### **C. Annual Narrative/Self-Reported Data (Optional)**

*The PHA may describe outcomes of MTW activities from the FY by providing a written narrative and/or any self-reported data that would highlight aggregate outcomes impacted by MTW activities.*

In FY 2019, RHA implemented an activity for households within the HCV program whose income was such that they began to experience a loss of eligibility for certain public benefits, also known as reaching the “benefits cliff.” To help ease the fear often experienced by these households and increase their success rate for becoming economically self-sufficient, RHA extended the length of time these households can remain on the HCV program while receiving zero assistance. To provide an additional level of security and assist in bolstering their confidence towards self-sufficiency, a financial incentive is also being provided to HCV participants who successfully transition off the HCV program following this extended period<sup>2</sup>.

RHA has had this activity in place for five years, during which time, the data has shown that the policy has had a positive impact. To gauge the true efficacy of the activity, RHA staff felt it was important to integrate real client experiences directly from HCV participants who are/were affected by the policy change. To accomplish this, RHA reached out to HCV participants who transitioned off assistance having received the incentive and to those who had reached zero assistance but experienced a change in circumstance that resulted in them remaining on RHA’s HCV program.

Following various forms of outreach, informal interviews were conducted with six HCV participants; one current participant and five former participants to learn about their experience with the policy change. Of the six, three consider themselves to be self-sufficient and live in housing that is affordable for them. Since moving off the program, these three households have maintained their employment with the same employer, and one had received a promotion that allowed her to maintain her housing without assistance. All three households continue to live in the same unit and/or complex that they were residing in prior to exiting the program. Furthermore, all households who achieved self-sufficiency indicated that they understood the activity’s off-boarding process and were therefore able to successfully receive the full financial incentive.

The remaining households expressed uncertainty within the composition of their families as a reason they did not feel that they had fully reached self-sufficiency with one person indicating the need to have multiple jobs to financially support the household. Many of these households expressed concerns over the rising cost of living in the area as a reason that their ongoing stability would be difficult to achieve. One common theme that emerged amongst many interviewees was an overall misunderstanding of the activity’s intent and an unclear understanding of the ongoing program requirements while the household was receiving zero assistance. There was also confusion surrounding the intent of the policy with some expressing that they initially believed that this policy change was a jumpstart to homeownership and therefore would provide a larger monetary amount at completion.

All participants were asked during the interview to provide suggestions on ways the activity could be improved upon for future participants. Most suggested extending the length of time that a household can stay on the program while receiving zero assistance. Others suggested having different tracks or ways to move off the program. Some indicated that the program should provide

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<sup>2</sup> For additional information please see *Activity 2019-02: Provide incentives to \$0 HAP households* on page 62.



more of a choice between allowing households the option to go back on the waitlist if self-sufficiency is not attainable long term or receiving the financial incentive to jumpstart their path to self-sufficiency.

Although many affected participants indicated that they understood the policy change and RHA's data shows the activity has been relatively successful for some, the outcomes of these informal interviews have begun to reshape the way RHA communicates with the clients impacted. Recently, RHA began to look internally at ways the agency can improve communication across all programs and ensure all households served by the agency have a clear understanding of the program and any continued obligations. Qualitative data findings from these interviews were shared with the department Director, resulting in a complete rewrite of all letters/correspondence relevant to this policy change. RHA is now reviewing the reading levels of all outgoing correspondence to address any comprehension issues that may be noted and/or corrected. It is anticipated that with these verbiage changes and the simplification of information, RHA can promptly address questions and avoid confusion on many of its policies going forward. Although not entirely an aggregate outcome across multiple MTW activities, RHA is using the lessons learned from this data collection to avoid ongoing confusion by adapting the agency's communication efforts to client needs. Without doing this outreach and inviting households to provide candid insight on their lived experience, RHA would not have been made aware of the difficulties some of the HCV participants were encountering with this and future policy changes.

#### **D. Participant Impact Story (Optional)**

*The PHA may include one or more stories demonstrating the impact of MTW on program participants. The story could be focused on a participant through the lens of one or more statutory objectives and/or focused on a specific MTW activity or set of activities.*

In FY 2022, RHA restructured its FSS program into a Workforce Development Program (WFD) and began focusing and addressing the needs of the entire family – from one individual member, to parents, and youth. In FY 2024, 6% of WFD participants were also the parent of an active Start Smart program participant<sup>3</sup>. At the end of FY 2025, 13% of WFD participants are also the parent of an active Start Smart participant. The addition of this multi-generational approach is steadily beginning to inspire parents to pursue their education or employment goals based on the success they have seen from their child(ren)'s involvement.

In FY 2025, RHA celebrated its third class of Start Smart graduates. The accomplishments of seven young adults who graduated from the program were spotlighted at the annual Start Smart Scholars' Night event. The event provided each graduate with the opportunity to share personal stories and, for the first time, featured two former graduates who detailed how the program impacted them and helped shape their academic goals. RHA is excited to share excerpts from the speeches that these two remarkable young ladies provided as its 2025 Participant Impact Story.

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<sup>3</sup> Additional information on the Start Smart program can be found within *Activity 2022-01: Workforce Development Program* on page 69.

## Alondra Perez, 2024 Start Smart Graduate & Scholarship Recipient

Let me introduce myself—my name is Alondra Perez, and I'm currently a student at the University of Nevada, Reno. This fall, I'll be starting my second year as a pre-nursing major with a minor in public health. My goal is to become a trauma nurse one day, serving people in their most critical moments. Right now, I'm working hard to complete my prerequisites and preparing to apply for nursing school. I'm also in the process of getting certified as a patient care technician so I can start gaining hands-on experience in the field I love.

But none of this—none of it—would have been possible without the Start Smart program.

This program changed the trajectory of my life. From the very beginning, Start Smart poured into us—not just financially, but mentally, emotionally, and practically. Through the workshops, I learned real-world skills like how to manage credit, which, trust me, becomes crucial in adulthood. I also got to serve the community through volunteer work, which gave me a new sense of purpose and connection. Start Smart wasn't just preparing me for college – it was preparing me for life.

One of the most powerful things I gained from this program was the development of skills I use every day—time management, critical thinking, and the ability to communicate effectively. These skills have been essential in navigating college life and staying focused on my goals. Start Smart gave me more than just a scholarship—it gave me confidence, discipline, and a solid foundation to build on.

But what makes this program even more special is the people behind it—especially Rosa. Rosa doesn't just guide you through the process—she walks with you every step of the way, and even after you graduate, she's still there. Rosa is more than a mentor—she's family. And when you join Start Smart, that's what you get: a family. A community of people who believe in you, who root for you, and who push you to be the best version of yourself.



*Pictured above: Alondra Perez, 2024 RHA Start Smart Graduate, Rosa Hall, RHA Youth WFD Coordinator, and Brenda Perez, 2023 RHA Start Smart Graduate, attend the FY 2025 Start Smart Scholars'*



## Brenda Perez, 2023 Start Smart Graduate

My name is Brenda Perez, and it's such an honor to be here today, standing before you all as a former participant of the Start Smart program and now as a soon-to-be senior at the University of Nevada, Reno.

I'm a biology major on the pre-med track, and being a first-generation college student, I've learned to really value programs and people that open doors for those of us figuring everything out for the first time. Right now, I'm working with the Boys and Girls Club, doing clinical rotations with Community Health Alliance, and serving as a Spanish interpreter for the Student Outreach Clinic at UNR Med—all experiences that are helping me gain hands-on knowledge and prepare for my future in medicine. My sights are set on medical school, and everything I do now is preparing me to get there.

But I want to rewind for a second to talk about a program that truly helped set the foundation for all of this: Start Smart. Even though I joined the program already as a freshman in college, I only spent one year with Start Smart, but that single year made a lasting impact. Through the workshops and resources offered, I built essential life skills—from professional development to financial literacy, goal-setting, and academic growth.

Start Smart didn't just support me with knowledge—it gave me tangible help. Upon graduating from the program, I received financial support that helped cover college expenses like books and other necessities, something that eased the burden as a full-time student. I had the privilege of meeting Rosa, who was not only the heart of the program but became like family to me. Rosa didn't just oversee my progress—she saw me. She believed in me, guided me, checked in on me, and celebrated every step I took toward my goals. When you're first-gen and navigating so many unknowns, having someone like Rosa who's genuinely invested in your future can mean the world. And for me, it did. And once you meet Rosa... there's no escaping her! She'll always find a way to check in, encourage you, and lift you up. So, thank you, Rosa, for believing in me and continuing to be such a powerful presence in my life.

To the graduates here today—congratulations. You've taken the initiative to invest in yourselves and your future, and that's something to be incredibly proud of. The lessons you've learned and the connections you've made in this program will carry you forward in more ways than you know.

And to those of you who might be watching or listening and haven't joined Start Smart yet—this is your sign. This program isn't just about gaining skills; it's about gaining confidence, direction, and community. No matter where you're starting from—whether you're in high school or already in college like I was—Start Smart meets you where you are and helps you rise. If you're looking for support, if you're trying to figure out your path, if you want a network of people who truly care about your success—Start Smart is for you.





## SECTION II

# GENERAL OPERATING INFORMATION





## II. General Operating Information

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### About RHA

Currently, RHA manages 503 units of PH in six different locations within the cities of Reno and Sparks that are leased to eligible low-income families, the elderly, and persons with disabilities. Utilizing the Neighborhood Stabilization Program (NSP) and other identified funding sources, RHA acquired over 200 scattered site properties throughout the local area; 166 of these are still a part of the agency's community benefit housing portfolio. While some of these scattered site properties are leased to higher income families, most are specifically allocated to house very low-income households. In addition to these PH and scattered site units, RHA owns 14 multi-family housing properties that provide an additional 565 units. To provide more housing opportunities for those in need, RHA continues to ensure that these properties are leased at levels that are well below market rents and often less than HUD's Fair Market Rents (FMRs) for Washoe County.

RHA also operates several rental assistance programs created under Section 8 of the 1974 Federal Housing and Community Development Act which provides housing assistance to more than 2,500 low-income families and individuals residing in privately owned housing throughout Reno, Sparks and Washoe County. RHA also works closely with the local Department of Veterans Affairs (VA) office to assist 498 veterans through the HUD-VA Supportive Housing (VASH) Program. RHA initially received 137 Emergency Housing Vouchers (EHV)<sup>4</sup> to assist unsheltered community members with housing and 15 vouchers through the Foster Youth to Independence (FYI) Program. Through these programs, RHA helps ensure nearly 6,000 people in the Truckee Meadows have a safe, secure place to call home.

### Households Served

At the end of FY 2025, RHA was serving 3,133 households through its PH and HCV programs. These 3,133 households included 1,695 children, 1,801 people with disabilities and 1,803 elderly household members<sup>5</sup>. The average income for households living in RHA's PH complexes was \$19,722 and 78.65% of these households had annual incomes at or below 30% of the Area Median Income (AMI). Similarly, the average income for households assisted through RHA's HCV program on June 30, 2025, was \$17,779 and 80.73% of these households had annual incomes at or below 30% of the AMI.

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<sup>4</sup> As of June 30, 2025, RHA has 108 active EHV vouchers. With EHV funding set to expire by the end of CY 2026, RHA is exploring options the agency can take to ensure these families are able to maintain their housing stability.

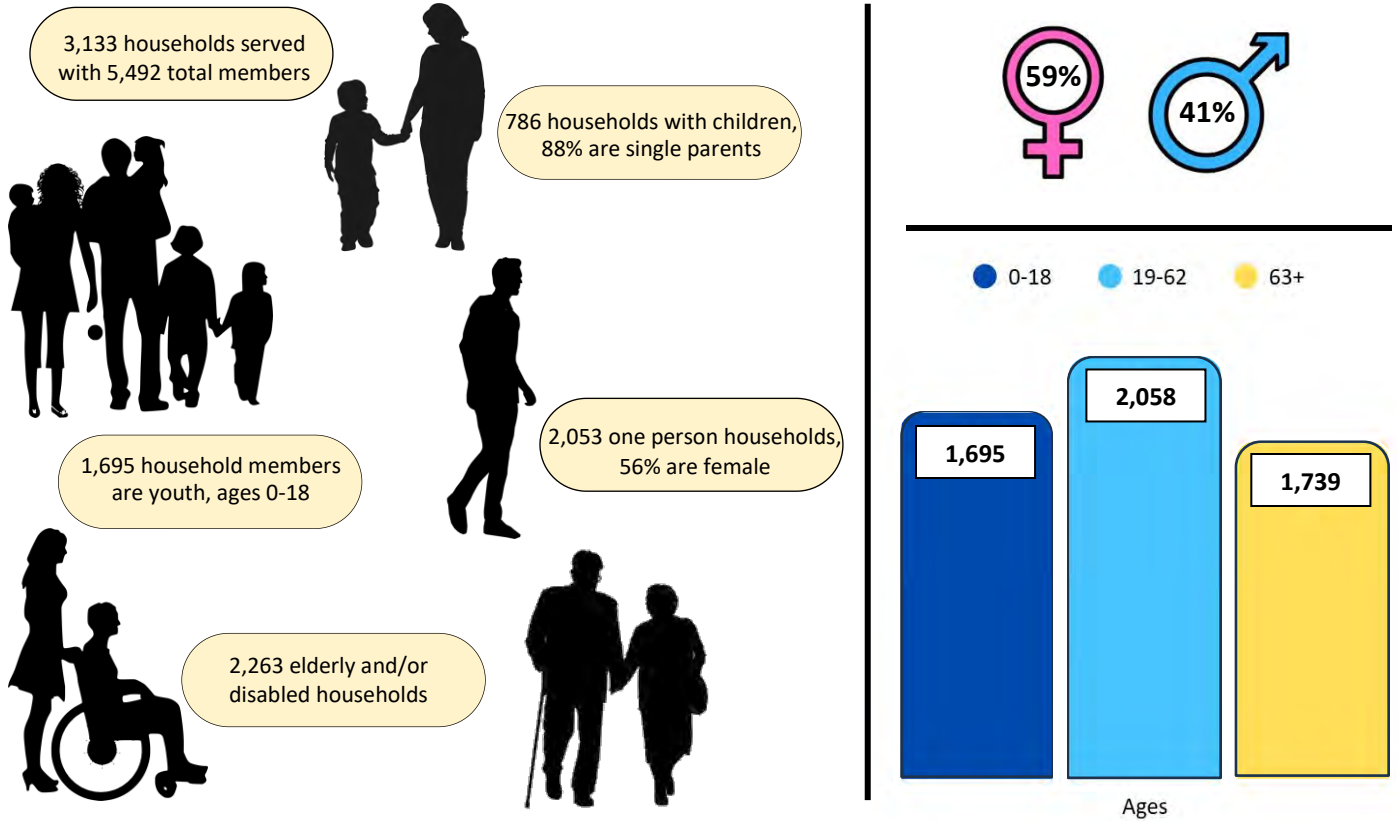
<sup>5</sup> Some households are both elderly and disabled. On June 30, 2025, RHA had 1,026 HCV and PH households who were both elderly and disabled.



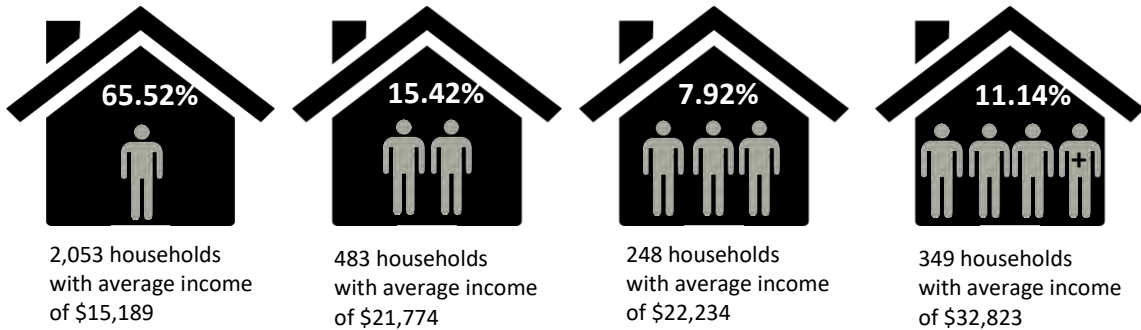
# A PORTRAIT OF RHA'S FAMILIES

On June 30, 2025, RHA was assisting 3,133 active households through its PH and HCV programs.

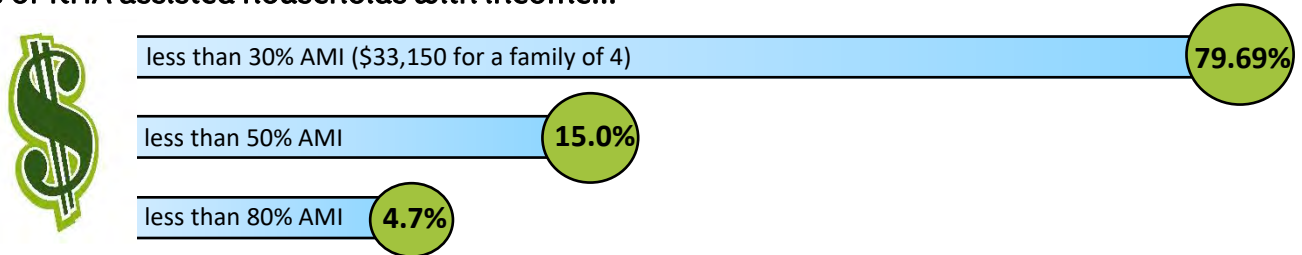
RHA's families come in many **shapes and sizes.**



## Household Size & Income



## % of RHA assisted households with income...





The following table shows demographic information for active PH residents and HCV participants who were housed on June 30, 2025. The table includes residents/participants who were leased up under RHA's programs including those assisted through the VASH, EHV, and FYI programs, but it excludes households who ported out of RHA's jurisdiction.

<b>Assisted families housed on June 30, 2025</b>				
	<b>PH residents</b>		<b>HCV participants</b>	
Total # households	445	100%	2,688	100%
<b>Income Level</b>				
Extremely Low Income	350	78.65%	2,170	80.73%
Very Low Income	64	14.38%	418	15.55%
Low Income	26	5.84%	95	3.53%
Above Low Income	5	1.12%	5	0.19%
<b>Family Type</b>				
Elderly Disabled	114	25.62%	910	33.85%
Elderly Non-Disabled	72	16.18%	609	22.66%
Non-Elderly Disabled	59	13.26%	498	18.53%
Non-Elderly Non-Disabled	200	44.94%	671	24.96%
<b>Race of Head of Household</b>				
White	338	75.96%	2,083	77.49%
Black/African American	57	12.81%	409	15.22%
American Indian or Alaska Native	9	2.02%	49	1.82%
Asian	24	5.39%	83	3.09%
Native Hawaiian/Other Pacific Islander	6	1.35%	20	0.74%
<b>Ethnicity of Head of Household</b>				
Hispanic or Latino	126	28.31%	407	15.14%
Not Hispanic or Latino	319	71.69%	2,281	84.86%



**A. Housing Stock Information**

**i. Actual New Project Based Vouchers**

The following table reflects tenant-based vouchers that RHA project-based for the first-time during FY 2025 and includes only those where at least an Agreement to enter a Housing Assistance Payment contract (AHAP) was in place by the end of FY 2025.

Property Name	Number of Vouchers Newly Project-Based		Status at End of Plan Year**	RAD?	Description of Project
	Planned*	Actual			
Hawk View Apartments	99	0	Committed	No	PH general occupancy site that is being repositioned through Section 18 Demolition/ Disposition. When able to do so, RHA plans to request Tenant Protection Vouchers (TPV) to replace 99 PH units. These TPVs will be project based.
Silverada Manor	149	149	Leased/Issued	Yes	PH general occupancy site that is being repositioned using RAD PBV/Section 18 blend. This includes 60 RAD PBVs and 89 TPV PBVs.
Privately Owned Properties	50	8	Committed and Leased/Issued	No	Privately owned properties will be assigned PBVs through a competitive process.
VASH PBV	137	42	Committed and Leased/Issued	No	Private and agency owned properties are assigned VASH PBVs.
<b>Total:</b> Planned or Actual Newly Project-Based	<b>435</b>	<b>199</b>			

\* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

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

**Differences between the Planned and Actual Number of Vouchers Newly Project-Based:**

Hawk View Apartments experienced a delay during the repositioning process, which accounts for the difference noted between planned and actual at this property.

A competitive award was solicited to assign VASH PBVs to properties throughout Washoe County. The difference noted between planned and actual is mostly due to one property where over 60 VASH PBVs were awarded. The property is now experiencing trouble securing financing needed to complete the project resulting in the PBVs continuing to be obligated to the site but not committed and leased/issued.



**ii. Actual Existing Project-Based Vouchers**

The following table reflects tenant-based vouchers that RHA is currently project-basing in FY 2025 and includes only those where an AHAP or HAP was in place by the beginning of FY 2025.

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year**	RAD?	Description of Project
	Planned*	Actual			
Mobility Demonstration	19	28	Leased/ Issued	No	PH residents in good standing are allowed to move to RHA's scattered site properties with a PBV.
Single Family Home PBVs	12	13	Leased/ Issued	No	RHA has several single-family homes which are shifted to a PBV if/when the unit become vacant.
Yorkshire Terrace	11	12	Leased/ Issued	No	RHA has assigned units at Yorkshire Terrace, a 30-unit Low Income Housing Tax Credit (LIHTC) property.
Partnerships	5	5	Leased/ Issued	No	RHA has agreements with several nonprofit community partners and property owners to provide affordable housing.
Willie J. Wynn Apartments	12	12	Leased/ Issued	No	An affordable housing development designed specifically to support seniors aging in place.
Privately Owned Properties	38	49	Leased/ Issued	No	Privately owned properties are being assigned PBVs through a competitive process.
Pilgrims Rest	7	7	Leased/ Issued	No	Privately owned senior complex managed by RHA.
VASH PBV	31	73	Leased/ Issued	No	Privately owned properties have been assigned VASH PBVs.
<b>Total:</b>	<b>135</b>	<b>169</b>			

\* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

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

**Differences between the Planned and Actual Existing Number of Vouchers Project-Based:**

In October 2024, RHA's Board of Commissioners approved 13 additional PBVs for RHA's Mobility Demonstration. Once vacant, these properties are considered for a PBV if the property meets the criteria for the Mobility Study. Furthermore, following rehabilitation and construction, an additional 16 PBVs were assigned at Silver Sage Court along with four at Railyard Flats.



**iii. Actual Other Changes to MTW Housing Stock in the Plan Year**

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

**Actual Other Changes to MTW Housing Stock in the Plan Year**

To ensure the longevity of RHA's PH properties for years to come, staff began pursuing viable repositioning strategies for each of the properties in its PH portfolio. RAD and Section 18 were both identified as strategies that RHA would utilize first to reposition Silverada Manor and Hawk View Apartments. RHA applied to reposition Silverada Manor utilizing a RAD/Section 18 blend that includes a substantial rehabilitation of this property.

RHA will soon consider applying for the repositioning of John McGraw Court and Stead Manor using RAD as well as a RAD/Section 18 blend at Essex Manor. Considerations are also being made for Myra Birch Manor, which could include a transfer of assistance to another affordable housing site.

In December 2024, RHA finished construction on Railyard Flats, an affordable housing complex consisting of 15 brand new units in the City of Sparks. This housing infill project is providing affordable housing for extremely low to low-income households.

There were no additional changes to the MTW housing stock, however, RHA continues to look for single family homes, duplexes, multifamily and condominiums to expand its affordable housing options. All properties acquired/developed will be used to provide additional housing choice for low-income families and individuals throughout the Truckee Meadows.

**iv. General Description of All Actual Capital Expenditures During the Plan Year**

**General Description of All Actual Capital Expenditures during the Plan Year**

As of June 30, 2025, the following capital expenditures of MTW funds were carried out:

Property	Capital Expenditure	CFP2021	CFP2022	CFP2023	CFP2024
<i>Mineral Manor</i>					
	ADA Improvement		\$28,700.89		
	<b>Total Mineral Manor</b>	-	<b>\$28,700.89</b>	-	-
<i>Silverada Manor</i>					
	RAD CFP Loan		\$927,000	\$873,000	
	Relocation		\$7,000		
	RAD Predevelopment Activities		\$3,527.10		\$66,917
	<b>Total Silverada Manor</b>	-	<b>\$937,527.10</b>	<b>\$873,000</b>	<b>\$66,917</b>
<i>Stead Manor</i>					
	Concrete & Asphalt	\$598,000			
	Exterior Improvement	\$98,967.69		\$78,583.53	
	Relocation				\$151,826.31
	<b>Total Stead Manor</b>	<b>\$696,967.69</b>	-	<b>\$78,583.53</b>	<b>\$151,826.31</b>



<i>Hawk View Apartments</i>				
Relocation		\$74,737.33	\$52,081.20	
Predevelopment Activities		\$42,688.86		
<b>Total Hawk View Apartments</b>	<b>-</b>	<b>\$117,426.19</b>	<b>\$52,081.20</b>	<b>-</b>
<i>McGraw Court</i>				
Predevelopment Activities	\$48,600			
Exterior Improvements		\$50,000	\$98,837.43	\$91,335.56
Relocation				\$112,335.62
<b>Total McGraw Court</b>	<b>\$48,600</b>	<b>\$50,000</b>	<b>\$98,837.43</b>	<b>\$203,671.18</b>
<b>FY 2025 Actual Expenditures</b>	<b>\$745,567.69</b>	<b>\$1,133,654.18</b>	<b>\$1,102,502.16</b>	<b>\$422,414.49</b>

**B. Leasing Information**

**i. Actual Number of Households Served**

Snapshot and unit month information on the number of households RHA actually served on June 30, 2025.

Number of Households Served Through:	Number of Unit Months Occupied/Leased*		Number of Households Served**	
	Planned^^	Actual	Planned^^	Actual
MTW Public Housing Units Leased	8,676	5,340	723	445
MTW Housing Choice Vouchers (HCV) Utilized	27,936	32,256	2,328	2,688
Local, Non-Traditional: Tenant-Based	0	0	0	0
Local, Non-Traditional: Property-Based	516	564	43	47
Local, Non-Traditional: Homeownership	0	0	0	0
<b>Planned and Actual Totals:</b>	<b>37,128</b>	<b>38,160</b>	<b>3,094</b>	<b>3,180</b>

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

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

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.



**Please describe any differences between the planned and actual households served:**

On June 30, 2025, RHA had its PH program leased at 83% of the MTW baseline. Although a decrease from the number of households the agency planned to serve, the decrease is directly related to RHA's PH repositioning efforts and the decision to hold units vacant rather than leasing the unit to another eligible household who would later have to relocate, as well as to have units available for relocated tenants from other sites.

The number of actual families served by RHA's HCV program on June 30, 2025, was 2,688. This number is higher than the planned number of households for the fiscal year and directly attributed to this year's inclusion of SPVs in the actual number of households served for the first time.

RHA's Local, Non-Traditional (LNT): Property-Based households are comprised of two MTW activities. The first provides shelter to at-risk youth through a partnership with Eddy House. Throughout FY 2025, Eddy House averaged 42 shelter bed nights, a portion of which are allocated specifically to homeless youth on a semi-permanent basis up to six months. The additional five households noted are residents who are currently residing at Railyard Flats. Railyard Flats is RHA's first newly constructed complex utilizing LNT flexibility allowed for under RHA's Affordable Housing Acquisition, Rehabilitation and Preservation activity. Although the complex consists of 15 units, four have been assigned a PBV and six are currently leased to voucher recipients. These 10 households are accounted for within the HCV Utilized number noted above.

Local, Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased*		Number of Households to be Served*	
		Planned^^	Actual	Planned^^	Actual
Tenant-Based	N/A	N/A	N/A	N/A	N/A
Property-Based	2021-03: Partnership to Assist Homeless Youth	516	504	43	42
Property-Based	2021-01: Affordable Housing Acquisition, Rehabilitation and Preservation	132	60	11	5
Homeownership	N/A	N/A	N/A	N/A	N/A
<b>Planned/Actual Totals:</b>		<b>648</b>	<b>564</b>	<b>54</b>	<b>47</b>

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

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.





Households Receiving Local, Non-Traditional Services Only	Average Number of Households per Month	Total Number of Households in the Plan Year
Program Name/Services Provided	N/A	N/A

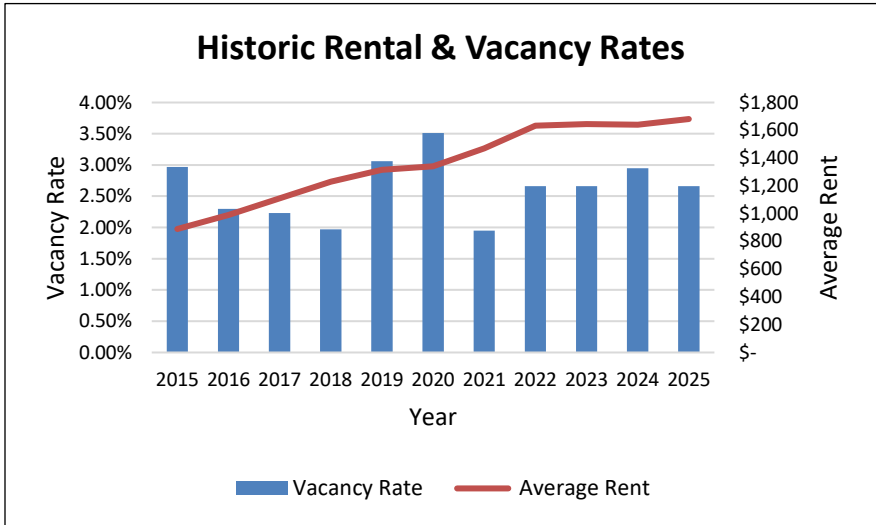
**ii. Discussion of Any Actual Issues/Solutions Related to Leasing**

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

Housing Program	Description of Actual Leasing Issues and Solutions
MTW Public Housing	<p>At the end of FY 2025, RHA leased this program at 83.35% of the MTW baseline. Units were held at several locations to accommodate the relocation of residents at Stead Manor and Silverada Manor during the phased rehabilitation of the properties. For units that were not held, common leasing issues typically involve tenant preferences being requested, which if not provided, result in the tenant's refusal to lease a unit. These preferences often include the size of the unit being offered, the location of the property, or the lack of desired amenities. Compounding the longer leasing times are the normal vacancy issues that delay the turn of the unit including tenant damage and the disposal of personal property in accordance with Nevada Revised Statutes (NRS). RHA continues to select applicants off the waiting list based on preferences set forth in the Admissions and Continued Occupancy (ACOP) for Public Housing for referral to vacant PH units.</p>
MTW Housing Choice Voucher	<p>At the end of FY 2025, RHA's HCV program was leased at 88% of the MTW baseline. The recent announcement from HUD regarding the lack of funding for the EHV program led to discussions surrounding budget and future leasing. RHA has explored many options to ensure EHV participants maintain housing stability. Considerations for EHV participants coupled with RHA's repositioning efforts resulted in an intentional decrease in the number of vouchers issued to new clients off the wait list each month. RHA expects this number to increase, should EHV vouchers have to be absorbed by the HCV program.</p> <p>RHA recently began repositioning Hawk View Apartments. This former PH property is being repositioned using the demolition and disposition rules authorized by Section 18 of the U.S. Housing Act of 1937. To ensure the financial feasibility of the project, the financial closing included 99 PBVs. RHA intends to request TPVs when able, however, should TPV funding not be approved, RHA will have to project base its tenant vouchers to ensure that the project remains feasible.</p>



To maintain current lease-up numbers within its HCV program, RHA monitored its payment standards to ensure they accurately reflected local market conditions. Based on Johnson, Perkins & Griffin’s Quarterly Apartment Survey, average rents have continued to climb in Washoe County over the last 10 years, increasing 89% since 2015<sup>6</sup>. The following chart provides a snapshot of this trend based entirely on the first quarter of their apartment survey.



Based on these unstable market conditions, RHA allowed for Exception Payment Standards for specific zip codes throughout the Truckee Meadows where rents were unaffordable based on RHA’s traditional payment standards. In addition to monitoring payment standards, RHA continued to promote its Landlord Incentive Program throughout FY 2025 with specific outreach to current landlords and applicants on the waiting list continue to receive a “lease in place” preference. Staff anticipates that the adoption of these small area payment standards will facilitate leasing in low-poverty neighborhoods and increase housing choice for RHA’s voucher holders. To further assist the lease up of this program, RHA’s Landlord Liaison continues to serve as the primary point of contact for landlords as the agency works to promote the HCV program throughout Washoe County.

<sup>6</sup> More information on the Quarterly Apartment Survey conducted by Johnson Perkins Griffin, LLC can be found on their website: <https://jpgnv.com/>.



Local, Non-Traditional	Following approval of the FY 2021 MTW Annual Plan on July 28, 2020, RHA began providing LNT assistance to Eddy House on August 1, 2020. Throughout FY 2025, RHA assisted 42 additional households through this activity. Although RHA did not anticipate any leasing issues related to this assistance, the very transient nature of this at-risk population makes it difficult to anticipate any leasing issues that may be encountered.
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**iii. Unique Households Served**

The number of unique households served annually through local, non-traditional rental services program such as short-term rental assistance, rapid rehousing, emergency housing, etc.

Unique Households Served
RHA has partnered with Eddy House <sup>7</sup> to assist in funding 43 shelter beds within their 24-hour facility. Through this partnership, RHA assisted 334 unique homeless, runaway, foster and other at-risk youth ages 12-24. RHA’s FY 2026 Annual MTW Plan proposes to increase the number of shelter beds that can be funded under this activity to 80.

<sup>7</sup> Additional details on RHA’s partnership with Eddy House can be found on page 65 (*Activity 2021-03: Partnership to Assist Homeless Youth*).



**C. Waiting List Information**

**i. Actual Waiting List Information**

Snapshot information on the actual status of MTW waiting lists at the end of FY 2025 including detail on the structure of the waiting list and the population(s) served. The information reflected below is current as of June 30, 2025.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Status (Open, Partially Open, or Closed)	Was the Waiting List Opened During the Plan Year
Essex2BR	Site-based 2 Bedroom Public Housing	2,464	Closed	Yes
Essex3BR	Site-based 3 Bedroom Public Housing	941	Closed	Yes
McGraw1B	Site-based 1 Bedroom Public Housing	3,844	Closed	Yes
Miner1BR	Site-based 1 Bedroom Public Housing	4,556	Closed	Yes
Miner2BR	Site-based 2 Bedroom Public Housing	2,488	Closed	Yes
Miner3BR	Site-based 3 Bedroom Public Housing	957	Closed	Yes
Miner4BR	Site-based 4 Bedroom Public Housing	329	Closed	Yes
Myra2BR	Site-based 2 Bedroom Public Housing	2,226	Closed	Yes
Stead2BR	Site-based 2 Bedroom Public Housing	2,377	Closed	Yes
Stead3BR	Site-based 3 Bedroom Public Housing	927	Closed	Yes
Tom0BR	Site-based 0 Bedroom Public Housing	3,203	Closed	Yes
Tom1BR	Site-based 1 Bedroom Public Housing	4,147	Closed	Yes
Tom2BR	Site-based 2 Bedroom Public Housing	1,597	Closed	Yes
HCV	Housing Choice Voucher	4,518	Closed	No
PB1BR	1 Bedroom Project Based Voucher	3,954	Closed	Yes



PB2BR	2 Bedroom Project Based Voucher	1,730	Closed	Yes
PB3	Homeless Partnership Project Based Voucher	2	Closed	Yes
PB3BR	3 Bedroom Project Based Voucher	721	Closed	Yes
PB4BR	4 Bedroom Project Based Voucher	289	Closed	Yes
PBPR	Pilgrim's Rest 1 Bedroom Project Based Voucher	928	Closed	Yes
PBSILV	Silverada Manor Project Based Voucher	3,982	Closed	Yes
PBWJWP	Willie J Wynn 1 Bedroom Project Based Voucher	1	Closed	No

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

At the time of application, clients may apply for all open wait lists. Therefore, the numbers above include households who have applied for more than one program and/or bedroom size. As of June 30, 2025, RHA had 10,312 individual applicants across each of its housing programs. Of these applicants, 82% were on more than one wait list.



**ii. Actual Changes to Waiting List in the Plan Year**

Actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list during FY 2025.

Waiting List Name	Description of Actual Changes to Waiting List
<p>Public Housing (all bedroom sizes at Mineral Manor, Stead Manor, Myra Birch Manor, Tom Sawyer Village, John McGraw Court, and Essex Manor)</p>	<p>The site-based waiting lists for all Public Housing complexes, all bedroom sizes, were opened on March 3, 2025. They remained open until April 25, 2025.</p> <p>RHA is currently working with its software company to combine the waiting lists into one site-based waiting list for each Public Housing complex rather than having separate waiting lists for each PH site and each bedroom size.</p>
<p>Project Based Assistance (all bedroom sizes)</p>	<p>Waiting lists for Project Based assistance all bedroom sizes (with the exception of Willie J. Wynn Project Based assistance) were opened on March 3, 2025. They were closed on April 25, 2025.</p>
<p>Silverada Manor Project Based Assistance (all bedroom sizes)</p>	<p>Waiting lists for all bedroom sizes for Silverada Manor Project Based Assistance were opened on March 3, 2025. They remained open until April 25, 2025.</p>
<p>Housing Choice Voucher</p>	<p>The Housing Choice Voucher waitlist did not open in FY 2025.</p>



**D. Information on Statutory Objectives and Requirements**

**i. 75% of Families Assisted Are Very Low Income**

The following table provides data for the actual families housed upon admission during RHA's FY 2025 Plan Year. Families receiving "Local, Non-Traditional Services Only" are not included.

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80%-50% Area Median Income	1
49%-30% Area Median Income	3
Below 30% Area Median Income	43 <sup>8</sup>

**Total Local, Non-Traditional Households Admitted** **47**

**ii. Maintain Comparable Mix**

Baseline Mix of Family Sizes Served (upon entry to MTW)					
Family Size	Occupied Public Housing Units	Utilized HCVs	Non-MTW Adjustments*	Baseline Mix Number	Baseline Mix Percentage
1 Person	284	1,307	0	1,591	50.88%
2 Person	207	433	0	640	20.47%
3 Person	115	290	0	405	12.95%
4 Person	76	192	0	268	8.57%
5 Person	40	107	0	147	4.70%
6+ Person	23	53	0	76	2.43%
<b>TOTAL</b>	<b>745</b>	<b>2,382</b>	<b>0</b>	<b>3,127</b>	<b>100%</b>

\* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included.

**Please describe the justification for any "Non-MTW Adjustments" given:**

No baseline adjustments given.

<sup>8</sup> Eddy House provides RHA certification that their clients are under 30% AMI. Many (71.7%) are unemployed upon their initial contact with Eddy House services. Those who are employed (25.9%) fall well under 30% AMI when sharing their paystubs with case managers and the intake team at Eddy House.



<b>Mix of Family Sizes Served (in Plan Year)</b>				
<b>Family Size</b>	<b>Baseline Mix Percentage**</b>	<b>Number of Households Served in Plan Year<sup>^</sup></b>	<b>Percentage of Households Served in Plan Year<sup>^^</sup></b>	<b>Percentage Change from Baseline Year to Current Plan Year</b>
1 Person	50.88%	2,053	65.53%	14.65%
2 Person	20.47%	483	15.42%	-5.05%
3 Person	12.95%	248	7.92%	-5.03%
4 Person	8.57%	177	5.65%	-2.92%
5 Person	4.70%	100	3.19%	-1.51%
6+ Person	2.43%	72	2.30%	-0.13%
<b>TOTAL</b>	<b>100%</b>	<b>3,133</b>	<b>100%</b>	<b>0.0%</b>

- \*\* The “Baseline Mix Percentage” figures given in the “Mix of Family Sizes Served (in Plan Year)” table should match those in the column of the same name in the “Baseline Mix of Family Sizes Served (upon entry to MTW)” table.
- <sup>^</sup> The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i. of this Annual MTW Report.
- <sup>^^</sup> The percentages in this column should be calculated by dividing the number in the prior column for each family size by the “Total” number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

**Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:**

As of June 30, 2025, 2,017 or 64.38% of RHA’s one person households were elderly and/or disabled. Once housed, these families are far more likely to remain in the unit. The average length of stay for the 33 one person households who moved out of RHA’s PH complexes throughout FY 2025 was 146.64 months. Similarly, the average length of stay for the 124 one person households who ended their participation in the HCV program was 105.27 months. When comparing the length of stay for all other one person households who moved out in FY 2025, the average length of stay is 104.67 months in the PH program and 66.00 months in the HCV program. This stability coupled with the fact that many of the homeless applicants served by RHA are also single person households account for RHA’s continued variance between the plan year and the baseline year.





**iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year**

Recently, RHA staff began reviewing the agency's definition of self-sufficiency to determine whether it accurately captured whether a household could sustain themselves without housing assistance. After deliberation, RHA staff decided that moving forward, the agency will consider households self-sufficient if/when the household's income is equal to or greater than 60% AMI as this figure is based on household size and established by HUD annually. To truly be considered self-sufficient, it is important that HCV participants and PH residents have an annual household income amount that provides security for their family and allows for them to voluntarily move off assistance. This voluntary or positive exit from RHA housing is the final phase of self-sufficiency and occurs automatically once the household is no longer receiving assistance or when the household voluntarily ends participation.

Throughout FY 2025, a total of 286 families moved off RHA's HCV and PH programs. Of these, 24 voluntarily left or were determined no longer eligible for the HCV program and 40 moved off the PH program voluntarily.

RHA acknowledges the challenges our clients face in successfully obtaining self-sufficiency. The cost of housing in the Truckee Meadows continues to climb while the obstacles to earn a living wage remain, making the objective of self-sufficiency difficult to attain for many.

The table below reflects only those households who (1) were affected by one of RHA's implemented MTW activities and (2) met RHA's definition of self-sufficiency.

<b>MTW Activity (Name and Number)</b>	<b># of Households Transitioned to Self-Sufficiency</b>	<b>RHA's Definition of Self-Sufficiency</b>
Mobility Demonstration / 2014-02	2	Positive Exit from RHA Housing/Voluntarily Ended Participation
Simplify rent calculations and increase the minimum rent / 2014-05	21	
Disregard earned income of PH household members, age 18-20, who are not the head of household, co-head, or spouse / 2016-06	2	
Provide incentive to \$0 HAP households / 2019-02	14	
Workforce Development Program / 2022-01	1	Household income has reached 60% AMI
Workforce Development Program / 2022-01	2	Positive Exit from RHA Housing/Voluntarily Ended Participation
	8	<i>(Households Duplicated Across Activities)</i>
	<b>54</b>	<b>Total Households Transitioned to Self-Sufficiency</b>



## SECTION III

# PROPOSED ACTIVITIES



### **III. Proposed Activities**

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All proposed MTW activities that were granted approval by HUD are reported in Section IV as 'Approved Activities'.



SECTION IV

# APPROVED ACTIVITIES





## IV. Approved Activities

### A. Implemented Activities

The activities discussed in this section have been previously approved by HUD and implemented by RHA. The following table provides an overview of all approved MTW activities including the year it was implemented and amended (if applicable), the primary statutory objective(s) the activity is intended to impact, and the authorization(s) cited.

Approved/Implemented MTW Activities				
Activity #	Activity Name	Fiscal Year Implemented/ Amended	Statutory Objective(s)	Authorization(s)
2014-02	Mobility Demonstration	2014	Increase housing choice for low-income families <i>and</i> create incentives for families to work, seek work or prepare for work.	Attachment C Sections D.1.b., D.4., D.7.a., and E.
2014-05	Simplify rent calculations and increase the minimum rent	2014 amended 2024 amended 2025	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4., C.11., D.2.a., and D.3.b.
2014-06	Triennial recertifications for elderly/disabled participants on fixed incomes	2014 amended 2015 amended 2017 amended 2018 amended 2023	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4. and D.1.c.
2015-01	Elimination of all negative rents and simplification of HCV utility allowances	2015	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2015-02	Allow RHA to inspect its own HCV units	2015	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.9.a. and D.5.
2016-01	Simplification of medical deductions	2016 amended 2018	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2016-07	Implement a \$75 fee for each additional HQS inspection when more than two inspections are required	2016	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.1.a.
2017-01	Increase verified application data for applicants	2017	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4. and D.3.a.



Activity #	Activity Name	Fiscal Year Implemented/ Amended	Statutory Objective(s)	Authorization(s)
2018-01	Landlord Incentive Program	2018 amended 2020 amended 2024 amended 2025	Increase housing choice for low-income families.	Attachment C Section D.1.a., D.1.d., and D.5.
2019-01	Redetermination of rent reasonableness as a result of a change in contract rent	2019	Reduce costs and achieve greater cost effectiveness and increase housing choice for low-income families.	Attachment C Section D.2.c.
2019-02	Provide incentives to \$0 HAP households	2019	Create incentives for families to work, seek work or prepare for work and reduce costs and achieve greater cost effectiveness.	Attachment C Sections D.1.a., D.1.b., D.1.c., and Section E.
2021-01	Affordable Housing Acquisition, Rehabilitation and Preservation	2021	Increase housing choice for low-income families.	Attachment D and use of MTW block grant outlined in PIH Notice 2011-45 (HA)
2021-03	Partnership to Assist Homeless Youth	2021	Increase housing choice for low-income families.	Attachment D and use of MTW block grant outlined in PIH Notice 2011-45 (HA)
2022-01	Workforce Development Program	2022 amended 2023	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.
2024-02	Local Project Based Voucher Program	2024	Reduce costs and achieve greater cost effectiveness and increase housing choice for low-income families.	Attachment C Sections B.4., D.1.b., D.1.e., D.2.b., D.4., D.5., D.7.a., D.7.b., D.7.c., and D.7.d.
2025-01	Reduce Interim Recertifications	2025	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4, C.11, D.1.c., and D.2.a.



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

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

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

### **MTW Statutory Objective(s):**

Increase housing choice for low-income families *and* provide incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

### **Description:**

RHA's Mobility Demonstration allows low-income PH families with children to move to deconcentrated neighborhoods of opportunity. To make this possible for these families, RHA is assigning PBVs to single family homes, duplexes, and condominiums within low-poverty census tracts throughout the cities of Reno and Sparks<sup>9</sup>. Following approval of a new PBV or the vacancy of an existing PBV unit identified for this activity, PH families who meet the established requirements to participate, are offered the opportunity to move into one of these PBV properties.

This demonstration was established by RHA to encourage employment and upward mobility amongst qualified PH residents. Should a household be unemployed at the time of lease up or become unemployed at any time during their participation in the Mobility Demonstration, they are given 120 days to obtain employment. If employment is not secured, they can be referred to the Workforce Development Program unless they are otherwise determined to be exempt.

### **SPV Population Types:**

RHA is not applying this activity to any SPV population types.

### **Impact:**

At the end of FY 2025, a total of 68 former PH families with children have participated in the Mobility Demonstration. To date, 25 of these families have become completely self-sufficient and moved off housing assistance, while 20 families were removed or transferred from the program for various other reasons. There are currently 23 families participating in the Mobility Demonstration.

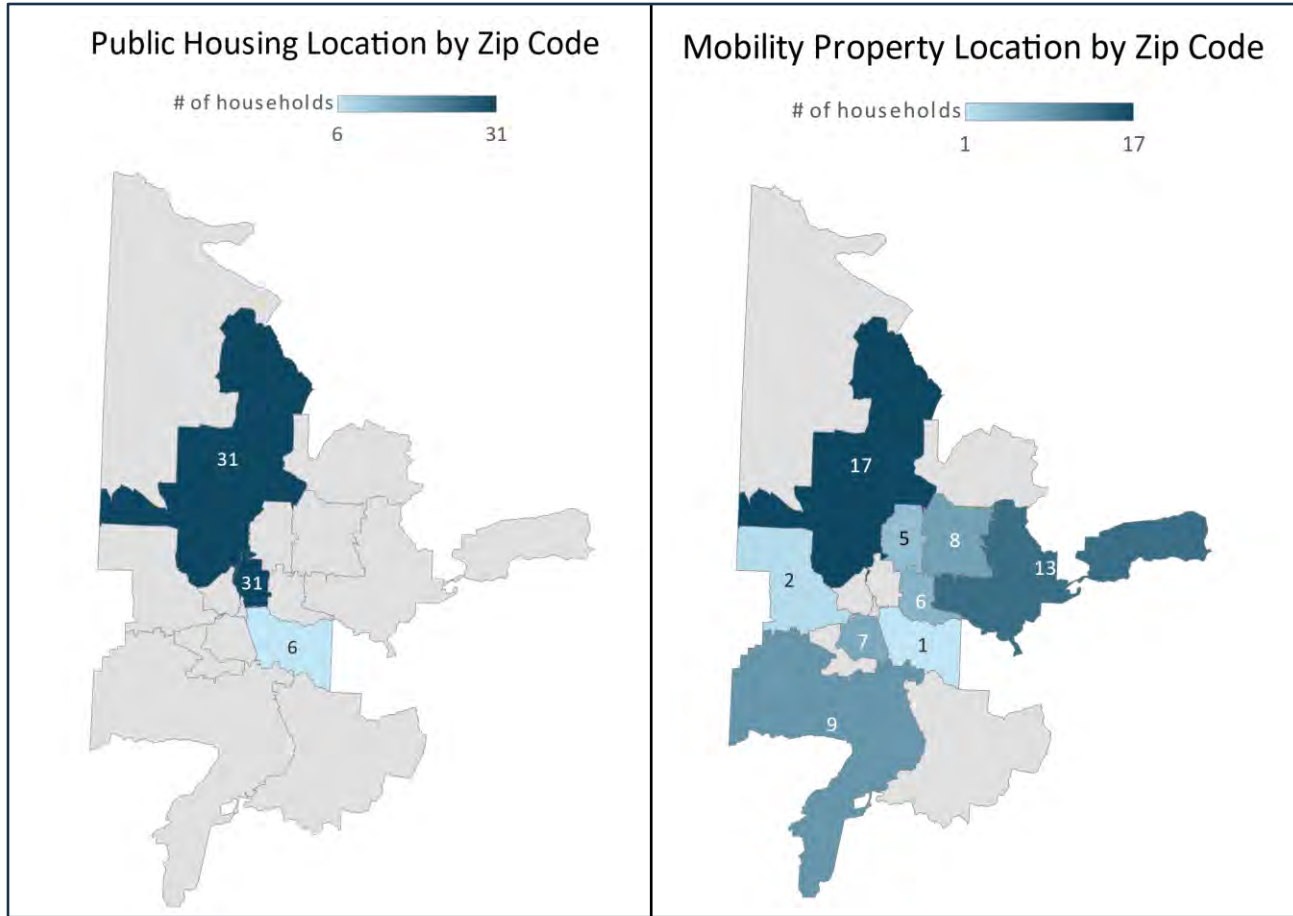
RHA continues to collect annual data on each family who agrees to participate in the Mobility Demonstration. This data is being analyzed by the University of Washington (UW) to evaluate the overall progress of these families following the first year of participation in the program. UW's most recent analysis of the program can be found at the end of this report (*see Attachment 1, page 98*).

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<sup>9</sup> For this study, RHA has defined low poverty as occurring when 20% or less of households within the identified census tract are below the poverty line.

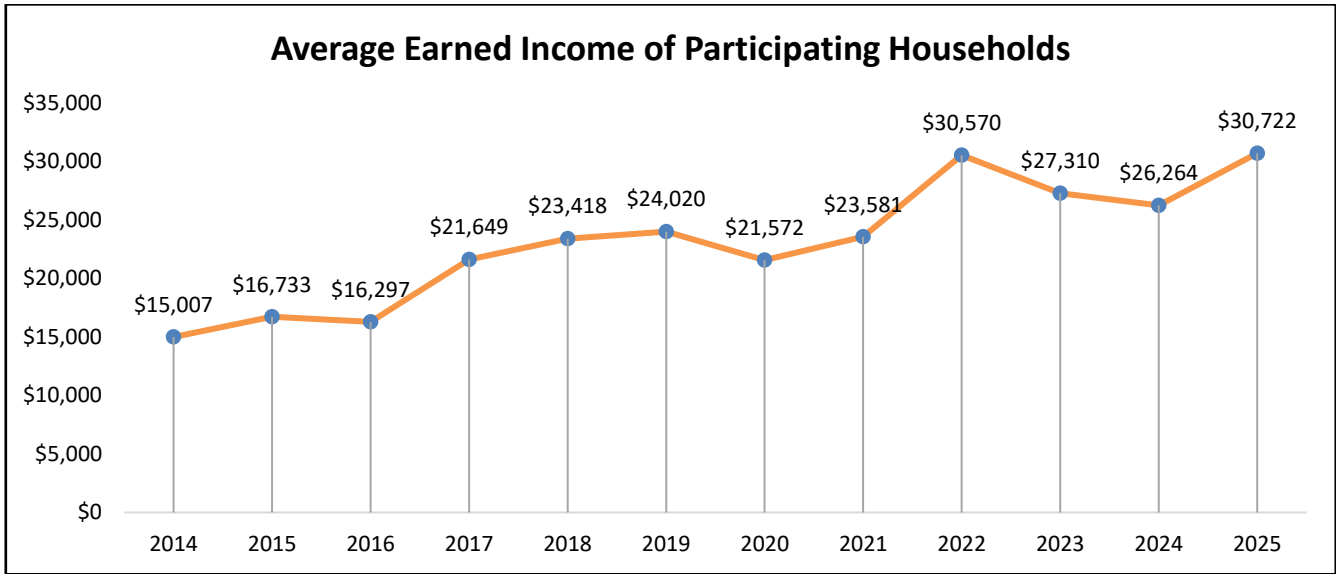


The following visual maps reflect the geographical spread of households participating in the Mobility Demonstration. The map on the left shows the zip code location of each of RHA's PH complexes along with the number of households who were impacted by this activity. The map on the right reflects the location of the low poverty neighborhoods by zip code where those PH families opted to relocate throughout the community.

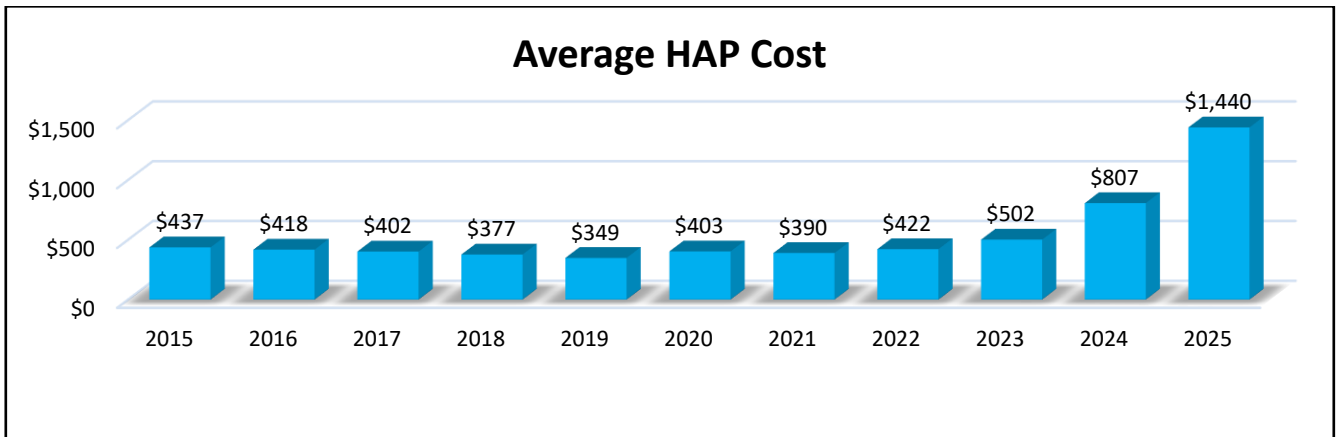


Throughout most of FY 2025, a total of 27 households were leased up under the Mobility Demonstration program of which four have since moved off. As of June 30, 2025, 16 households had earned income with four households receiving income from other sources such as Social Security or child support. The following graph provides a snapshot view of the 12-month average earned income each year; baseline earned income prior to implementation was estimated at \$15,007 in FY 2014. In FY 2025, the average earned income of households rose to \$30,722 up from \$26,264 in FY 2024.





On average, RHA paid \$1,439.63/per family in HAP payments or \$35,990.85 per month for the 27 families who participated in the Mobility Demonstration throughout FY 2025. Four of these households have since moved out of the Mobility Demonstration having voluntarily given up assistance or transferring assistance to a regular tenant-based voucher. The following chart provides an overview of the average per unit cost per year.



In FY 2024, RHA began an internal review of its scattered site portfolio. During this review, rent amounts were assessed for each property in relation to ongoing maintenance, affordability requirements, and the property's long-term viability. Based on these findings, RHA's Board of Commissioners voted to raise rents over the course of four years to align them closer to HUD's FMRs for the Truckee Meadows. This rent increase is reflected in the preceding chart and is the direct cause of the increased per unit cost beginning in FY 2024.

As of June 30, 2025, 23 Mobility Demonstration properties are occupied and leased with a PBV. In addition, 25 families have met the final phase of self-sufficiency and moved off housing assistance of which 14 continue to occupy the property they originally leased under the Mobility Demonstration. On average these families spent 4.31 years on housing assistance prior to moving off the Mobility Demonstration while continuing to occupy the unit. Although this resulted in



rental revenue of \$159,888 in FY 2025 for these 14 households alone, it also limits the number of new families who can be given the opportunity to participate in the demonstration.

*Self-Sufficiency:*

In FY 2025, two families experienced a positive exit from the Mobility Demonstration after voluntarily giving up their housing assistance. There currently two additional households who have met the 60% AMI threshold and are moving toward self-sufficiency.

*Hardship Requests:*

There are currently eight households with unemployed heads of households. Of these eight households, one is elderly/disabled and three have a child under the age of six. The additional households who are currently unemployed will be referred to the Workforce Development Program should they fail to gain employment in the coming months.

To date, there have been no hardship requests related to this activity.

**Update:**

Due to the limited availability of properties within low poverty neighborhoods where a PBV can be assigned, RHA has had to increase participation in this program slowly. In FY 2025, RHA assigned PBVs to several new properties for this demonstration and began right sizing PBV units. These changes allowed the program to increase by 12 new households in FY 2025. Although this program remains small, it continues to be an exciting program for RHA to offer its qualified PH residents.

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

This policy was identified, approved, and implemented in FY 2014. In FY 2020, this activity was temporarily expanded to provide financial relief to PH residents and HCV participants who experienced a financial loss due to COVID-19. This temporary expansion expired on December 31, 2020. The activity was amended in FY 2024 to increase the minimum rent amount to \$100.

### **MTW Statutory Objective(s):**

Reduce costs and achieve greater cost effectiveness in federal expenditures.

### **Description:**

To reduce costs and achieve greater cost effectiveness, RHA began excluding all educational financial aid from income calculations and allowing self-certification of assets under \$10,000. Initial implementation of this activity also raised RHA's minimum rent from \$50 to \$75. In FY 2024, RHA's minimum rent policy was reviewed by staff resulting in an increase from \$75 to \$100.

In FY 2025, RHA began allowing households with assets less than \$50,000 to submit a self-certification as to the value of their household's assets. Applicants continue to be asked to provide a well-documented baseline as to the value of the asset at the time of application, but RHA staff only verifies and calculates income on assets if the value totals more than \$50,000.

### **SPV Population Types:**

RHA is applying this activity to EHV, FYI, NED, and HUD-VASH population types, however, HUD-VASH participants are excluded from the minimum rent portion of this activity and subject to a minimum rent of \$0.

### **Impact:**

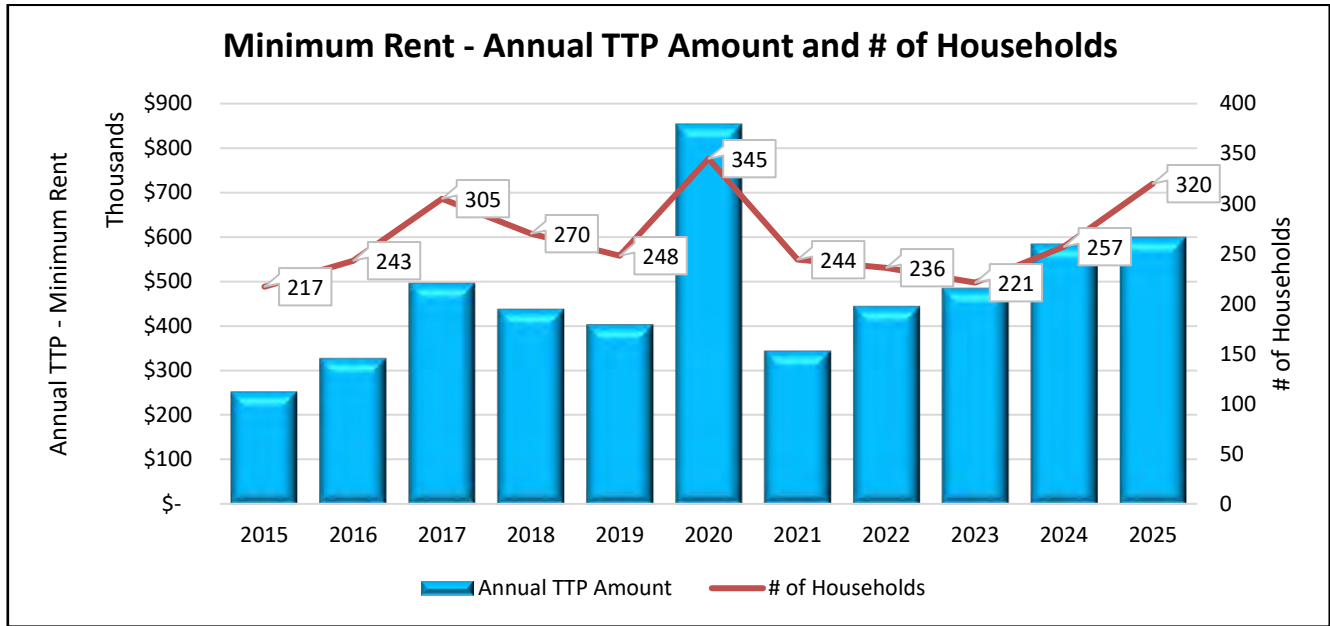
Throughout FY 2025, RHA sent student status verifications for 127 household members. RHA also verified assets of nine HCV participants and three PH residents whose assets had a cash value greater than \$50,000.

Over the course of FY 2025, a total of 119 PH residents and 331 HCV participants paid minimum rent. However, as of June 30, 2025, only 74 PH residents and 246 HCV participants were housed paying the minimum rent amount. The remaining 130 households who paid minimum rent during the year either moved off the program or are still housed paying more than RHA's established minimum rent. Of the 320 households who were paying minimum rent at the end of the FY, only 6.7% had earned income that averaged \$2,657 annually. Household income across all 320 PH residents and HCV participants who were paying minimum rent on June 30, 2025, was \$1,340 on average with 146 indicating an annual income of \$0.

Beginning in FY 2024, RHA experienced an increase in the number of PH residents and HCV participants paying the minimum rent amount. This was anticipated as RHA increased the minimum rent during this same time from \$75 to \$100. On average, households paying minimum rent have a monthly tenant contribution of \$3 in the PH program and \$41 in the HCV program. The following graph provides an overview of the Total Tenant Payment (TTP) amount for all HCV and PH households paying RHA's minimum rent at the end of each FY. The annual TTP amounts depict all households paying minimum rent as of June 30, 2025, regardless of when the household



initially started paying RHA's minimum rent amount. As a result, it is possible that some of the households within this annual calculation may have paid a higher TTP amount before the end of the year.



When looking at households who had previously paid minimum rent following implementation of this activity but are now paying more, the outcome is quite different. At the end of FY 2025, 311 HCV participants and 115 PH residents, who previously paid minimum rent, had either moved off assistance or were still housed paying more than the minimum rent. Of these 426 households, 53 PH residents and 158 HCV participants reported an average earned income of \$30,696. Household income across all 366 households who are still housed but paying more than the minimum rent was \$24,664. On average, these households have a monthly tenant contribution of \$530 in the PH program and \$587 in the HCV program.

*Self-Sufficiency:*

In FY 2025, 21 families who had previously paid minimum rent within RHA's PH or HCV programs transitioned from the programs voluntarily. There are currently 20 households who have met the 60% AMI threshold and are moving toward self-sufficiency.

*Hardship Requests:*

During FY 2025, 18 HCV participants were approved to pay less than the minimum rent due to a requested hardship. While each of these participants had an approved hardship, it is not known whether the hardship was directly related to RHA's implementation of this activity.

**Update:**

To better inform the outreach efforts of RHA's Workforce Development Program and identify specific barriers for targeted zip codes within Washoe County, RHA took a closer look at minimum rent households. Minimum rent households were categorized by zip code to determine whether a particular geographic area had more residents who were only paying the minimum rent amount. Of all residents across all RHA's programs, 26% of RHA's client population within zip code 89506 were paying minimum rent. By contrast, 89506 is home to only 7.6% of the total households that



RHA assists indicating a significant disproportion in the number of assisted households paying minimum rent in one specific area. Furthermore, zip code 89512 is home to a quarter of total RHA assisted households, but only 12.2% of these households pay minimum rent.

The activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

This policy was identified, approved, and implemented as a biennial activity in FY 2014. It was expanded into a triennial activity in FY 2015, amended in FY 2017 to allow for the use of local forms to accommodate the triennial schedule and amended in FY 2018 to disregard Cost of Living Adjustment (COLA) increases between recertifications. In FY 2023, RHA amended the activity to allow for changes in the HCV payment standard to be applied if/when a contract rent increase was implemented by the participant's landlord.

### **MTW Statutory Objective(s):**

Reduce costs and achieve greater cost effectiveness in federal expenditures.

### **Description:**

Elderly and disabled PH residents and HCV participants with stable income sources now have recertifications on a triennial schedule as the amount of rent RHA receives from stable income households when the COLA is applied is completely negligible. Any COLA increases received between recertification dates are retained by the family and will not be counted towards rent until a "true" triennial recertification is processed.

Stable income sources include and are limited to: Social Security benefits, Supplemental Security Income (SSI), Social Security Disability (SSD), and pensions. There can be no earned income in the household.

If a participant meets both the elderly or disabled definition as defined by HUD *and* the stable income definition, RHA performs a triennial recertification rather than an annual recertification; if not, the participant remains under the annual recertification schedule. Any elderly/disabled household with additional income sources other than the above-defined stable income sources, are required to have annual recertifications.

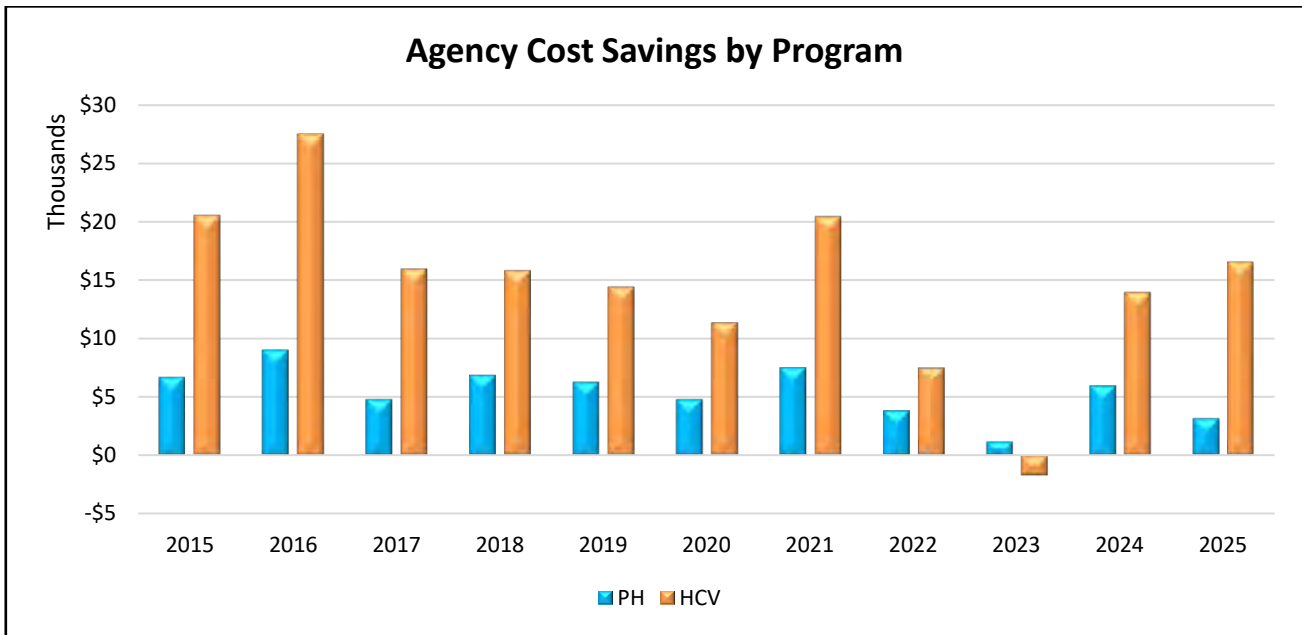
As the region's affordable housing shortage continues, RHA's goal is to ensure continued affordability for RHA's elderly and disabled HCV participants on this triennial recertification schedule. To accommodate this, updated payment standards are applied following a contract rent increase request rather than allowing them to only be applied during the family's annual reexamination.

### **SPV Population Types:**

RHA is currently applying this activity to EHV, NED, and HUD-VASH population types.

### **Impact:**

In FY 2025, RHA continued to experience both staff time savings and agency cost savings. This savings was based on 919 recertifications in the HCV program and 113 recertifications in the PH program that were skipped based on the established triennial recertification schedule. The following table provides an overview of agency cost savings over time based on staff processing time and the average loss of rent revenue due to COLA increases being retained by the family until the next annual recertification.



**Update:**

RHA will continue to apply increased payment standards at the time of the household’s annual recertification or during the processing of a contract rent increase initiated by the landlord. When HCV participants on a triennial recertification schedule have no interim recertification or change in gross rent/family share, increases to the payment standard will be processed outside of the 12-month window required by HUD.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

**MTW Statutory Objective(s):**

Reduce costs and achieve greater cost effectiveness in federal expenditures by eliminating the amount spent each month on negative rents, reducing the amount of staff time needed to calculate utility allowances and encouraging participants to find a unit that matches their voucher size.

**Description:**

Due to HUD's rules regarding calculation of income, PHAs may pay a utility reimbursement to the participant if the utility allowance (for tenant-paid utilities) exceeds the amount of the TTP.

Following implementation of this activity, RHA's PH residents and HCV participants no longer receive negative rents due to utility allowances.

RHA also simplified the HCV utility allowances for all units by creating a flat utility allowance schedule based on structure type and authorized voucher bedroom size through this activity. This simplified schedule is reviewed annually based on current utility rates and usage to determine whether the schedule accurately reflects current market conditions.

**SPV Population Types:**

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types, however, HUD-VASH participants continue to receive utility reimbursement payments.

**Impact:**

RHA's simplified utility allowance schedule allows HCV participants to know exactly what amount they will receive and encourages them to seek out units based on their authorized voucher size and unit energy efficiencies. Implementation of the simplified schedule has also saved RHA a significant amount of staff time and reduce errors within rent calculations.

At the end of FY 2025, 2,054 HCV participants were receiving a simplified utility allowance with an average cost of \$99.80 per client, per month.

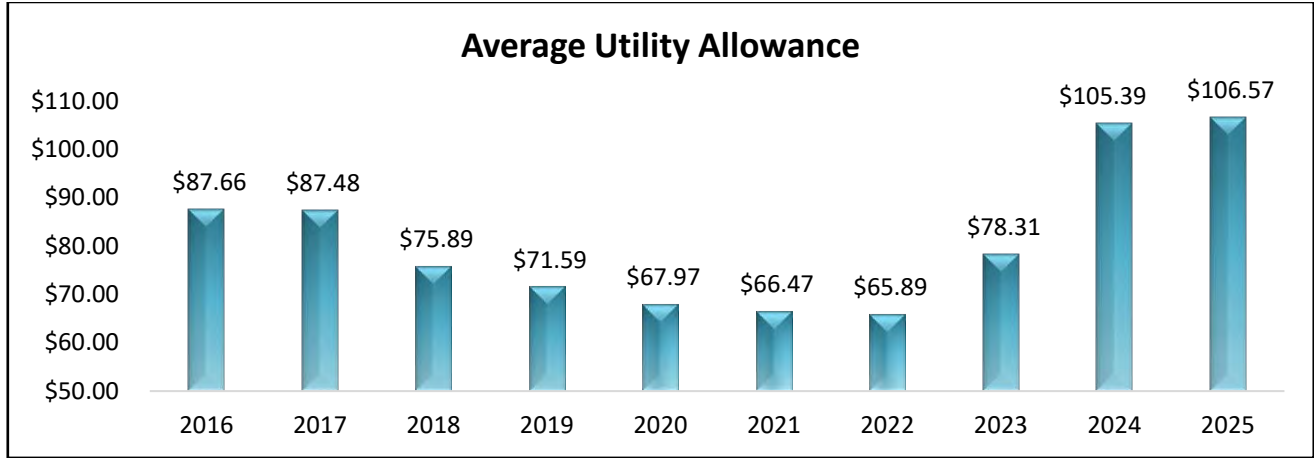
FY 2025 Utility Allowance Overview	
\$106.57	average utility allowance
\$99.80	average cost per client, per month
2,054	participants receiving Utility Allowance
\$204,989	monthly Utility Allowance cost

RHA's simplified utility allowance schedules have been set using current utility rates and reasonable expectations of use. Staff review the schedule annually and if it is determined that a utility rate has changed by 10 percent or more since the last revision, the schedule is revised to reflect the new utility rates.

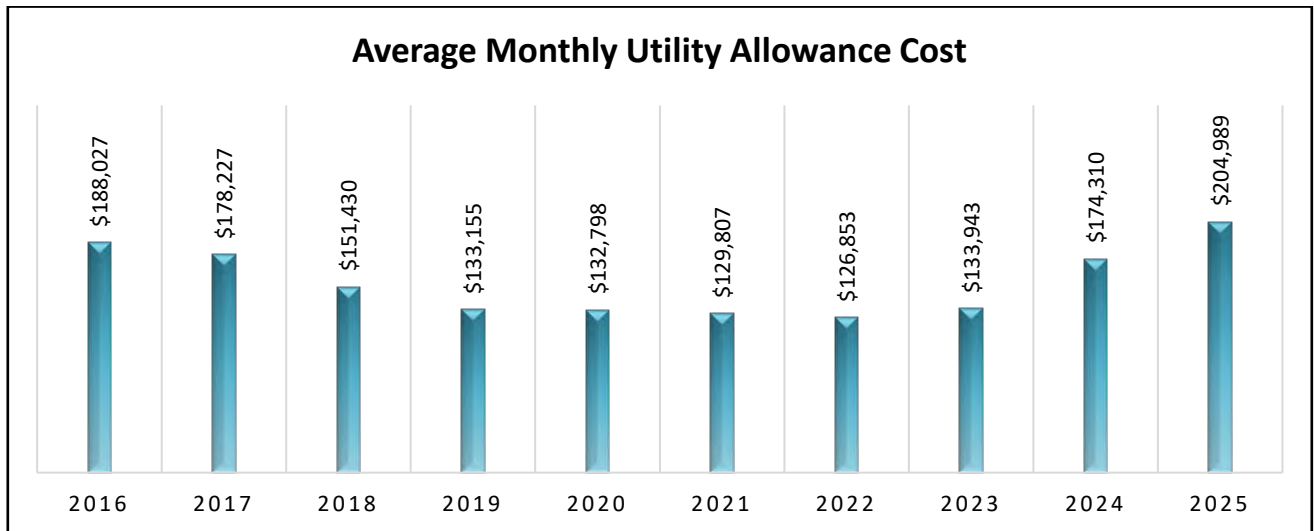




The following chart shows the variability of RHA's average utility allowance over the past ten years.



In FY 2023, RHA noted that several landlords were no longer paying for utilities such as water, sewer, and trash, but rather passing this expense along to the tenant. To continue to assist tenants in finding units that are affordable, RHA established a second utility allowance schedule in October 2023. Tenants who pay for at least two of these additional utilities receive a higher utility allowance to cover this increased expense. This policy change is reflected in the agency's costs beginning in FY 2024. This increase can be seen reflected in the average utility allowance above and is also depicted in the chart below as an increase in the average monthly utility allowance cost.



**Update:**

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

**MTW Statutory Objective(s):**

Reduce costs and achieve greater cost effectiveness in federal expenditures by allowing RHA staff to inspect agency owned units rather than paying a contractor.

**Description:**

Under HUD's rules, a unit that is owned by the PHA that administers the HCV program may not be inspected for HQS compliance by PHA staff. The PHA must obtain the services of a HUD approved independent entity to perform HQS inspections, which often resulted in longer lead times for a unit to become available for a tenant. In FY 2015, RHA staff began conducting inspections on all HCV and PBV units rather than using a third-party contractor, regardless of ownership or property management status, including properties that are owned or managed by RHA.

**SPV Population Types:**

SPV population types are not applicable to this activity.

**Impact:**

Prior to the implementation of this activity, RHA was required to hire outside inspectors to conduct all inspections on RHA owned units. Furthermore, RHA staff were required to accompany the inspector to each inspection to fill out any additional paperwork. Scheduling these inspections between RHA staff and the third-party contractors often slowed down occupancy, which, over time, cost the agency more money based on the length of the vacancy.

During FY 2025, RHA staff conducted 47 initial inspections, 26 reinspections, and 74 annual inspections on agency owned units rather than using a third-party contractor.

Due to the recent repositioning efforts made by RHA, exponentially more time was spent inspecting RHA owned units. A 158% increase (90 more inspections in FY 2025) in inspections by RHA staff of agency owned units was calculated. This is attributed to the number of LIPH units that have been transitioned to the voucher program within the agency's portfolio. This repositioning effort is also reflected in the increased number of initial inspections noted above. In FY 2024, RHA conducted only three initial inspections. With the increase in the number of RHA owned units needing inspections during this year, the flexibility to use RHA staff, as allowed for under this activity, clearly demonstrates the ongoing time and cost savings that directly benefit the agency.

The following table shows the estimated amount of time RHA staff spent at each annual/initial HQS inspection. The total amount of time spent at each inspection is based on the bedroom size of the unit. It is important to note that the times estimated are conservative and do not include travel to and from the property location.



<b>Estimated FY 2025 staff time spent inspecting RHA owned units</b>			
<b>Bedroom Size</b>	<b>Estimated amount of staff time per inspection</b>	<b># of inspections performed</b>	<b>Staff time (in minutes)</b>
0	25 minutes	5	125
1	30 minutes	57	1,710
2	30 minutes	32	960
3	35 minutes	46	1,610
4	40 minutes	7	280
5	45 minutes	1	45
6	50 minutes	0	0
<b>Total amount of staff time spent (in minutes):</b>			<b>4,730</b>
<b>Total amount of staff time spent (in hours):</b>			<b>78.83</b>

**Update:**

The activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



## 2016-01: Simplification of medical deductions

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

This activity was identified, approved, and implemented in FY 2016. The activity was amended in FY 2018 to restructure and further simplify the income tiers and associated deductions.

### MTW Statutory Objective(s):

Reduce cost and achieve greater cost effectiveness in federal expenditures by reducing the amount of time staff spend verifying all medical deductions claimed during HCV and PH recertifications.

### Description:

Under HUD regulations (24 CFR §5.611), if the head, co-head/spouse, or sole member of an applicant household is elderly or disabled, the entire household may claim, as a deduction, medical expenses that are more than three percent (3%) of their annual income if the expenses are not compensated for or covered by insurance. As all deductions from income must be verified, gathering the required documentation often results in a substantial amount of time spent by households wanting to claim the deduction and, in many cases, the required documentation may include private information that some would rather not share. Rather than use third party verifications and require residents to provide receipts showing out of pocket medical expenses, RHA established simplified medical deductions based entirely on the household's gross income.

### SPV Population Types:

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types.

### Impact:

As of June 30, 2025, 235 PH residents and 1,674 HCV participants were directly impacted by this activity. Under RHA's revised income tiers, several households receive a medical deduction of \$0. Of the 1,909 eligible households, 35.25% were receiving a simplified medical deduction that was more than \$0. Broken down by program, this included 65 PH residents and 608 HCV participants.

### Hardship Requests:

Throughout FY 2025, RHA had four active medical deduction hardship approvals. RHA received two hardship requests in FY 2025 from HCV participants based on the implementation of this activity. RHA also has one approved hardship that the committee approved indefinitely as long as the resident continues to be housed in PH and an additional PH resident with an approved hardship on a triennial recertification schedule.

### Update:

The following simplified medical deductions remain effective for annuals and vouchers issued on or after January 1, 2025:

Simplified Medical Deductions	
Gross Annual Income Range	Annual Medical Deduction
\$1 - \$14,819	\$0
\$12,820 - \$19,919	\$1,700
\$19,920 +	\$2,915

The activity remains ongoing.



**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

**MTW Statutory Objective(s):**

Reduce cost and achieve greater cost effectiveness in federal expenditures by saving the staff time necessary to conduct more than two inspections on a single property due to the owner/manager's failure to complete the needed repairs.

**Description:**

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

To encourage owners/managers to correct the noted violations quickly and provide RHA's clients with safer living conditions, RHA began charging the owner/manager a \$75 fee for each additional HQS inspection when more than two inspections are required due to their failure to complete the necessary repairs. This fee does not remove the abatement of subsidy but covers the administrative costs of conducting inspections.

**SPV Population Types:**

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types.

**Impact:**

During FY 2025, RHA conducted 98 third inspections, 82 of which were due to the owner/manager's failure to correct the noted violations. Throughout FY 2025, RHA charged 82 HCV landlords the third inspection fee of \$75.

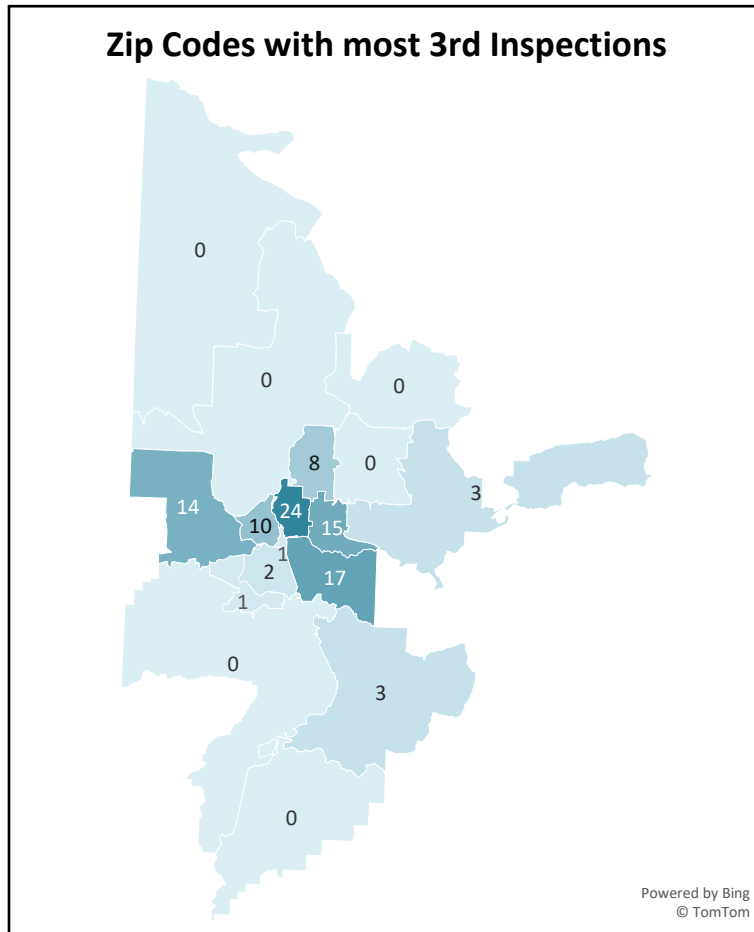
Following data review, RHA noted five properties/complexes where several third inspection fees had been incurred for different clients. Further analysis revealed that four of the five properties are managed by one company and all five are income restricted.

Third Inspection Fee Trends		
Property Name	# of third inspections	Income Restricted?
Altitude by Vintage	8	Yes
Zephyr Pointe	9	Yes
Park on Virginia	5	Yes
Vintage at Citi Vista	7	Yes
Boulder Creek Apartments	8	Yes



This trend will continue to be monitored and if it continues, RHA's Landlord Liaison will be notified that future counseling with these complexes will need to be explored.

The following heat map shows the zip codes throughout Washoe County where RHA conducted the most third inspections. Of the five zip codes with over ten third inspections, only one is a low poverty area.





## **2017-01: Increase verified application data to 120 days for applicants**

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

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

### **MTW Statutory Objective(s):**

Reduce cost and achieve greater cost effectiveness in federal expenditures by reducing the amount of duplicative work needed to re-verify applicant information that was previously deemed true and complete.

### **Description:**

Federal regulations require information submitted by each applicant to be verified for accuracy as this data is ultimately used to determine program eligibility, priority status, voucher size and the amount of HAP to be paid to the landlord. Per 24 CFR §982.201(e), RHA must receive information verifying that an applicant is eligible for the HCV program within the period of 60 days prior to the issuance of a voucher. Information that is subject to change, which was verified more than 60 days prior, must be re-verified prior to the certification of the applicant's file. If there is a delay after the file has been referred to the HCV program that causes the voucher to not be issued within 60 days, the voucher is suspended, and the information is re-verified. If changes are reported after the file has been referred, but the changes took place prior to the issuance of a voucher, the file is referred back to Admissions staff to obtain written verification and determination as to whether or not the changes have any effect on eligibility, rent or unit size.

To streamline the admissions process, reduce the amount of time required by staff, and decrease the time necessary to build a qualified applicant pool, RHA extended the length of time that all verified application data related to income is deemed valid for the HCV program to 120 days. Furthermore, stable income verifications, such as pensions and Social Security award letters, are now valid for all applicants for the duration of the current year.

### **SPV Population Types:**

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types.

### **Impact:**

Prior to implementation of this activity, RHA staff sent out approximately 2,772 third party verifications for admission on an annual basis. Following implementation of this activity, the process has become more streamlined. The number of third-party verifications was reduced by 39% in FY 2025 to 1,688. Allowing stable income verifications to be valid for the current year rather than requiring applicants to obtain additional social security award letters or pension statements every 60 days has also helped to expedite applicants through the admissions process.

### **Update:**

This activity remains ongoing.

### **Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

### **Actual Significant Changes:**

There were no actual significant changes made in the plan year.





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

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

This activity was identified, approved, and implemented in FY 2018. It was expanded upon in FY 2020 to allow for an additional condition for payment based entirely on damages to the unit caused by the tenant beyond normal wear and tear. It was expanded upon in FY 2024 to provide landlords with a re-lease bonus and a \$1,000 referral bonus.

### **MTW Statutory Objective(s):**

Increase housing choice for low-income families by providing an incentive for private landlord participation within the HCV program.

### **Description:**

Reno, Sparks and Washoe County have experienced a strengthening housing market resulting in private landlords refusing to participate in the HCV program. While this is due in part to the myriad of regulations that must be adhered to prior to leasing to a family participating in the HCV program, it is made worse when some landlords would rather demand a higher rent than lease to an HCV participant. Complicating matters further is that, in some cases, proper notification of a family's intent to move is not always provided which, in the HCV program, can result in the landlord having to pay back a portion of the HAP that they may have already received.

Based on a survey of participating HCV landlords, RHA implemented a Landlord Incentive Program in FY 2018. The program allows landlords to receive their contracted HAP payment through the end of the month for units occupied by HCV participants who vacate under the following conditions: (1) deceased, (2) eviction, (3) skip, (4) family responsibility violation or (5) damages to the unit caused by the tenant, beyond normal wear and tear, that are proven to cost more than the tenant's security deposit. Furthermore, an additional HAP payment equal to one month may be received for these same units regardless of the actual move-out date of the participant, if the request is made in writing by the landlord.

Under RHA's Landlord Incentive Program, landlords will only be able to qualify for payment of one additional month utilizing one of the five conditions. At no time will they be allowed to claim more than one month by using a combination of more than one of five conditions identified.

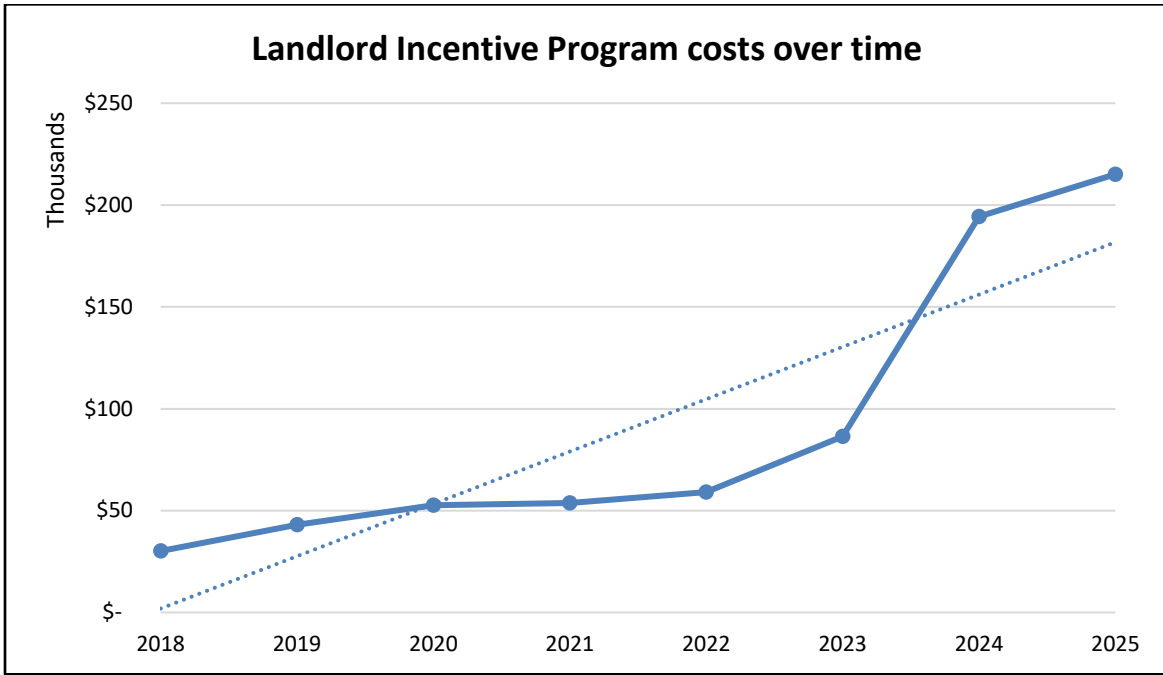
### **SPV Population Types:**

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types.

### **Impact:**

The Landlord Incentive Program was designed to facilitate lease ups and increase landlord participation resulting in an increase in housing choice for RHA's low-income families. As private landlords are now provided with additional assurances should they rent to HCV participants that they otherwise would not have, RHA expects this activity to facilitate the retention of landlord participation within the HCV program.

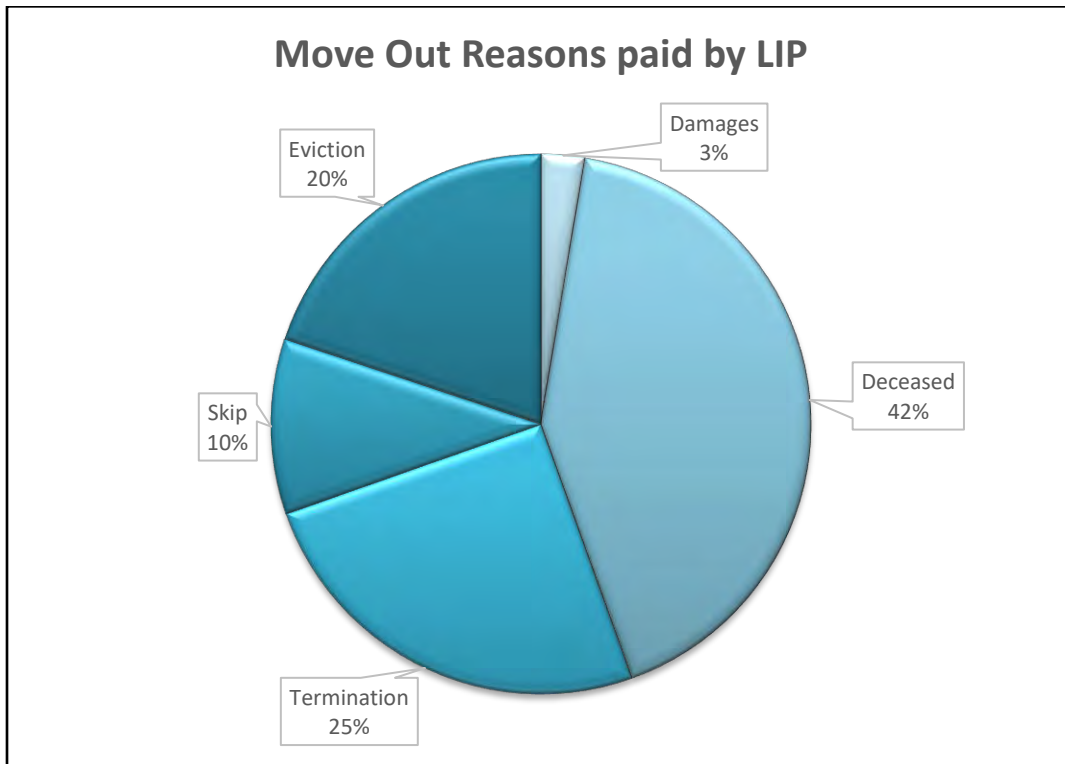
Since its implementation in FY 2018, RHA has paid a total of \$734,640 in incentive payments to Washoe County landlords through this activity. The following graph depicts this trending increase in cost over time.



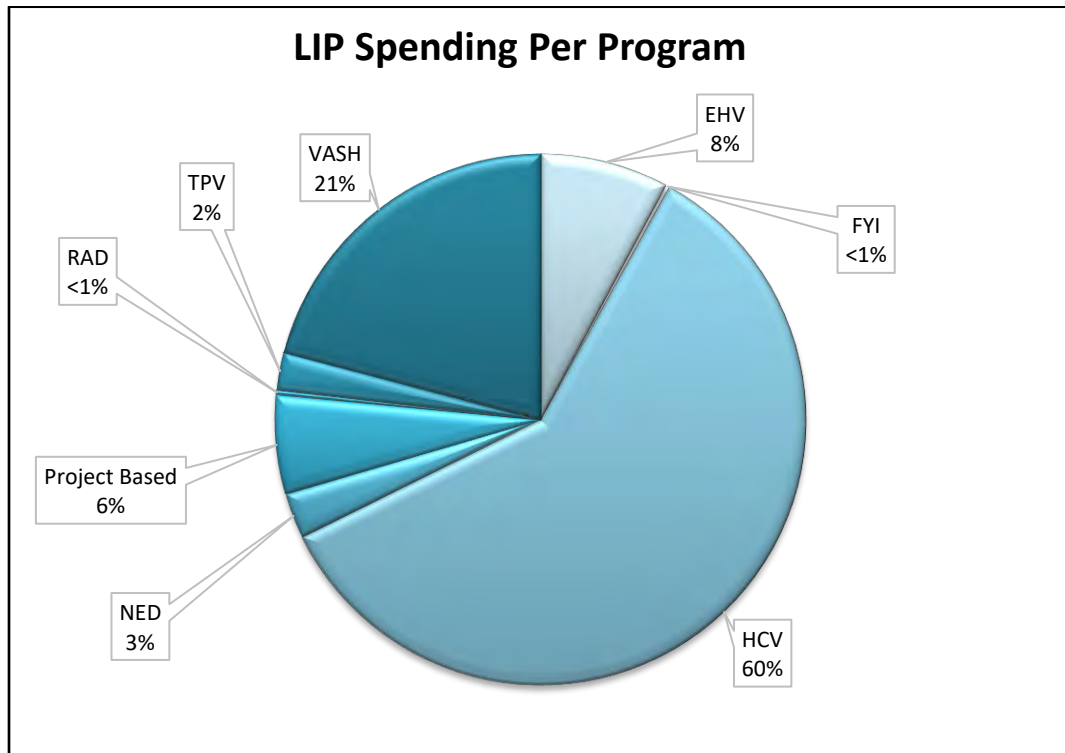
As of June 30, 2025, RHA experienced 181 move outs within its voucher program that were eligible for an additional HAP payment under the Landlord Incentive Program. In FY 2025, RHA made 190 payments (move out payments and damages) for a total of \$215,127. Below is a breakdown of move out reason and the associated amount paid.

Landlord Incentive Program (LIP)	
Move Out Reason	Amount Paid
End of Participation: Family Responsibility Violation	\$54,528
End of Participation: Deceased	\$81,668
End of Participation: Skipped	\$19,840
End of Participation: Eviction	\$52,678
Damages	\$6,413
<b>Total Amount Paid:</b>	<b>\$215,127</b>

The following graph provides an overview of the percentage of participants who moved out in relation to the qualifying reason for a LIP payment. All of the landlords represented below directly benefited from the LIP payment following the participants move out.



As shown in the following graph, most LIP payments were made on behalf of HCV participants, HUD-VASH voucher holders, and EHV households. The graph depicts the percentage of the total LIP expenditures made in FY 2025 based on RHA's various voucher programs.





**Update:**

Current market conditions within Reno, Sparks and Washoe County have resulted in some private and tax credit properties carrying wait lists to fill new vacancies. To ensure that landlords in our area can maintain equal housing opportunities and follow existing procedures, RHA does not require landlords to rent to another voucher holder to qualify for this incentive.

In FY 2024, RHA amended this activity to allow for an automatic payment of the second month to the landlord. Furthermore, the payment amount can be modified to ensure the landlord receives the actual contract rent amount for the unit rather than the monthly HAP amount. To provide more of an incentive to landlords who lease to RHA's HCV participants, RHA also received approval to implement a re-lease bonus and a landlord referral bonus program.

In November 2024, RHA conducted a Landlord Survey for feedback on the current Incentive Program. Current landlords who responded ranked damage payments and continued HAP payments (for evictions, deaths, skips) over receiving bonuses for re-leases and referrals of other landlords to the program. Based on this information, RHA has not yet implemented the re-lease bonus or landlord referral bonus.

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

### MTW Statutory Objective(s):

Reduce costs and achieve greater cost effectiveness in federal expenditures by reducing the amount of time it takes to process rent change requests of 10% or less. Providing some flexibility from regulation is expected to increase housing choice through the retention of landlords who are leasing to HCV program participants.

### Description:

A strengthening housing market within Reno, Sparks and Washoe County has resulted in an overall shortage of affordable housing units. With limited inventory and an influx in population the need for additional housing stock has continued to grow resulting in an extremely tight rental market and increased rents throughout the area. This strengthening market resulted in private landlords becoming wary or simply refusing to rent to HCV participants. This is due in part to the desire of private landlords to make more of a profit but made worse by the abundance of regulations that must be adhered to when leasing to a family participating in the HCV program, including mandatory inspections and the requirement to determine whether a contract rent increase (CRI) request is reasonable.

Based on this information and the current rental market conditions, RHA began waiving the requirement for a rent reasonableness determination if the new requested rent amount represented a change of 10% or less but requests that are at or below the current HCV payment standard are automatically approved.

### SPV Population Types

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types.

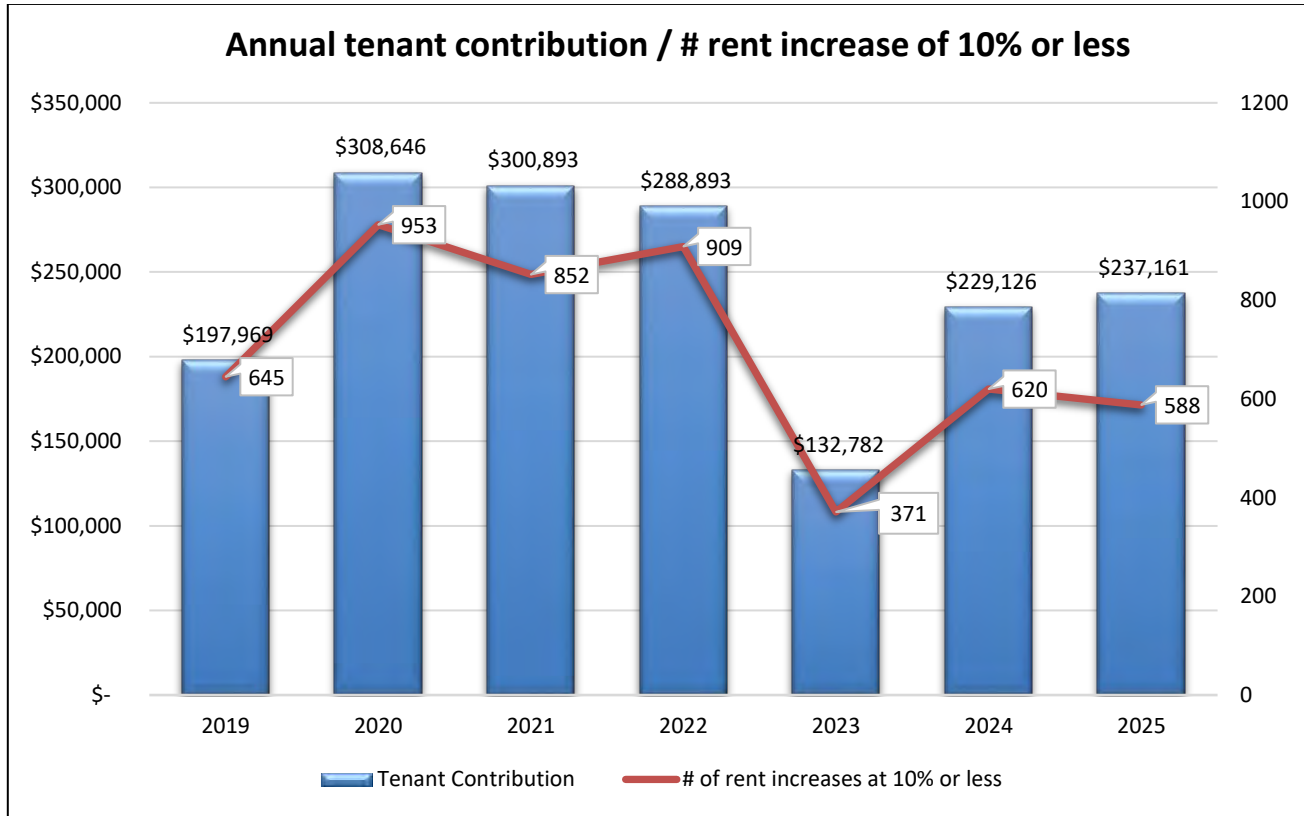
### Impact:

During FY 2025, RHA processed 1,042 rent change requests of which 588 or 56% sought a change of 10% or less. This resulted in an average increase in tenant contribution to rent of \$12.75/month on average. As shown in the following table, implementation of this activity in FY 2019 resulted in RHA's HCV participants experiencing an increase to their tenant portion of rent by an average of \$14.66/month over six years.

Average Tenant Contribution to Rent			
Year	Prior to CRI	Following CRI	Difference
2019	\$289.98	\$305.51	\$15.53
2020	\$308.24	\$323.87	\$15.63
2021	\$289.50	\$315.73	\$26.26
2022	\$303.50	\$329.92	\$26.42
2023	\$358.22	\$357.90	\$(0.32)
2024	\$363.15	\$369.56	\$6.41
2025	\$390.58	\$403.34	\$12.75
<b>Average Increase in Tenant Contribution to Rent:</b>			<b>\$14.66</b>



The following graph shows the annual tenant contribution to rent in relation to the number of rent increases RHA processed that were a request of 10% or less.



In FY 2023, RHA experienced a significant increase in the number of rent increase requests that required a rent reasonableness determination. Of the 1,379 requests from landlords for contract rent increases made that year, 73% requested more than a 10% increase. Following the required rent reasonableness determination, 7.5% were ultimately denied by RHA. On average, those landlords requested an increase of \$443.64 which RHA approved at \$239.44. During this same period, RHA also implemented Exception Payment Standards for 12 specific zip codes throughout the Truckee Meadows where rents were unaffordable based on the traditional payment standards to allow for more upward mobility. For many HCV participants residing in these zip codes, rent calculations based on the Exception Payment Standards would have resulted in a decrease in the amount of tenant contribution to rent. These factors, coupled with the fact that nine landlords requested a rent decrease during FY 2023, explain the slight decrease in the average tenant contribution to rent of \$(0.32) and the steep decrease in the number of landlords who automatically received an increase in rent based on requests that were less than 10%.

**Update:**

To ensure this policy change remains a viable option for waiving the required rent reasonableness determination following a CRI request, RHA will conduct a general analysis of the local rental market once the market stabilizes. Based on this analysis, RHA may adjust this percentage to accommodate the current conditions.

This activity remains ongoing.



**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

### **MTW Statutory Objective(s):**

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

Allowing qualifying households to self-certify annual income also reduces cost and achieves greater cost effectiveness in federal expenditures.

### **Description:**

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

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

As an additional incentive to HCV participants on their way to self-sufficiency, RHA began to allow households at \$0 HAP to accrue a "program completion escrow" account for up to 12 months and alleviate the administrative burden placed on staff by self-certification of income for these households. Using single-fund flexibility, RHA began setting aside 15% of each household's contracted rent monthly in an escrow account while the household remains on the program receiving zero assistance. This escrow accrues beginning the first month that the family reaches \$0 HAP, accumulates monthly for up to 12 months and is provided to the family once the HAP contract has been terminated by RHA and the family has successfully transitioned off the HCV program.<sup>10</sup>

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<sup>10</sup> All escrow accruals are subject to funding availability and limited to one per lifetime for all adults living in the household at the time of move-off. Should the escrow accrual program cease due to funding restraints, HCV participants will receive any amounts accumulated prior. All households must be moved off of housing assistance at \$0 HAP in order to receive the accumulated escrow funds and will only be able to reapply for assistance following a three year sit out period.



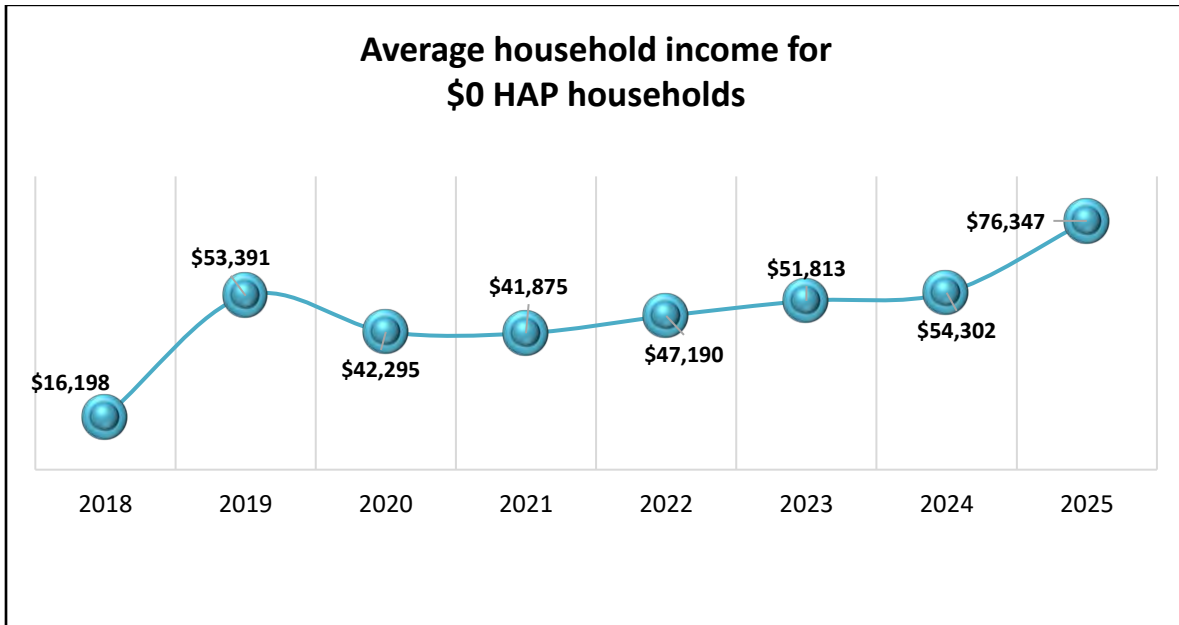


**SPV Population Types:**

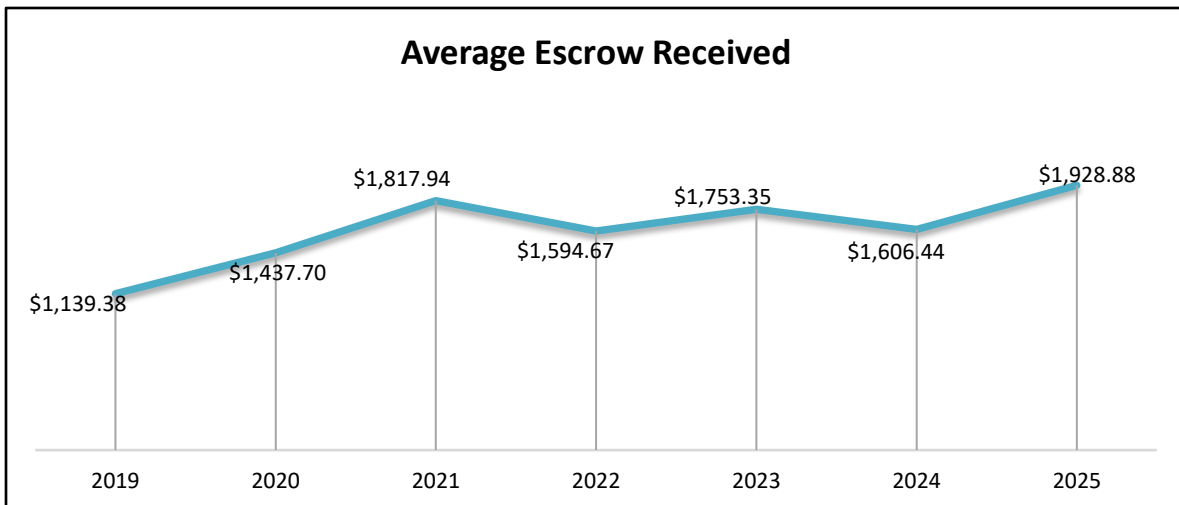
RHA is currently applying this activity to EHV, FYI, and NED population types.

**Impact:**

Rents throughout Washoe County continue to increase. As such, HCV participants who paid full contract rent throughout the FY experienced an overall increase in household earned income. RHA can see this increase not only reflected in the average household income earned, but also in the average amount of escrow received. This trend also highlights that these households may not necessarily be more self-sufficient but rather meeting the threshold that requires them to be unsubsidized within this higher cost of living environment. The following graph shows the average household income for those households who received program completion funds since the beginning of the activity.

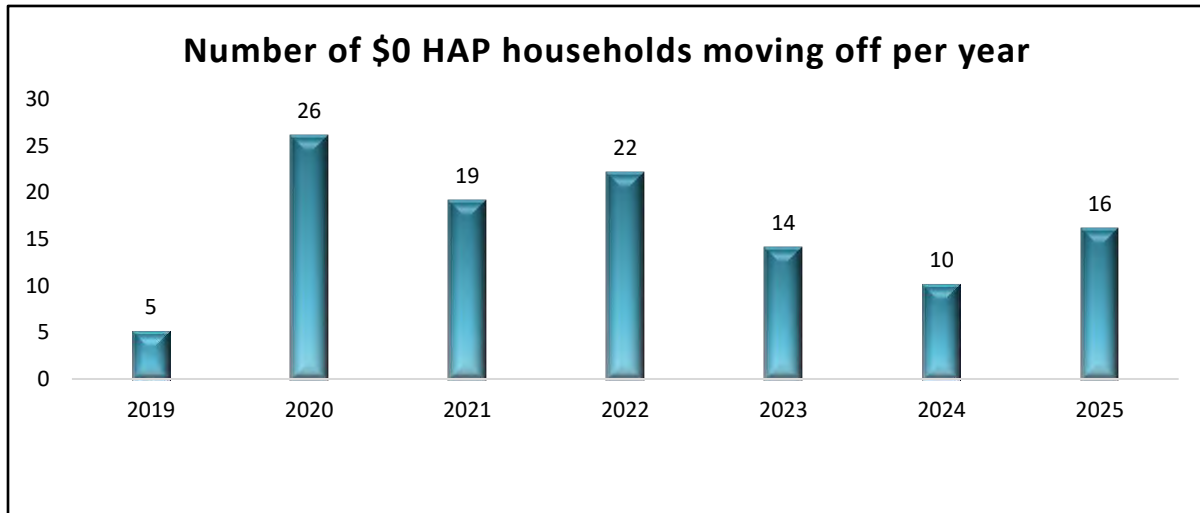


Similarly, the following graph shows the average program completion funds participants received upon move out.





Throughout FY 2025, RHA successfully moved off 16 HCV participants with program completion funds and an additional 19 households are currently on the program paying full contract rent. In FY 2023, RHA began to see a slight downward trend in those moving off of housing assistance. This slight decline could be attributed to the area's rising rents. For many HCV participants, increasing household income to a level where they are no longer receiving assistance is becoming harder to do. The following graph illustrates the slight downward trend in the number of households that are moving off the HCV program and receiving their program completion funds.



**Update:**

As noted previously, RHA interviewed current and past HCV participants who were affected by this policy. Some remained on the program for the full 12 months, while others left the program early. Following these interviews, RHA discovered that those who were removed from the program prior to the end of the 12-month extension were unclear and/or unaware of their ongoing responsibilities (household composition changes, increases in income, etc.). Although the policy allows for self-certification of income during this extended period, most did not complete annual recertifications citing confusion on the need to recertify since they were no longer receiving assistance. This resulted in some participants being moved off the program prior to the 12-month end date. Although many whose participation ended within the 12-month window still received program completion funds, it ultimately resulted in these households not accruing as much money as those who stayed for the duration of 12 months.

RHA has already begun to work internally on clarifying each form of communication that is sent to participants of this program. In the coming months, staff will also begin exploring ways that this activity can be updated/amended to address some of the additional concerns that were raised during these informative interviews.

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

**MTW Statutory Objective(s):**

This activity will increase housing choice for low-income families.

**Description:**

RHA is committed to expanding affordable housing throughout the Truckee Meadows through acquisition, new construction, or rehabilitation of housing that not only builds upon the goals outlined in the agency's strategic plan but is also consistent with the MTW demonstration. Through this activity, MTW funds are being utilized to assist in the acquisition/development of new affordable units, the rehabilitation of newly acquired properties, and the preservation and revitalization of existing affordable housing properties. Public and private funds are being leveraged, when possible, to create innovative financing and development strategies through joint ventures or other partnerships.

**SPV Population Types:**

SPV population types are not applicable to this activity.

**Update:**

Railyard Flats

Railyard Flats is a new affordable housing development at 419 10th Street, in Sparks, Nevada. RHA purchased the land in 2023 utilizing American Rescue Plan Act (ARPA) funds from the State of



Nevada. The project is a 3-story walk up on a 1/3 acre consisting of 15 units (nine 1-BR units and six 2-BR units). The property houses those at or below 60% AMI with four of the units set aside for households at or below 30% AMI. The project is in an area of significant economic investment and redevelopment in downtown Sparks where tenants can walk to a major public transportation hub as well as retail and employment opportunities.

Funding for the project came from a variety of sources including, Home Means Nevada Initiative (American Rescue Plan Act SLFRF dollars), HOME-ARP, and MTW Block Grant funds. Construction completed in early December 2024 and move-ins starting shortly thereafter.

Hawk View Apartments Redevelopment

Hawk View Apartments Redevelopment project involves the conversion of a 100-unit public housing site to a combined Low-income Housing Tax Credit and project-based Section 8 project under the demolition and disposition rules authorized by Section 18 of the U.S. Housing Act of 1937. The Hawk View Apartments are located on two parcels at 1500 Steelwood Lane and 2531 Tripp Drive, Reno, Nevada 89512. In partnership with Brinshore Development, RHA plans to



demolish all 28 buildings and build new 3-story buildings that will create 199 units of modern low-income affordable housing on the site. The project will be built using Home Means Nevada Initiative funds (American Rescue Plan Act SLFRF dollars), 4% Low Income Housing Tax Credit (LIHTC) equity, and tax-exempt bonds. Additionally, to ensure that the project can add as many new affordable housing units as possible, RHA's Board of Commissioners committed up to \$7,550,000 in MTW Block Grants funding to cover potential financial gaps.



RHA contracted with the relocation services company HousingtoHome to provide relocation services to tenants. Tenants were offered a variety of resources and continued rental assistance to smoothly transition to another property and maintain housing stability. Resident relocation was complete in August 2024.

RHA has worked closely with its development partner, Brinshore Development, throughout the predevelopment phase of the project. As of June 30, 2025, the project closed, and financing was secured for the \$87 million budget. To ensure the financial feasibility of the project, the financial closing included 99 PBVs. RHA intends to request TPVs when able, however, should TPV funding not be approved, RHA will have to project base its tenant vouchers to ensure that the project remains feasible. Construction started in early 2025 with phase 1 scheduled to be complete in October 2026 and Phase 2 in July 2027.

### Carville Court Redevelopment

Carville Court is an existing RHA owned property consisting of three 2-unit duplexes located at 1245-1259 Carville Dr, Reno, NV. It was built in 1963 and purchased by RHA in 1997. RHA plans to demolish and replace the existing buildings with a 2-story walk-up with 15 or more residential units (1BD/1BR), a community room, and on-site offices for property management and supportive services staff. In April 2025, the City of Reno approved a Master Plan Amendment to upzone the property. The successful upzoning and additional awarded funding has allowed RHA to increase the unit count from the initial 11 to 15.



The current development budget is \$8,079,459. Based on 2024 TDC/HCC limits up to \$3,352,695 in MTW Block Grant funds will be utilized for this project. Additional funding includes \$703,117



in HOME-ARP funds and \$1,732,161 in NHTF funds both awarded to RHA by the State of Nevada.

RHA is developing this project as purpose-built permanent supportive housing project and was awarded \$278,000 in HOME-ARP funds from the Washoe County HOME Consortium and \$1.8M from

the State of Nevada Supportive Housing Development Fund for supportive services and operating subsidy. RHA will be partnering with Volunteers of America Northern California & Northern Nevada to provide case management and 24/7 front desk staff. The services funding will support the project for the first 5 years of operation. RHA will pursue additional funding and utilize the property's cash flow to fund these services beyond 2030.

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



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

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

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

### **MTW Statutory Objective(s):**

This activity increases housing choice for homeless youth.

### **Description:**

Washoe County continues to see a steady number of individuals experiencing homeless. Unfortunately, this also includes our community's youth. Eddy House, a local 501(c)3 non-profit, is the central intake and assessment facility in northern Nevada for homeless youth, ages 12-24. Since 2011, Eddy House has provided resources towards stabilizing youth who have experienced homelessness and/or are considered high risk. The local non-profit purchased and moved into a building that now serves as a resource center during the day and an overnight facility with 80 beds. The new center continues to serve as the central intake and assessment facility while also addressing the immediate overnight and emergency needs of Eddy House's extremely marginalized, non-system population of high-risk youth, ages 12-24. In FY 2021, RHA began utilizing single fund flexibility to assist Eddy House with their 24-hour center by funding up to 43 beds.

### **SPV Population Types:**

SPV population types are not applicable to this activity.

### **Impact:**

Through this activity, RHA assists Eddy House in their mission to provide shelter and services to the homeless youth population. In FY 2025, RHA provided Eddy House with monthly assistance for 42 youth.

### **Update:**

Although the amount RHA provides Eddy House may fluctuate based on occupancy, RHA has budgeted \$10 per bed per night. This is an annual expense of approximately \$175,200 for 43 beds. Eddy House has now taken on the essential role of providing both immediate shelter and long-term solutions for unaccompanied homeless youth, ages 18-24. Through emergency, transitional, and now independent living programs, Eddy House strives to equip youth with the tools to achieve sustainable independence. To accommodate rising costs, increased occupancy, and expanded services, RHA plans to review this activity in the coming months. Based on budget availability, RHA proposed increasing the number of beds allowed to be funded under this activity in the FY 2026 Annual MTW Plan to no more than 80 and/or increasing the amount of funding being provided for each bed per night from \$10 to \$15.

This activity remains ongoing.

### **Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

### **Actual Significant Changes:**

There were no actual significant changes made in the plan year.





## 2022-01: Workforce Development Program

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

This activity was identified, approved, and implemented in FY 2022. It was amended in FY 2023 to allow for any adult member of the household to sign a contract to participate.

### MTW Statutory Objective(s):

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

### Description:

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

Increasing the number of PH residents and HCV participants moving toward the final phase of self-sufficiency by directly providing or connecting them to available educational opportunities and job training that promote economic independence continued to be a main pillar of RHA's WFD program. Addressing the need for sustainable employment that encourages economic mobility across multiple generations became an integral part of the program's design as well. To achieve this, RHA's WFD program began addressing the needs of the entire family - from one individual member, to parents, and youth.

*The mission of RHA's Resident Services Department is to serve our multi-generational population through a comprehensive approach and by engaging with community partners to promote pathways to prosperity, sustainable self-sufficiency, and overall wellbeing.*

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

### SPV Population Types:

RHA is applying this activity to FYI and HUD-VASH population types.

### Impact:

#### Workforce Development Program

By the end of FY 2025, 86 participants have signed Contracts of Participation (CoP) and are actively involved in RHA's WFD program. The program is designed for motivated participants



who are ready to create a concise plan to achieve self-sufficiency. As such, each active participant must be interested and have the motivation to work with their Workforce Development Coordinator to:

- Set and attain goals
- Increase employment skills and/or enroll in higher education classes
- Attend Workforce Development in-house workshops that focus on soft and hard employment skills
- Conduct job searches and/or attend career fairs
- Maintain employment

To assist motivated WFD participants working toward the goals identified in their Individual Training and Services Plans (ITSPs), RHA utilized single fund flexibility to implement several financial incentives. This includes providing rent credits based on goal completion and financial assistance with some of the most common barriers to self-sufficiency through the establishment of a Self-Sufficiency Hardship Fund.

Throughout FY 2025, RHA provided \$3,134.41 in financial assistance to WFD program participants who experienced unexpected hardships that created a barrier to self-sufficiency. Prior to disbursing any hardship funds, RHA's three-person Hardship Committee must review each request to determine viability. Some of the requests approved by the hardship committee over the year include assistance with school supplies/fees.

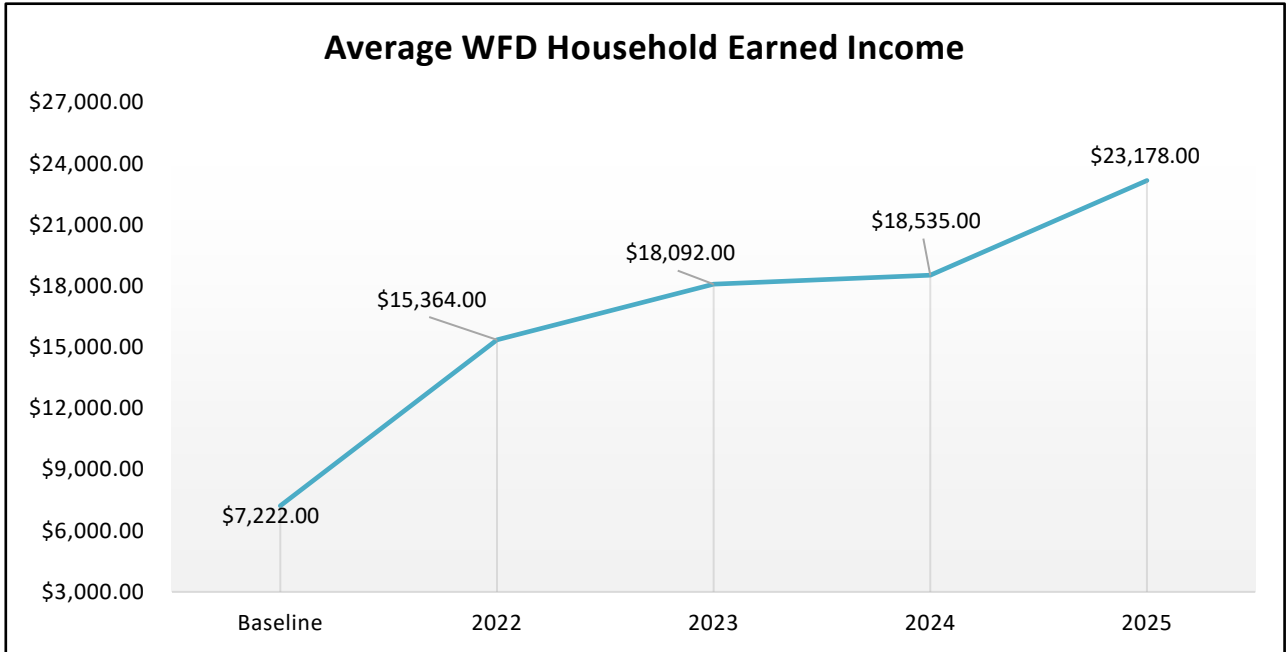
The following table provides a breakdown of the number of rent credits provided by RHA to 28 participating WFD households who met some of the goals identified in their ITSPs:

<b>Rent credits provided to WFD participants within FY 2025</b>			
	\$ of rent credit	# of households	Cost of Rent Credit
Obtaining Employment (32+ hours/week)	\$25	23	\$575
Six months - Consistent same source employment	\$50	6	\$300
12 months - Consistent same source employment	\$100	7	\$700
18 months - Consistent same source employment	\$150	3	\$450
Vocational Certification Earned	\$150	3	\$450
AA/BS Degree Earned	\$200	4	\$800
24 months - Consistent same source employment	\$200	2	\$400
36 months - Consistent same source employment	\$250	2	\$500
60 months - Consistent same source employment	\$350	0	\$
JOIN workshop	\$100	0	\$
Getting Ahead workshop	\$200	0	\$
16 Hours of Volunteer time	\$150	0	\$
<b>Actual FY 2025 cost:</b>			<b>\$4,175</b>

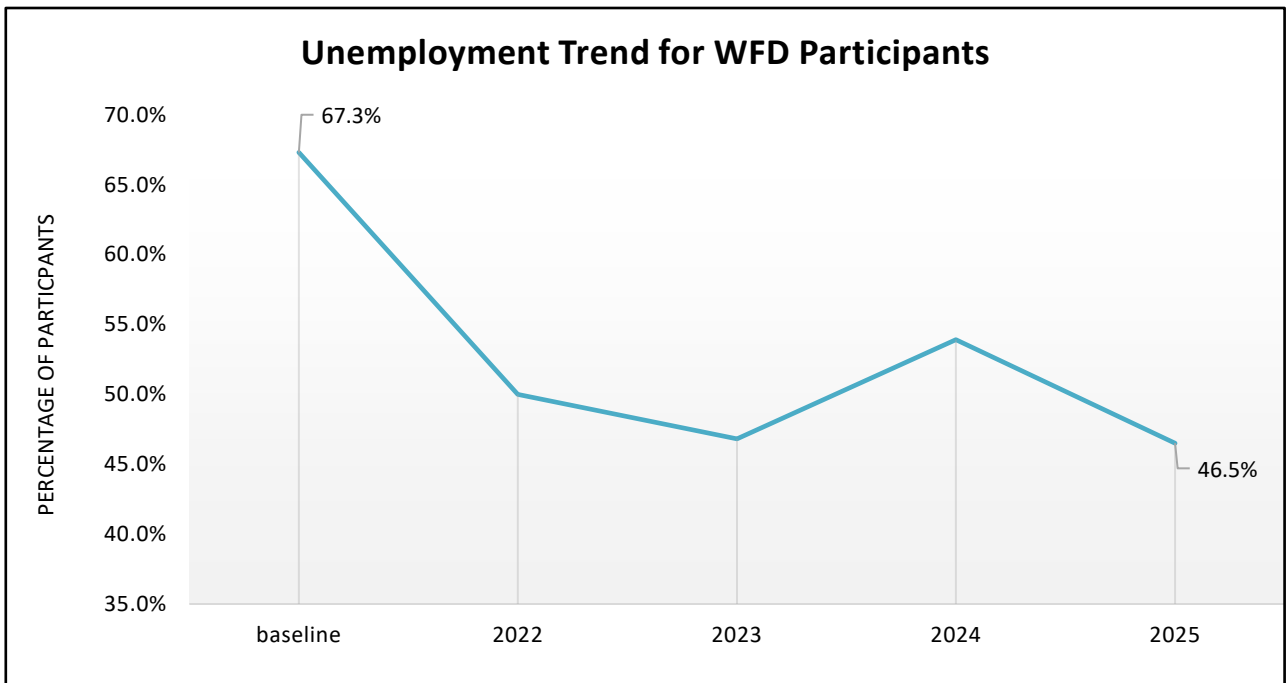




The following graph provides the average annual household income for participants of RHA's WFD program<sup>11</sup>. As shown, the average household income of these participants has steadily increased as the program continues.



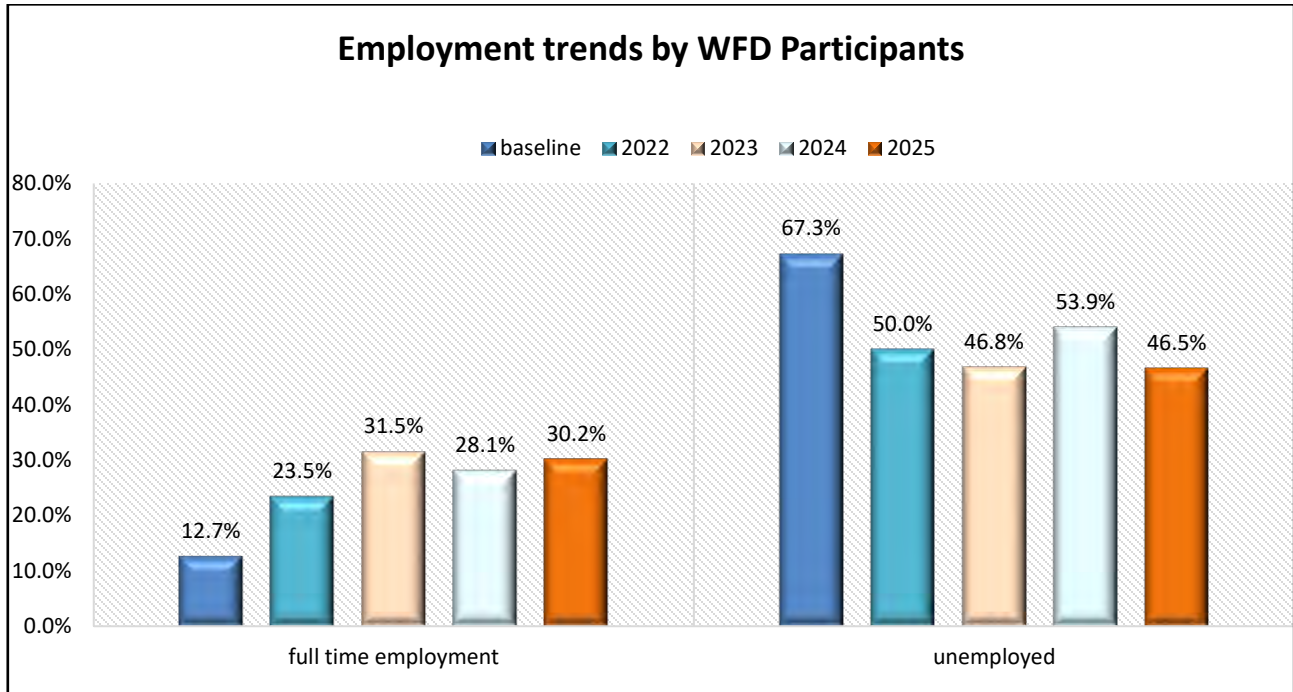
Furthermore, the graph below shows how the unemployment rate of WFD participants is also declining. As more participants secure employment, RHA anticipates a direct reflection in the increase of average household income (above graph).



<sup>11</sup> RHA had an established FSS program prior to joining the MTW Demonstration. The data reflected throughout this activity only includes those households who were participating in the WFD program as of the implementation date of this activity.



The following graph highlights employment trends by WFD participants following the implementation of this activity in FY 2022<sup>12</sup>. On the left, full-time employment is charted beginning with FY 2023, the activity's baseline year. On the right side the percentage of unemployed participants has been measured and tracked to date. As shown, full-time employment rates are trending up and the unemployment rates are trending down.



Start Smart: Youth Workforce Development Program

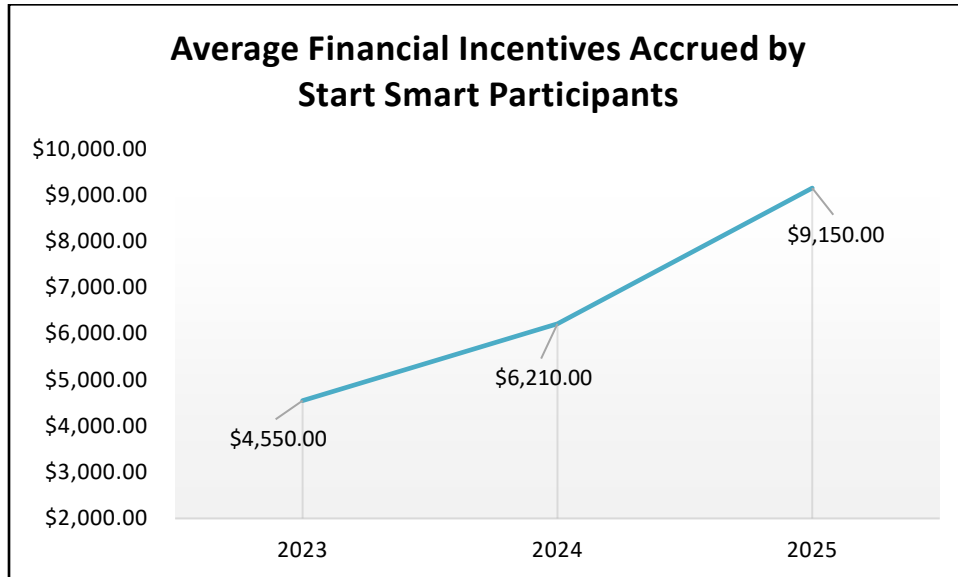
Restructuring RHA's FSS program into the current WFD initiative also serves as an investment in RHA's youth. RHA's Youth Workforce Development Program, or Start Smart, has been designed to assist PH and HCV youth in establishing short and long-term educational and career goals. Benefits of program participation are highlighted with each eligible family and include one-on-one mentoring with RHA staff, financial incentives for workshop participation, job search support, and assistance with financial aid and scholarship searches. Earned financial incentives are paid directly to the participating youth upon graduation from the Start Smart program. Furthermore, each graduate is also given the opportunity to apply for one of three one-time scholarships, \$10,000 each, to be used toward post-secondary plans identified through participation in the program.

In FY 2025, RHA saw its third class of Start Smart graduates. These seven young adults accumulated \$64,050 in financial incentives and three were awarded an additional scholarship of \$10,000 each to be used toward their post-secondary plans. RHA's 2025 Scholarship Night, held on June 26, 2025, celebrated the remarkable achievements of this year's graduates, and allowed each of them to share personal stories on how the program positively influenced their academic and personal development. RHA is extremely proud of each of the 2025 graduates and commends their determination as they work toward their future goals.

<sup>12</sup> RHA had an established FSS program prior to joining the MTW Demonstration. The data reflected throughout this activity only includes those households who were participating in the WFD program as of the implementation date of this activity.



The graph below shows the average amount of financial incentives accrued by Start Smart graduates. The first graduating class (2023) was only in the program for two years, and the 2024 graduating class could only be in the program for three years. 2025 was the first class of graduates who had the opportunity to join Start Smart as freshmen and participate for the full length of high school, thus reflecting the higher average financial incentive amount.



As of June 30, 2025, RHA has 14 youth<sup>13</sup>, from PH and HCV households, who are actively participating in Start Smart and building their financial incentives. Since joining the program, these 14 young adults have accumulated \$48,650 in financial incentives including \$29,950 over the last year. The following table provides a breakdown on the number of financial incentives accumulated by participants who continued to participate in the program throughout FY 2025:

Financial incentives earned by RHA youth through Start Smart in FY 2025			
	\$ earned	# of youth	Cost of incentive
Quarterly meetings with Youth WFD Coordinator	\$50	19	\$950
Attended workshop w/parent	\$400	68	\$27,200
Attended workshop w/o parent	\$200	8	\$1,600
Obtained employment	\$100	2	\$200
<b>Total FY 2025 Start Smart financial incentives:</b>			<b>\$29,950</b>

As indicated when this activity was proposed, RHA anticipates that the addition of a two-generation approach to WFD could motivate parents to pursue their education or obtain a better job based on the success they see from their child(ren)'s involvement. In FY 2025, eleven active WFD participants have a child who is also active in the Start Smart program.

<sup>13</sup> An additional eight participants joined at the beginning of FY 2026. Currently, RHA has 22 active youth in its Start Smart program.



*Self-Sufficiency:*

In FY 2025, two participants of RHA's WFD program transitioned out of the program with a positive EOP.

**Update:**

Recently, RHA staff reviewed the agency's definition of self-sufficiency in relation to this activity. As participating households in this program continue to increase their household income, RHA will count them as self-sufficient if/when the household's income is equal to or greater than 60% AMI based on household size and established annually by HUD. To be considered self-sufficient, it is important that HCV participants and PH residents continue to work toward an annual household income amount that allows them to voluntarily move off housing assistance. This voluntary or positive exit from RHA housing is RHA's final phase of self-sufficiency and occurs automatically once the household is no longer receiving assistance or when the household voluntarily ends participation.

As WFD participants work toward this goal, it is vital that, in addition to increased earnings, they leave the program with the skills, education, and overall knowledge that will allow them to sustain their self-sufficiency. To accomplish this, RHA anticipates making specific workshops mandatory for graduation from the program. These workshops may include, but are not limited to, financial literacy and time management.

In FY 2024, CIRE Equity donated a space within the Paradise Plaza shopping center to RHA for a workforce development hub. RHA's original intent was to rehabilitate this space to allow all Workforce Development activities to be housed in one central location. Construction started in FY 2025 to meet the basic requirements of CIRE's donation agreement; however, due to unforeseen challenges with the donated site, it is unclear now whether RHA will keep the property. Although RHA's Board of Commissioners committed \$950,000 to the project utilizing MTW single fund flexibility, the funds spent at this property to date have been received from other non-federal funding sources.

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



## **2024-02: Local Project Based Voucher Program**

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

This activity was identified, approved, and implemented in FY 2024.

### **MTW Statutory Objective(s):**

This activity is expected to reduce costs and achieve greater cost effectiveness in federal expenditures *and* increase housing choice for low-income families.

### **Description:**

Throughout RHA's participation in MTW, the agency proposed and implemented several activities directly related to PBVs. These activities allowed for the assignment of PBVs to agency owned/controlled properties for ongoing partnerships, PBVs for privately owned properties, and the ability to assign PBVs to agency owned properties without going through a competitive process. Implementation of this activity combined all of RHA's PBV activities into one Local Project Based Voucher Program.

### **SPV Population Types:**

SPV population types are not applicable to this activity.

### **Impact:**

Although the housing market has tightened and the amount of available inventory has become increasingly limited, RHA remains committed to purchasing or developing additional housing should the units further the agency's mission. Properties purchased and/or developed will continue to be reviewed to determine whether the use of a PBV is appropriate.

Units that are assigned a PBV through this activity are housing residents in RHA's programs, being assisted by one of RHA's partners or being housed at another affordable housing property. With the limited number of affordable housing units available throughout the area, the ability to assign PBVs has proven to be an effective way to increase housing choice for several low-income households. RHA will continue to utilize this approved flexibility should the opportunity present itself.

Throughout FY 2025, RHA awarded 40 PBVs to RHA owned properties, of which 12 were in partnership with HUD VASH. Eight additional PBVs remain assigned to a privately owned property with an AHAP in place and are expected to be leased in the coming months. Furthermore, 35 VASH PBVs have also been awarded to two additional privately owned complexes, 30 have an AHAP in place.

### **Update:**

This activity remains ongoing.

### **Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

### **Actual Significant Changes:**

There were no actual significant changes made in the plan year.



## 2025-01: Reduce Interim Recertifications

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

This activity was identified, approved, and implemented in FY 2025.

### MTW Statutory Objective(s):

This activity is expected to reduce costs and achieve greater cost effectiveness in federal expenditures.

### Description:

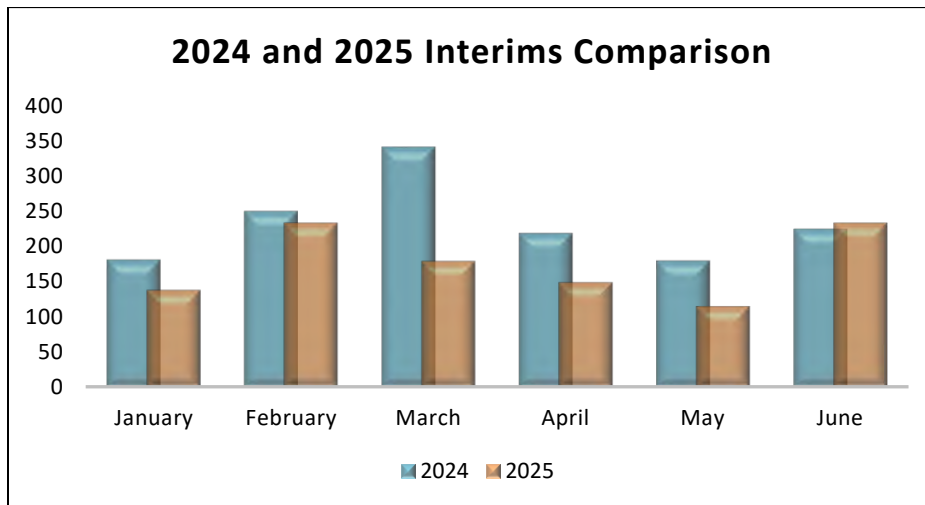
Previously, RHA processed an interim recertification whenever a PH or HCV participants reported an increase or decrease in income or assets, when a change in family composition occurred or when a landlord in the HCV program requested a contract rent increase and/or decrease. In any given year, this resulted in an excessive number of interim reviews. In FY 2025, RHA implemented this activity to reduce the number of interim recertifications resulting in increased staff productivity while also encouraging PH residents and HCV participants to increase household income without adversely affecting the household's rent. As such, RHA is no longer processing or requiring PH residents or HCV participants to report increases in household income until the household's next annual recertification, unless requested.

### SPV Population Types:

RHA is currently applying this activity to EHV, FYI, NED, and HUD-VASH population types.

### Impact:

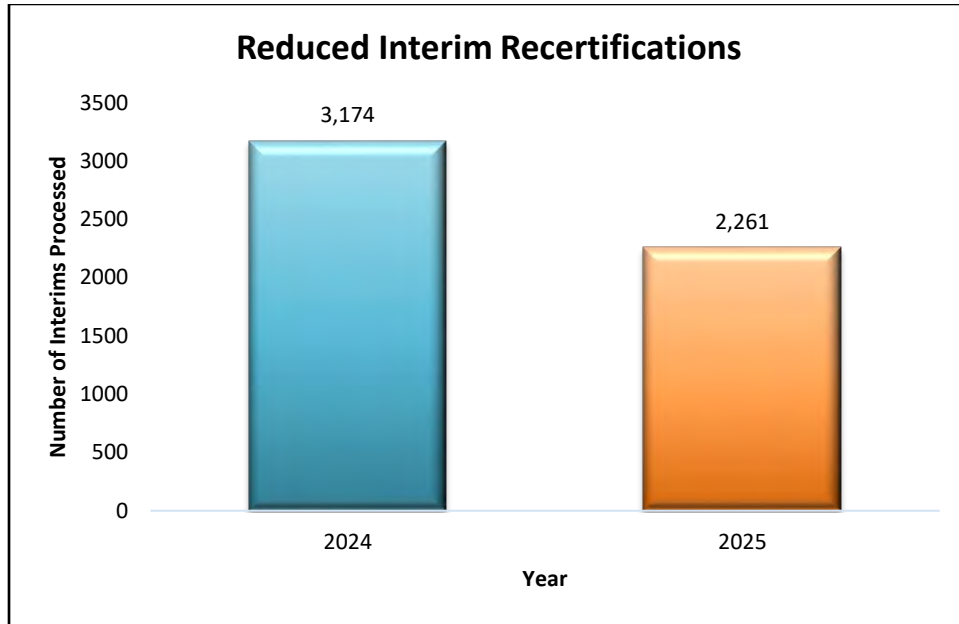
Although this activity has only been implemented for six months, staff have experienced a decrease in workload. Between January 1, 2024, and June 30, 2024, 1396 interims were processed across all administered programs. From January 1, 2025, to June 30, 2025, 1,047 interims processed, resulting in a decrease of 25%. Below is a comparison table demonstrating the overall decrease in the number of interims between January 2024-June 2024 and January 2025-June 2025.



In addition to the monthly comparisons, the chart below shows the comparison of FY 2024 and FY 2025 interims. It is important to note that this activity was implemented on January 1, 2025,



resulting in staff processing every change reported for the first six months of the FY. RHA anticipates a more noticeable decrease in FY 2026 following a full year of implementation.



**Update:**

This activity remains ongoing.

**Actual Non-Significant Changes:**

There were no actual non-significant changes made in the plan year.

**Actual Significant Changes:**

There were no actual significant changes made in the plan year.



**B. Not Yet Implemented Activities**

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

<b>MTW activities approved but not yet implemented</b>				
<b>Activity #</b>	<b>Plan Year Approved</b>	<b>Activity Name</b>	<b>Statutory Objective(s)</b>	<b>Authorization(s)</b>
2021-02	2021	STAR Apprenticeship Program	Create incentives for families to work, seek work or prepare for work.	Attachment C Sections C.11 and D.2.a.
2024-01	2024	Time-Limited Workforce Development Vouchers	Create incentives for families to work, seek work or prepare for work.	Attachment C Sections D.1.b., D.1.c., D.2.d., D.4., and Section E

**2021-02: STAR Apprenticeship Program**

**Description**

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

**Update/timeline for implementation**

Initially, this activity was planned to be internal apprenticeships with RHA staff. After further evaluation of Washoe County’s workforce needs, this activity will be expanded to provide opportunities in other sectors that may better meet the employment needs of the Reno/Sparks area. These new sectors for apprenticeships include, but are not limited to, advanced manufacturing, hospitality, logistics, healthcare, information technology, and construction. RHA is currently working on identifying and securing partnerships who may be able to accommodate apprenticeships within these emerging sectors. Once partnerships with local employers and industry groups are finalized, RHA will move forward with implementation.

**2024-01: Time-Limited Workforce Development Vouchers**

**Description**

RHA proposes to assist Washoe County’s younger population who have successfully completed a community-based education or life-skills program and are at risk of long-term housing instability.





To do this, RHA will allow at least 15 tenant-based vouchers to be earmarked to house youth who want to achieve self-sufficiency. Currently, this population is largely unassisted by the agency's traditional housing programs and due to waitlist preferences in place, are very unlikely to receive a traditional voucher. Through this activity, RHA proposes to expand the services already provided to these youth with a structured, goal-oriented program that provides ongoing self-sufficiency support.

RHA's Workforce Development program is the cornerstone of the success of this activity. Consequently, direct referrals for Workforce Development Vouchers will be accepted from established non-profit partnering agencies specifically for these Workforce Development Vouchers. RHA's Workforce Development staff will accept the initial referral from the partnering agency and assist during the entire process from referral, admission, tenancy, and finally, self-sufficiency as they transition off housing assistance. As such, each applicant housed under this activity will receive a time-limited voucher of eight years and be required to participate in RHA's Workforce Development program.

#### **Update/timeline for implementation**

The success of this activity is reliant on community partners with strong case management services in place. As such, RHA needs to solicit for qualified, community-based, non-profit organizations through its RFQ process. Once awarded, both agencies will collaborate on case management and wraparound services for each of these time-limited tenant-based vouchers. Once this RFQ process is complete, staff will move toward the implementation of this activity.

### **C. Activities on Hold**

RHA does not have any MTW activities on hold.



### D. Closed Activities

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

Closed MTW Activities					
Activity #	Fiscal Year Approved	Fiscal Year Closed	Activity Name	Statutory Objective(s)	Authorization(s)
2014-01	2014	2023	Assign PBVs to RHA owned/controlled units without competitive process	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections D.2.b. and D.7.a.
2014-03	2014	2019	Rent Reform Controlled Study	Create incentives for families to work, seek work or prepare for work <u>and</u> reduce costs and achieve greater cost effectiveness.	Attachment C Sections D.1.b., D.1.c., D. 2. a., and D.4.
2014-04	2014	2021	Expand self-sufficiency activities	Create incentives for families to work, seek work or prepare for work	Attachment C Section E.
2014-07	2014	2017	Alternate HQS verification policy	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.5.
2014-08	2014	2023	Partner with local nonprofit to provide special needs household	Increase housing choice for low-income families <u>and</u> create incentives for families to work, seek work or prepare for work reduce costs and achieve greater cost effectiveness.	Attachment C Sections B.4., D.1.b., and D.7.a.
2015-03	2015 amended 2017	2023	Eliminate caps on PBV allocations and allow for assignment of PBVs to 100% of RHA-owned, non-Public Housing properties	Reduce costs and achieve greater cost effectiveness <u>and</u> increase housing choice for low-income families.	Attachment C Sections D.1.e. and D.7.a.
2015-04	2015	2018	Required Savings Plan for Earned Income Disallowance (EID) PH residents	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.



Activity #	Fiscal Year Approved	Fiscal Year Closed	Activity Name	Statutory Objective(s)	Authorization(s)
2016-02	2016	2024	Redefine near-elderly person	Increase housing choice for low-income families.	Attachment C Section B.3.
2016-03	2016	2020	Time limited vouchers and redesign of traditional FSS Program	Create incentives for families to work, seek work or prepare for work <u>and</u> reduce costs and achieve greater cost effectiveness <u>and</u> increase housing choice for low-income families	Attachment C Sections D.1.b., D.1.c., D.2.d., E <u>and</u> Attachment D Use of MTW Funds
2016-04	2016	2023	Allow HCV participants to lease units that exceed the 40% rent burden	Increase housing choice for low-income families.	Attachment C Section D.2.a.
2016-05	2016	2025	Eliminate Earned Income Disallowance (EID)	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2016-06	2016	2025	Disregard earned income of PH household members, age 18-20, who are not the head of household or co-head	Create incentives for families to work, seek work or prepare for work.	Attachment C Section C.11.
2016-08	2016 amended 2019	2023	Expand Project Based Voucher Program	Increase housing choice for low-income families.	Attachment C D.1.e. and D.4.
2017-02	2017 amended 2019	2025	Asset threshold to determine eligibility for admission	Increase housing choice for low-income families.	Attachment C Sections C.2., D.3.a., D.3.b., and D.4.



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

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

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

**Description:**

Utilizing numerous funding sources, RHA acquired and maintains over 160 scattered site properties throughout the City of Reno, the City of Sparks, and Washoe County. To expand the housing choices of many low-income families, RHA began assigning PBVs to these agency owned/controlled units without going through a competitive process. A Technical Amendment to the FY 2014 MTW Annual Plan followed that allows for initial contract rents to be set by RHA if that rent is set at or below the applicable low HOME rents for the area.

**MTW Statutory Objective(s):**

Reduce costs and achieve greater cost effectiveness in federal expenditures.

**Year of Close Out:**

This activity was closed in FY 2023.

**Reason for Close Out:**

In FY 2024 RHA received approval to create a Local Project Based Voucher Program (*Activity 2024-02*) to consolidate all current PBV activities into one. The outcomes related to this activity will continue to be reported on under this new activity.

### **2014-03: Rent Reform Controlled Study**

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

This policy was identified, approved, and implemented in FY 2014.

**Description:**

This activity's main objective was to rigorously promote self-sufficiency through a rent reform program that provided strong incentives to adult household members to seek and obtain employment. The Rent Reform Study was tested by bringing at least 150 families with children off the HCV wait list, assigning them to one of two groups of participants based on when their name was pulled from the wait list, and issuing them vouchers limited to five years. This activity did include elderly/disabled families with children.

For half of the families participating the study, rent was set using standard HCV rent calculations subject to the same policies and procedures as all other HCV participants. This group, also known as the control group, had rents set using RHA's current HCV policy, 30% of adjusted monthly income.

The study was designed to test two of the strongest incentives for HCV participants to become self-sufficient: (1) the ability to increase income without affecting rent and (2) the knowledge that their housing assistance will end after five years. These two incentives were given to study group participants, the other half of the Rent Reform Study. Participants in this group had rents set in advance which did not change based on income or household size. Rents for the study group only



changed after the participant was on the program for two years or if the required bedroom size of the unit changed based on additional members being added to the household. As a result, the disincentive for obtaining new income was removed as these families can keep any increase in earned income without worrying that 30% of this income increase will be calculated for rent.

**MTW statutory objective(s):**

Create incentives for families to work, seek work or prepare for work *and* reduce costs and achieve greater cost effectiveness in federal expenditures.

**Year of close out:**

This activity was closed in FY 2019.

**Reason for close out:**

RHA staff considered several factors before reaching a decision to close this activity. Based on the rental market conditions resulting in a decline in RHA's current HCV lease up figures along with the undue stress that a time-limited voucher may cause for the participating family, it was determined that this activity would be closed. Notification was given to all remaining Rent Reform Controlled Study participants of RHA's intent to close the activity at which time all active households were transitioned to a regular HCV voucher.

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

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**Plan Year Approved, Implemented, Amended and Closed:**

This activity was identified, approved, and implemented in FY 2014. It was amended in FY 2015 and FY 2017.

**MTW Statutory Objective(s):**

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

**Description of Statutory Exceptions outside of MTW Flexibilities that could have been beneficial:**

RHA has not identified any statutory exceptions outside of MTW flexibilities that might have provided additional benefit to this activity.

**Description:**

The FSS Lite Program, like the traditional FSS Program without an interest-bearing escrow account, was proposed and implemented in FY 2014. Upon implementation, the FSS Lite Program, designed to promote self-sufficiency through streamlined FSS service delivery, became mandatory for PH residents who are delinquent in completing their Community Service hours. Mobility Demonstration households who are unemployed without a qualifying exemption are also required to participate in the FSS Lite Program and prior to close out, Rent Reform Controlled Study participants were encouraged to take advantage of the program.

By utilizing single fund flexibility, RHA expanded the FSS Lite Program in FY 2015 and established a Self-Sufficiency Fund. The Self-Sufficiency Fund is designed to cover specific costs



associated with self-sufficiency activities and is used whenever possible to assist program participants in achieving their self-sufficiency goals.

In FY 2017, RHA re-proposed this activity to allow for the establishment of one-time and/or ongoing rent credits to serve as an incentive to FSS Lite Program participants to complete the goals identified in their Individual Training and Services Plans (ITSP), as well as increase participation in the FSS Lite Program overall.

**Year of close out:**

This activity was closed out and replaced with Activity 2022-01 in FY 2022.

**Reason for Close Out:**

RHA recently restructured its entire FSS Program into a Workforce Development Program focused on Job placement and job retention for all able-bodied participants in RHA's housing programs, including youth. As the goal of this activity is to propel households toward the final phase of self-sufficiency, RHA will no longer refer households with delinquent community service hours to the Workforce Development Program. This fundamental change resulted in this activity, including the FSS Lite Program, being closed and replaced with RHA's newest Workforce Development Program (*Activity 2022-01*).

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

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**Implementation year:**

This policy was identified, approved, and implemented in FY 2014.

**MTW statutory objective(s):**

Reduce costs and achieve greater cost effectiveness in federal expenditures.

**Description:**

HCV units that pass the HQS inspection on the first visit will not be inspected until two years following the last passed inspection, as long as both the landlord and HCV participant sign a certification that the unit is in good repair. If the landlord and HCV participant do not each certify or agree on the condition of the unit, an annual HQS inspection is conducted. The year following a successful self-certification, RHA will conduct a standard HQS inspection.

**Year of close out:**

This activity was closed out in FY 2017.

**Reason for close out:**

HUD is now allowing for biennial HQS inspections through Section 220 of the 2014 Appropriations Act, this activity has been closed.

**2014-08: Partner with local nonprofits to provide housing to at risk families**

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

This policy was identified, approved, and implemented in FY 2014.



**Description:**

RHA is providing PBV units to clients of its nonprofit partners. These PBVs are for two years and each of the nonprofit partners provide supportive services. RHA also worked with Silver Sage Manor, Inc. to assign five PBVs for units at their NSP3 property located at 435 Moran Street. This property was completely rehabilitated using NSP3 funds provided by the City of Reno. Although Silver Sage Manor, Inc. does not provide any supportive services, their property houses elderly individuals in the City of Reno, the City of Sparks, and Washoe County community who are, or may soon become, homeless.

**MTW Statutory Objective(s):**

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

**Year of close out:**

This activity was closed in FY 2023.

**Reason for close out:**

In FY 2024 RHA received approval to create a Local Project Based Voucher Program (*Activity 2024-02*) to consolidate all current PBV activities into one. The outcomes related to this activity will continue to be reported on under this new activity.

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

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

This activity was identified, approved, and implemented in FY 2015. It was amended in FY 2017.

**Description:**

RHA owns non-PH dwelling units and complexes which have been assigned PBVs and utilized in various housing programs to help more households move off the wait lists. Per 24 CFR §983.56, PBV assistance for units in a project cannot exceed more than 25% of the number of dwelling units (assisted or unassisted) in the project.

In FY 2015, RHA waived the per project cap on RHA owned non-PH complexes allowing for the assignment of PBVs to up to 100% of these units, increasing both the rental revenue for RHA and housing choices for low-income families. In FY 2017, RHA requested and received approval for a waiver to lift the 20% limit on the amount of voucher funding that may be utilized under the PBV program.

**Year of close out:**

This activity was closed in FY 2023.

**Reason for close out:**

In FY 2024 RHA received approval to create a Local Project Based Voucher Program (*Activity 2024-02*) to consolidate all current PBV activities into one. The outcomes related to this activity will continue to be reported on under this new activity.



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

### **Plan Year Approved, Implemented and Amended:**

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

### **MTW statutory objective(s):**

Create incentives for families to work, seek work or prepare for work.

### **Description:**

EID allows eligible residents in the PH program to increase their incomes through employment without triggering rent increases. When any assisted participant in the PH program, who is unemployed or under-employed, obtains a job or increases their wages, they are eligible for the EID benefit. The resulting increase in income is fully excluded for 12 months and 50% excluded for an additional 12 months.

While the goal of EID is to motivate people who qualify for the program to accept employment, PH EID participants are often unable to maintain steady employment and frequently have issues once the EID period runs out because they have not learned how to effectively manage their money. To encourage PH residents to think more about their finances and ultimately prepare for the end of the EID period, RHA began requiring that all EID PH residents participate in a savings plan.

### **Year of close out:**

This activity was closed out in FY 2018.

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

With the elimination of EID in RHA's FY 2016 MTW Annual Plan, this activity has been closed.

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

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

This activity was identified, approved, and implemented in FY 2016. It was expanded upon in FY 2020 to include use of this near-elderly definition within RHA's PBV program.

### **MTW Statutory Objective(s):**

Increase housing choice for low-income families by allowing RHA to change the definition of near elderly for its PH program only and allowing RHA to treat these newly defined households as elderly for admission to one of RHA's senior PH complexes.

### **Description:**

In FY 2016, RHA modified HUD's definition of near elderly as it relates to the PH program to limit it to persons who are at least 55 years of age but below the age of 62. In FY 2020, RHA expanded this near-elderly definition to its PBV program. These newly defined near elderly households are treated as elderly to allow for their admission from the wait list to one of RHA's senior PH complexes or PBV sites, which define elderly as 55 years of age and older. RHA anticipates that this activity will increase the number of eligible families for referral to these units without raising concerns with current residents regarding potential lifestyle conflicts.





Implementation of this policy change does not qualify the near elderly family for the Elderly/Disabled Allowance, triennial recertification schedule or Simplified Medical Deduction.

**Year of close out:**

This activity was closed out in FY 2024.

**Reason for close out:**

This activity was intended to increase the number of eligible families for referral to RHA's units without raising concerns with current residents regarding potential lifestyle conflicts. Near elderly households were treated as elderly to allow for their admission from the wait list to one of RHA's senior PH complexes or PBV sites, which define elderly as 55 years of age and older. In FY 2024, all RHA PH complexes were designated as "general occupancy" and the near-elderly definition was no longer being used during the admissions process.

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

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**Plan Year Approved, Implemented and Amended:**

This activity was identified and approved in FY 2016.

**MTW statutory objective(s):**

Create incentives for families to work, seek work or prepare for work.

**Description:**

In FY 2016, RHA proposed and received approval to establish a five-year time limit for all new non-elderly/non-disabled applicants participating in the HCV program with the goal of promoting self-sufficiency and increasing housing opportunities. Furthermore, to better serve existing HCV and PH FSS participants and all new non-elderly/non-disabled HCV participants with time limited vouchers, RHA received approval to redesign the traditional HCV and PH FSS Program.

Time limited vouchers:

To assist more families in need and promote self-sufficiency, work-able non-elderly/non-disabled households receiving subsidies will be given an impetus to become self-sufficient and cycle off of the program through the implementation of five-year time limited vouchers. Prior to being issued a time limited voucher, all new non-elderly/non-disabled applicants will be required to attend an in depth, eight-hour financial literacy class. Should a family choose not to participate in the class, they will be removed from the HCV wait list entirely and will need to reapply.

In addition to the mandatory financial literacy class, all new non-elderly/non-disabled HCV participants will meet with a Workforce Development Coordinator within three months of lease up to create an ITSP. The ITSP will outline the family's goals to achieve self-sufficiency within five years. All time limited voucher holders will also be required to meet annually, at minimum, with a Workforce Development Coordinator to review the ITSP and track their progress.

Redesign of traditional FSS Program:

To better serve existing HCV and PH FSS participants and all new non-elderly/non-disabled HCV participants with time limited vouchers, the traditional HCV and PH FSS Program will be redesigned. The redesign will eliminate the escrow accrual for all new HCV participants while allowing PH FSS participants to continue to participate in FSS with the traditional escrow accrual;



however, upon successful completion of the FSS Program, the PH resident will only receive their escrow balance upon forfeiture of their housing assistance. Should the family choose to forfeit the balance of the accrued escrow, they will be allowed to maintain their PH unit. All current/existing HCV and PH FSS participants will be allowed to continue their escrow accrual through the expiration of their FSS contracts and maintain housing assistance under current FSS Program guidelines.

**Year of close out:**

This activity was closed in FY 2020.

**Reason for close out:**

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

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

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

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

**MTW Statutory Objective(s):**

Increase housing choice for low-income families by providing HCV participants with more of a choice at lease up.

**Description:**

Through the HCV program, rental subsidies are provided for standard-quality units that are chosen by the tenant in the private market. Per 24 CFR §982.508, tenant rent plus utilities is limited to no more than 40% of monthly adjusted income when the family first receives voucher assistance in a unit. However, this maximum rent burden requirement is not applicable at reexamination if the family stays in place. In many cases, tenancy is not approved because the tenant's portion of rent exceeds this maximum 40% rent burden by a relatively small amount.

To increase housing choice for several HCV participants, RHA began permitting these participants to lease units that exceed the 40% maximum rent burden in accordance with their individual financial circumstances. HCV participants can now choose housing that is more costly than otherwise permitted under HUD regulations if the initial maximum rent burden does not exceed 50% of their monthly adjusted income at the time of approving tenancy and executing a HAP contract.

**Year of close out:**

This activity was closed in FY 2023.



**Reason for close out:**

RHA began implementing this activity in FY 2016. Overall, this activity has been relatively ineffective at increasing housing choice among HCV participants. Recently staff began exploring ways the agency could not only increase voucher utilization but also assist HCV participants who want to move to low poverty, high opportunity neighborhoods within our region. Rather than place the increased rent burden on the participants, RHA recently implemented Exception Payment Standards for 12 specific zip codes throughout the Truckee Meadows where rents were unaffordable based on RHA's traditional payment standards to allow for more upward mobility.

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

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

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

**MTW Statutory Objective(s):**

Reduce cost and achieve greater cost effectiveness in federal expenditures by saving the staff time necessary to track EID participants throughout their eligibility period.

**Description:**

EID allows eligible tenants in the PH and HCV programs to increase their incomes through employment without triggering rent increases. Under HUD's guidelines (24 CFR §960.255), EID applies to a family member residing in PH whose annual income increases because of employment or increased earnings. Within the HCV program, EID applies to a family whose income increases because of employment or increased earnings of a family member who is a person with disabilities (24 CFR §5.617). The resulting income increase is fully excluded for 12 months and 50% excluded for an additional 12 months. As EID regulations are cumbersome to apply and only affected approximately three percent (3%) of the tenants in RHA's PH and HCV programs, RHA eliminated this HUD-mandated calculation of rent in FY 2016.

**Year of close out:**

This activity was closed in FY 2025.

**Reason for close out:**

Upon implementation of this activity in FY 2016, RHA stopped enrolling new households in EID and existing EID participants began to be phased off the program through a transition period. As HUD stopped the EID program as of January 1, 2024, this activity has been closed.

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

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

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

**MTW Statutory Objective(s):**

Create incentives for young adults to work, seek work or prepare for work in order to become economically self-sufficient.



**Description:**

Current HUD regulations for the PH program require that all earned income of adult children, between the ages of 18 and 20, be factored into the household's rent. To provide an incentive to pursue employment and become economically self-sufficient, RHA revised the definition of countable income and began excluding all earned income for these young adults when determining rent for the entire household. This exclusion is only applicable if the young adult is not the head of household, co-head, or spouse.

**Year of close out:**

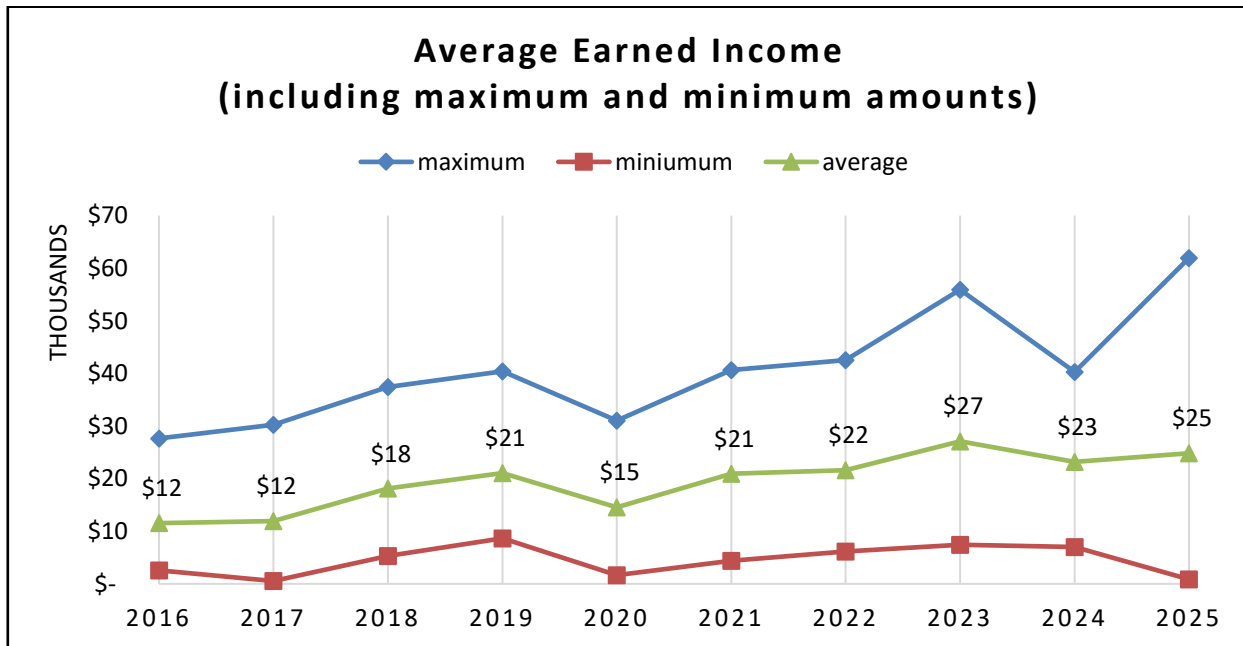
This activity was closed in FY 2025.

**Final outcomes:**

During FY 2025, there were 47 adult children between the ages of 18-20 living in PH who were eligible to participate in this activity upon gaining employment. Of these 47 young adults, 24 are currently employed, 18 are unemployed, two receive SSI, and three moved off the program.

On average \$24,858 was excluded from income calculations per month due to the implementation of this activity. As earned income for these young adults living in PH, who are not the head of household, co-head, or spouse, has been completely excluded, RHA experienced a loss of \$9,538 per month in potential rental revenue for the 11 months that this activity was active in FY 2025. With the assumption that this remained consistent throughout, these PH households saved an average of \$397 per month from their portion of the rent.

The following chart illustrates the maximum and minimum amounts earned each year. Following implementation of this activity in FY 2016, the average earned income across most of these household members remained relatively consistent at \$19,490. The average maximum earnings over this same period were \$40,807 with a minimum amount earned of \$4,457 on average.





**Reason for close out:**

RHA is currently developing outreach strategies that will ensure this population is educated about, referred to, and participating in the Workforce Development Program prior to entering adulthood. Rather than continue to exclude income received from jobs any youth may have had pre-graduation, part of this new outreach approach includes marketing strategies specifically aimed at this age group. RHA's Reach Higher program will aim to connect these young adults with available educational opportunities and job trainings that promote economic independence and sustainable employment. Although this may result in an increased rent burden being placed on the household, RHA believes that the likelihood of these household members becoming self-sufficient will increase should they choose to participate in RHA's WFD program following their participation in Reach Higher.

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

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

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

**MTW Statutory Objective(s):**

Increase housing choice for low-income families.

**Description:**

In FY 2016, RHA expanded its PBV program to include an allocation of up to 50 PBVs to privately owned properties in exchange for the owner's commitment to provide affordable housing to individuals and/or families who are experiencing homelessness. This activity was amended in FY 2019 to expand RHA's PBV program even further to address the lack of affordable housing options for families who are actively participating in workforce development programs within Washoe County. RHA will continue to partner with local non-profit organizations who can provide ongoing case management as well as direct referral for each PBV unit once a vacancy occurs. Through these collaborations, RHA strives to provide stability in housing so that homeless and "working poor" households can improve their skills, obtain employment, and ultimately work toward self-sufficiency.

According to the requirements outlined in RHA's Administrative Plan, no project may set aside more than 25% of its total units for PBVs. However, depending on the size of the owner's complex, it is possible that 100% of the units within the complex will be project based. Therefore, this 25% requirement has been waived for properties applying for PBVs under this activity.

**Year of close out:**

This activity was closed in FY 2023.

**Reason for close out:**

In FY 2024 RHA received approval to create a Local Project Based Voucher Program (*Activity 2024-02*) to consolidate all current PBV activities into one. The outcomes related to this activity will continue to be reported on under this new activity.



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

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

This activity was identified, approved, and implemented in FY 2017. It was amended in FY 2020 to exclude cash assets when determining eligibility for elderly/disabled HCV and PH households.

**MTW Statutory Objective(s):**

Increase housing choice for low-income families with limited financial resources.

**Description:**

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

To serve applicants with the greatest financial need, RHA established an asset threshold when determining initial eligibility for admission to its housing programs. If an applicant has combined assets with a cash value of more than \$50,000, or ownership interest in a suitable dwelling unit that they have a legal right to reside in, they are now determined ineligible.

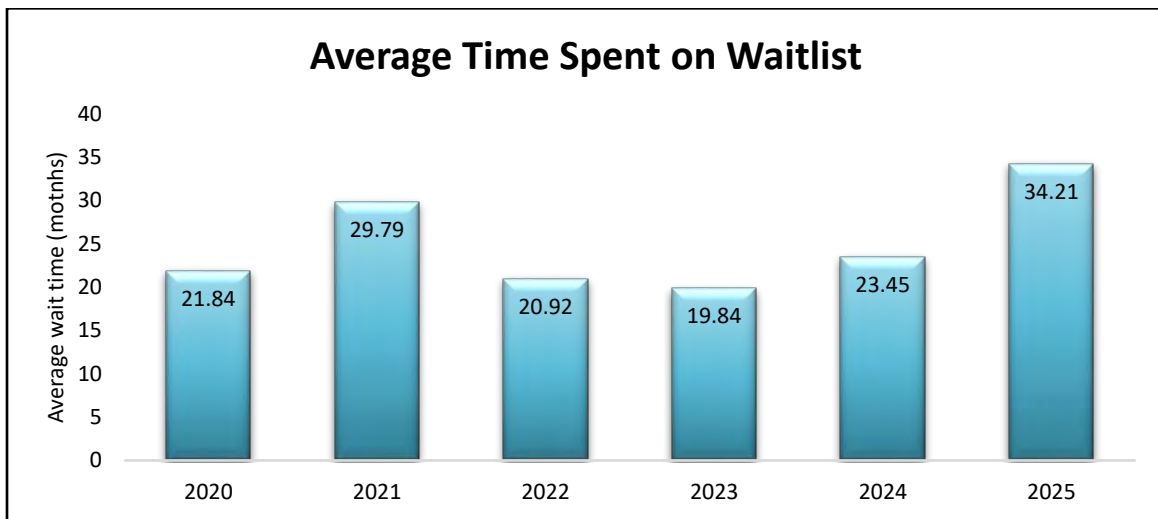
**Year of close out:**

This activity was closed in FY 2025.

**Final Outcomes:**

On June 30, 2025, RHA had 10,312 individual applicants on wait lists for various programs offered by the agency. Of current applicants, no households indicated assets greater than \$50,000, however, 22 indicated that they do have ownership interest in a home or mobile home.

Due to the repositioning of two PH complexes and the substantial rehabilitation of two others, waiting list times increased in FY 2025. The average waitlist time for a household as of June 30, 2025, is 34.21 months, an increase of about 10 months compared to FY 2024.





**Reason for close out:**

Since implementation in FY 2017, RHA's applicants have rarely had assets greater than \$50,000 or an ownership interest in a suitable dwelling unit that they had a legal right to reside in. Current HOTMA regulations require that PHAs deny admission of an applicant if they are determined to not meet the requirements of the asset limitation, which is currently set at \$100,000 adjusted annually for inflation. Furthermore, a PHA may accept declaration from the family that their net assets do not exceed \$50,000 without needing to further verify that declaration. As RHA's current policy when determining eligibility for admission is aligned with required HUD regulations, this activity is no longer needed and will be closed.



## SECTION V

# SOURCES AND USES OF MTW FUNDS





## V. Sources and Uses of MTW Funds

### A. Financial Reporting

- i. Available MTW Funds in the Plan Year  
RHA has submitted unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.
- ii. Expenditures of MTW Funds in the Plan Year  
RHA has submitted unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.
- iii. Describe Application of MTW Funding Flexibility

Application of “MTW Funding” Flexibility
<p>In FY 2025, RHA utilized single fund flexibility allowed for under its MTW designation for the following applications that do not use MTW authorizations in Attachment C and/or D:</p> <ul style="list-style-type: none"> <li>• RHA used single fund flexibility to cover the wage and benefits costs for staff members throughout the agency who work directly and indirectly on RHA’s MTW program. The total wage and benefits cost based on these staff allocations for FY 2025 was \$2,279,011.</li> </ul>

### B. Local Asset Management Plan

- i. Did the MTW PHA allocate costs within statute in the Plan Year?  

YES	NO
-----	----
- ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?  

YES	NO
-----	----
- iii. Did the MTW PHA provide a LAMP in the appendix?  

YES	NO
-----	----
- iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

<b>Description:</b> N/A
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SECTION VI

**ADMINISTRATIVE**



## **VI. Administrative**

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- A. General description of any HUD reviews, audits or physical inspection issues that require the agency to take action to address the issue;

There are no actions required from any reviews, audits, or physical inspections.

- B. Results of latest PHA-directed evaluations of the demonstration, as applicable; and

RHA executed its MTW agreement on June 27, 2013, and began working with the University of Nevada, Reno (UNR) to administer and conduct an annual analysis of its Rent Reform Controlled Study and Mobility Demonstration participants. A questionnaire was developed and has since been administered annually to program participants beginning in September of 2014. On August 30, 2018, RHA received notification from UNR that they would no longer be able to meet their obligation toward the studies. As of that date, UNR released data related to both studies to RHA for an in-house staff member or non-UNR contractor to analyze.

On January 23, 2019, RHA executed a data sharing agreement to establish a research partnership with UW to assist with the Mobility Demonstration, Rent Reform Controlled Study, and other related research projects and needs. The survey and administrative data for the Mobility Demonstration and Rent Reform Controlled Study was transferred to Rebecca Walter, the project lead at UW to begin analyses. As the Rent Reform Controlled Study has been closed, analyses and results for the Mobility Demonstration is included in Section VII as Attachment I.



SECTION VII  
**ATTACHMENTS**



## VII. Attachments

### Attachment I: Mobility Demonstration Study Analyses and Results as of July 25, 2025

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

A within-subject design is used to compare household outcomes over time using administrative, survey, and American Community Survey (ACS) data (Table 1). Many of the households moved in public housing before the Mobility Demonstration Study was initiated and were enrolled in the study when they moved from public housing to a PBV unit. The household characteristics, household outcomes, and neighborhood characteristics assessed in this study are included in Table 1.

Table 1. Variables

	Data Source	Data Type	Statistical Test
<b>Household Characteristics</b>			
Gender	Administrative	Categorical	Descriptive Statistics
Race	Administrative	Categorical	Descriptive Statistics
Ethnicity	Administrative	Categorical	Descriptive Statistics
Years in Public Housing	Administrative	Discrete	Descriptive Statistics
Head of Household Age	Administrative	Discrete	Descriptive Statistics
Household Size	Administrative	Discrete	Descriptive Statistics
Number of Adults in Household	Administrative	Discrete	Descriptive Statistics
Number of Children in Household	Administrative	Discrete	Descriptive Statistics
<b>Household Outcome Variables</b>			
Employment Status	Administrative	Categorical	McNemar
Annual Household Income	Administrative	Continuous	Wilcoxon
Physical and Mental Health	Survey	Discrete	Descriptive Statistics
Safety	Survey	Likert Scale	Descriptive Statistics
Financial Security/Wealth Accumulation	Survey	Likert Scale	Descriptive Statistics
Employment and Education	Survey	Likert Scale	Descriptive Statistics
Child Well-being	Survey	Likert Scale	Descriptive Statistics
Housing and Neighborhood Preferences	Survey	Rank Order	Descriptive Statistics
<b>Neighborhood Characteristics</b>			
Percent high school graduate or higher	ACS	Continuous	Wilcoxon
Percent bachelor's degree or higher	ACS	Continuous	Wilcoxon
Unemployment rate	ACS	Continuous	Wilcoxon
Median household income	ACS	Continuous	Wilcoxon
Percent of people in poverty	ACS	Continuous	Wilcoxon
Proportion of vacant housing units	ACS	Continuous	Wilcoxon
Proportion of single-family homes	ACS	Continuous	Wilcoxon
Owner occupancy rate	ACS	Continuous	Wilcoxon
Median home value	ACS	Continuous	Wilcoxon





Median gross rent	ACS	Continuous	Wilcoxon
Percent White	ACS	Continuous	Wilcoxon
Percent Hispanic or Latino	ACS	Continuous	Wilcoxon

Notes: The Wilcoxon Rank Sum Test was used instead of the Paired Samples T-Test since the data violates the assumption of normality, there are outliers in the data, and the sample size is small. The 2016 ACS 5-year Estimates were used for the neighborhood characteristics since most participants moved from public housing to a PBV unit in 2014.

In 2022, a new survey was administered to capture additional household outcomes. The survey gathers information about physical and mental health, safety, finances and wealth accumulation, employment and education, child well-being, and neighborhood and housing preferences. There are 29 households in the Mobility Demonstration that have participated in the survey and descriptive statistics are provided for their initial responses.

Only households that have been enrolled for at least one year are included in the study so within-subject analyses over time can be conducted. This results in 57 households being included in the analyses. Households entered and exited the study at different times. There are 13 households that are currently enrolled in the study and 44 households that have exited (Table 2).

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

Participant Year	Count	Currently Enrolled	Exits
Year 1	57	6	11
Year 2	40	0	8
Year 3	32	0	7
Year 4	25	0	4
Year 5	21	1	3
Year 6	17	1	1
Year 7	15	1	3
Year 8	11	1	3
Year 9	7	1	3
Year 10	4	0	1
Year 11	2	2	0
<b>Total</b>		<b>13</b>	<b>44</b>

Of the 44 exits, more than half of the exits from the mobility program have been voluntary (Table 3). Within the second year after the move from public housing, some households voluntarily exited the program and were able to pay rent in full on their own, while on the other hand, it took other households over six years or more to reach this point.

Table 3. Reasons for Exiting the Program

Reason	Count	Percent
Deceased	1	2.3%
Program/Lease Violation	4	9.1%
Transferred to VOO	13	29.5%
Voluntarily Left Program	8	18.2%
Paying Full Rent/Purchased Home	18	40.9%
<b>Total</b>	<b>44</b>	<b>100%</b>



Most households in the study are White and female-headed that are single, divorced, or widowed (Table 4). The median number of years that households were in public housing before transferring to a PBV unit was four, with the range being from one to seventeen years. The median household age is thirty-five with the youngest householder when transferring to a PBV unit age 23 and oldest 63. The median household size is four and ranges from two to nine members (this program is specifically for families with children). The median number of adults per household is one, while the median number of children is two (Table 4).

Table 4. Household Characteristics at Baseline (n=57)

		Count	Percent
Gender	Male	5	8.8%
	Female	52	91.2%
Race	White	46	80.7%
	Non-White	11	19.3%
Ethnicity	Hispanic or Latino	24	42.1%
	Non-Hispanic or Latino	33	57.9%
Marital Status	Married/Cohabiting	14	24.6%
	Single/Divorced/Widowed	43	75.4%
		Median	Range
Years in Public Housing		4	1 - 17
Head of Household Age		35	23 - 63
Household Size		4	2 - 9
Number of Adults in Household		1	1 - 4
Number of Children in Household		2	0 - 7

Although more heads of household are typically employed in PBV units compared to their tenure in public housing, there isn't any statistical difference in employment compared to baseline regardless of how long the household has participated in the program (Table 5).

Table 5. Employment Status

		Baseline Unemployed	Baseline Employed	p-value <sup>1</sup>
Year 1 (n=57)	Unemployed	17	6	0.791
	Employed	8	26	
Year 2 (n=40)	Unemployed	12	2	0.109
	Employed	8	18	
Year 3 (n=32)	Unemployed	9	1	0.070
	Employed	7	15	
Year 4 (n=25)	Unemployed	5	2	0.065
	Employed	9	9	
Year 5 (n=21)	Unemployed	4	3	0.344
	Employed	7	7	



Year 6 (n=17)	Unemployed	7	1	0.625
	Employed	3	6	
Year 7 (n=15)	Unemployed	5	1	0.375
	Employed	4	5	
Year 8 (n=11)	Unemployed	3	2	1.000
	Employed	3	3	
Year 9 (n=7)	Unemployed	2	1	1.000
	Employed	2	2	
Year 10 (n=4)	Unemployed	1	0	----- <sup>2</sup>
	Employed	1	2	
Year 11 (n=2)	Unemployed	0	0	----- <sup>2</sup>
	Employed	0	2	

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

Annual household income is statistically significantly higher from baseline compared to every year recorded after baseline for households that moved from public housing to PBV units (Table 6). The median difference at Year 1 was only \$4,012 but in later years doubled, and in some years tripled, compared to the difference observed in Year 1. While the annual household income in Years 9 through 11 is not statistically significantly higher than the baseline, the median difference remains substantial and continues to trend in line with prior years. The small sample size for these three years may account for the lack of statistical significance; however, it is important to note that the annual household income figures are not adjusted for inflation. There is no consistent base year for such adjustments, given that households begin the program at various times.

Table 6. Annual Household Income

	Baseline Median	Comparison Year Median	Median Difference	Z
<i>Annual Household Income</i>				
Year 1 (n=57)	\$16,788	\$20,800	\$4,012	-2.829**
Year 2 (n=40)	\$15,738	\$19,990	\$4,253	-3.671**
Year 3 (n=32)	\$15,738	\$23,889	\$8,151	-3.506**
Year 4 (n=25)	\$15,853	\$22,819	\$6,966	-2.839**
Year 5 (n=21)	\$15,853	\$23,028	\$7,175	-2.381*
Year 6 (n=17)	\$15,853	\$24,027	\$8,174	-2.485*
Year 7 (n=15)	\$13,370	\$30,722	\$17,352	-2.726**
Year 8 (n=11)	\$13,370	\$17,532	\$4,162	-2.134*
Year 9 (n=7)	\$13,370	\$21,252	\$7,882	-1.183
Year 10 (n=4)	\$13,096	\$36,139	\$23,043	-1.826
Year 11 (n=2)	\$20,678	\$37,926	\$17,248	-1.342

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





As reported in the baseline survey which is taken within the first year a household enters the program, most households had only one visit to a hospital or emergency room for physical health issues. Visits to a hospital or emergency room for mental health, behavioral health, or emotional issues were rare with most households having no visits (Table 7).

Table 7. Physical and Mental Health Outcomes

	<b>Median</b>	<b>Range</b>
Number times in the past year any member in the household visited a hospital or emergency clinic for <i>physical health</i> problems (n=28)	1	0-10
Number times in the past year any member in the household visited a hospital or emergency clinic for <i>mental health, behavioral health, or emotional</i> problem (n=27)	0	0-5

The survey asked households to rank the neighborhood amenities that were most and least important to them (Table 8). The most important neighborhood attribute is a low crime rate. This is followed by, being within close proximity to grocery stores, neighborhoods with sidewalks, and closes to parks and recreation and job opportunities.

Table 8. Neighborhood Preferences (n=27)

A neighborhood that has a low crime rate.		Most Important
A neighborhood close to grocery stores.		
A walkable neighborhood with sidewalks.		
A neighborhood close to parks and recreation		
A neighborhood with job opportunities nearby.		
A neighborhood close to restaurants and shopping.		Least Important
A neighborhood with low poverty rates.		
A neighborhood with low population and dispersed housing density.		
A neighborhood that has a lot of diversity in terms of race, age, family type.		
A neighborhood accessible by public transportation.		
A neighborhood with a community center and/or community events.		
A neighborhood close to downtown.		



The survey asked households to rank the housing and neighborhood amenities most important for their children (Table 9). The most important attribute is each child having their own bedroom. Having a home that has a yard that is safe for children to play in and a quiet street away from heavy traffic are also important.

Table 9. Housing and Neighborhood Preferences for Children (n=26)

Each child has their own bedroom.	↑	Most Important
The home has a yard that is safe for children to play in.		
The home is on a quiet street away from heavy traffic.	↓	Least Important
The home is close to my child/children's school/daycare.		
The neighborhood has low crime rates.		
The neighborhood has friendly neighbors that I can count on.		
The neighborhood has good schools/daycares.		
There are other children in the neighborhood living close by.		
The home is near a park or other recreational activities.		

In the survey, households were asked why they might stay in their current home if they are paying full contract rent (Table 10). Respondents were given the option to select one or multiple reasons. The most common reason for households to remain in place is because the rent is affordable and many households responded it is too expensive to move somewhere else. Other common reasons include liking the home and neighborhood. Several households wanted to remain in place because their current home is either close to their child's school/daycare, work, or family/friends. A few households do not have time to search for a new place or move or plan to move as soon as they can pay the full contract rent.

Table 10. Reasons for Staying in Current Home (n=24)

	Frequency
The rent is affordable.	20
I like the neighborhood.	20
I like the home.	18
It is too expensive to move somewhere else.	15
I am close to work.	12
I don't want my child/children to go to a different daycare/school.	12
I am close to family/friends.	7
I don't have time to search for a new place or move.	3
I plan to move as soon as I can pay the full contract rent.	3

The survey asked each household to envision their tenure situation in five years (Table 11). The majority believe they will own their own home. Less than half of the respondents believe they will need subsidized rent.

Table 11. Future Plans (n=24)

	Frequency	Percent
In a home that you own.	12	50.0%
In the same home with subsidized rent.	9	37.5%
In the same home paying full contract rent.	3	12.5%



For neighborhood characteristics of public housing compared to PBV unit location, there are statistically significant differences in all neighborhood characteristics except for the median gross rent. Educational attainment, median household income, and median home value are all statistically significantly higher in PBV neighborhoods compared to public housing neighborhoods. In the neighborhoods where PBV units are located, the poverty rate, unemployment rate, and proportion of vacant housing units are statistically significantly lower than the neighborhoods where public housing is located. Additionally, in PBV neighborhoods, there are statistically significantly higher proportions of single-family homes and owner occupancy. In the PBV neighborhoods, there is a higher percentage of White households and less Hispanic or Latino households than in public housing neighborhoods (Table 12).

Table 12. Neighborhood Characteristics (n=51)

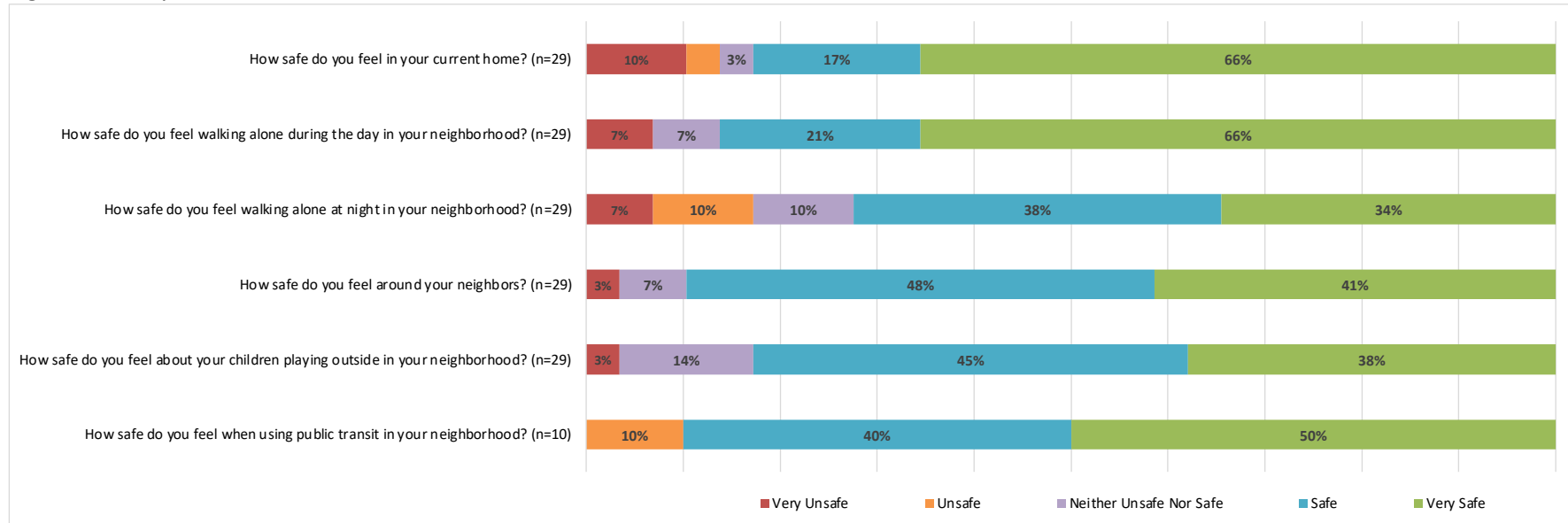
	<b>Public Housing Median</b>	<b>PBV Median</b>	<b>Median Difference</b>	<b>Z</b>
Percent high school graduate or higher	65.2%	91.2%	26.0%	-5.912**
Percent bachelor's degree or higher	14.2%	28.3%	14.1%	-5.789**
Unemployment rate	8.3%	5.3%	-3.0%	4.462**
Median household income	\$25,545	\$52,216	\$26,671	-5.233**
Percent of people in poverty	40.1%	12.9%	-27.2%	6.568**
Proportion of vacant housing units	8.6%	8.4%	-0.2%	4.655**
Proportion of single-family homes	45.0%	60.9%	15.9%	-4.025**
Owner occupancy rate	44.8%	53.4%	8.6%	-2.150*
Median home value	\$100,800	\$164,800	\$64,000	-6.226**
Median gross rent	\$823	\$833	\$10	-1.327
Percent White	69.3%	84.6%	15.3%	-5.074**
Percent Hispanic or Latino	51.6%	26.3%	-25.3%	5.281**

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



As shown in Figure 1, most households feel safe in their home, neighborhood, and around their neighbors. The majority also feel safe when their children are playing outside in their neighborhood and walking alone in their neighborhood at night. The few households that use public transit also consider it to be generally safe.

Figure 1. Safety





As exhibited in Figure 2, 35% of households report that their household income has increased from the previous year and 61% of households stated that their basic financial needs were met. At least half of the respondents were able to make all their payments on time over the year and had lower balances on their credit cards compared to the previous year. However, most households faced challenges in building savings and strengthening their credit profiles. Only one respondent participated in financial education classes or programs. The response regarding future income is mixed and only 32% of households believe that their income will be higher in a year from now.

Figure 2. Financial Security and Wealth Accumulation

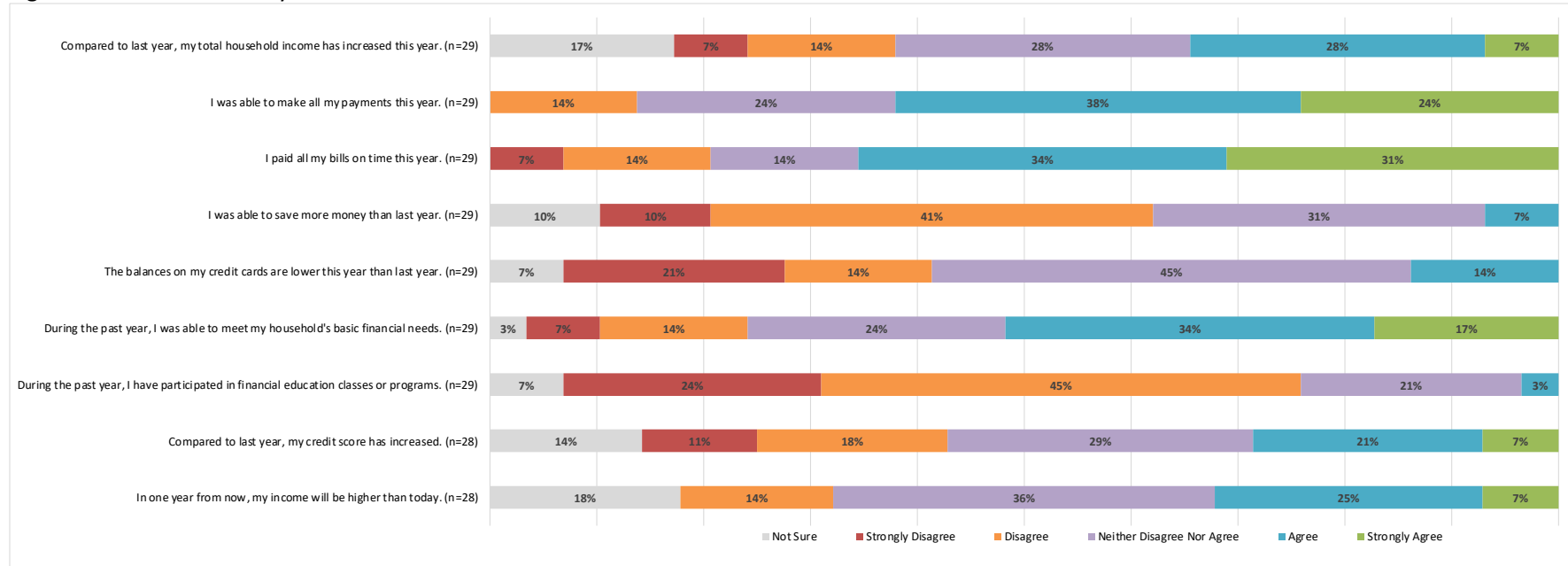




Figure 3 indicates that while some households are pursuing career development goals, only 25% of respondents have utilized job training programs or earned occupation-related certifications. Meanwhile, 39% are actively seeking employment opportunities to improve their work situation.

Figure 3. Employment and Education

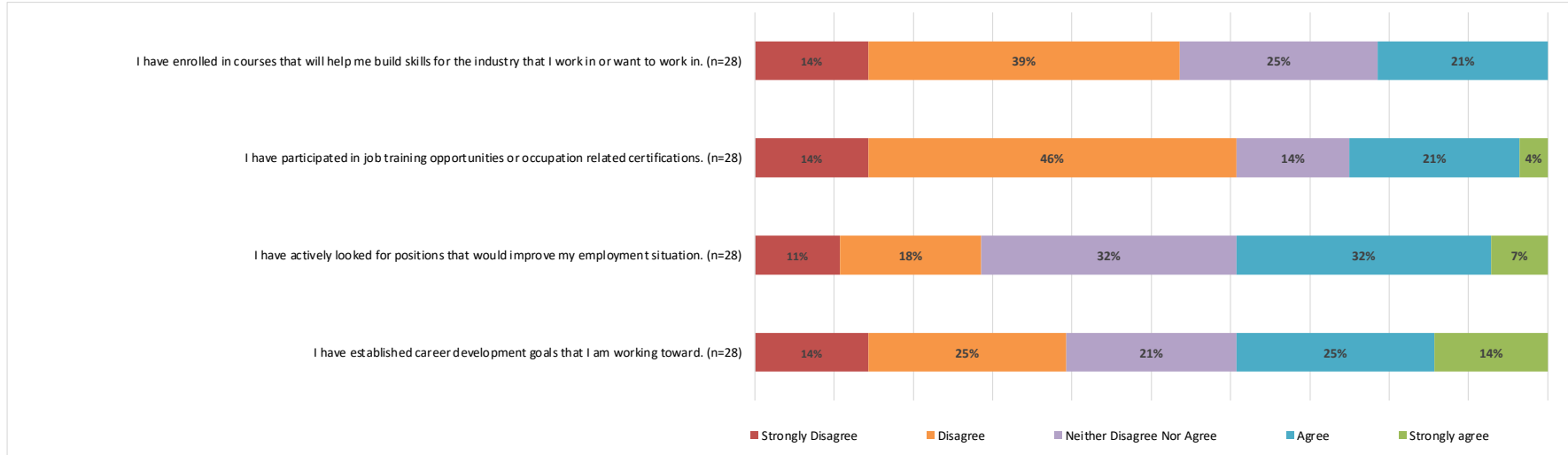
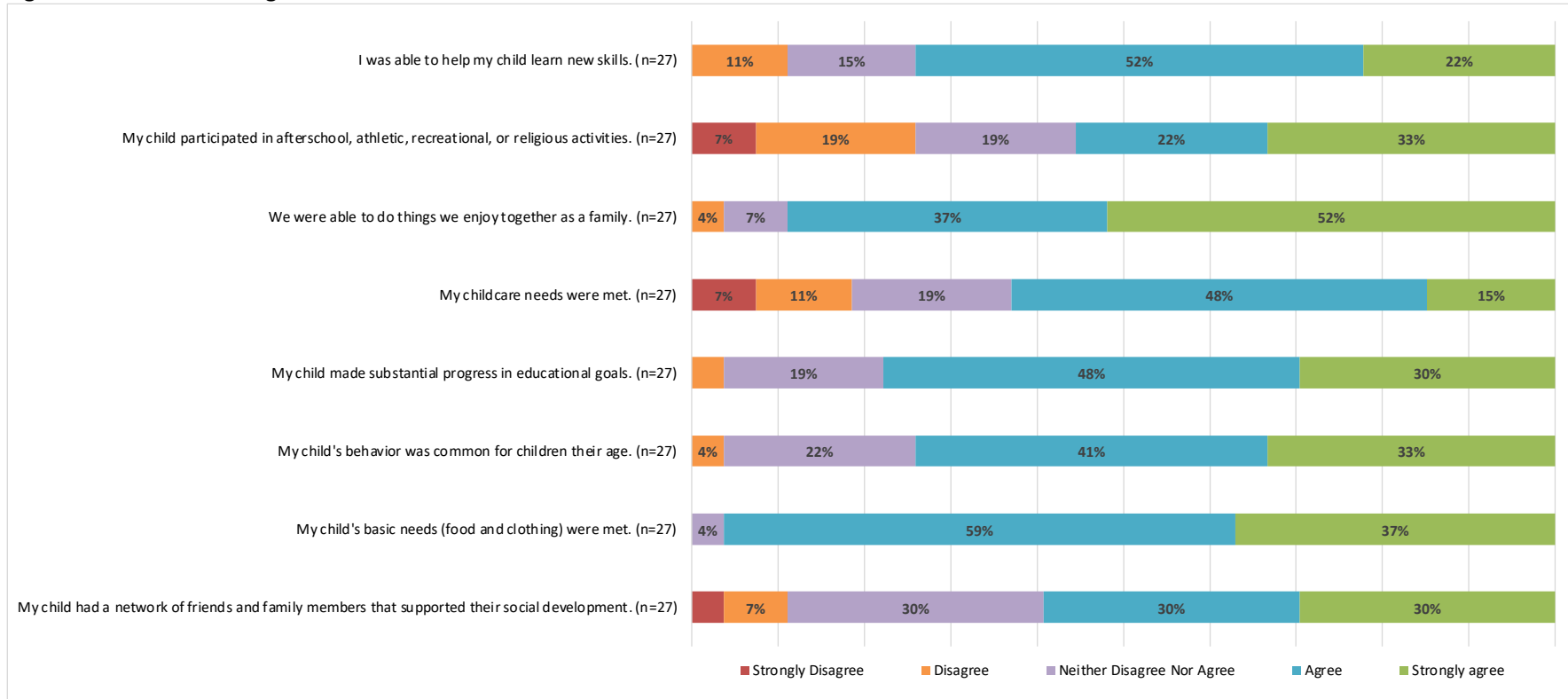




Figure 4 highlights that most households reported positively on their child's overall well-being. Respondents indicated they were able to support skill development, meet basic needs, observe progress toward educational goals, and engage in meaningful family activities. A majority also noted having a supportive network that fostered their child's social growth and access to extracurricular opportunities—ranging from after-school programs to sports, recreation, and religious involvement. While childcare needs were met for most households, several expressed ongoing challenges in securing adequate care.

Figure 4. Child Well-Being



**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 11**

**September 23, 2025**

**SUBJECT:** Presentation and progress update on CY25 Board Goals relating to the Rental Assistance Department.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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Rental Assistance Department CY25 Board Goal Updates presentation is on the following pages.



A background graphic featuring a network of interconnected nodes and lines. The nodes are represented by circles of various sizes and colors, including dark blue, light blue, and grey. The lines are thin and grey, creating a complex web-like structure. The overall aesthetic is modern and technical.

# RENTAL ASSISTANCE DEPARTMENT

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CY25 Board Goal Updates

Presented by: Jamie Newfelt, Director of Rental Assistance  
RHA Board Meeting – September 2025

# GOAL #1 – CONTINUE TO INCREASE THE AMOUNT OF AFFORDABLE HOUSING PROVIDED BY RHA

## VOUCHER UTILIZATION

### One Year Goals (by 12/2025):

- Implement a dynamic database to track currently available units for lease by voucher holders.
  - *Status: On track for launch 10/2025*
- Maintain at least 75 landlords with active listings in Padmission. Baseline = 0.
  - *Status: On track pending any further implementation delays.*

# GOAL #1 – CONTINUE TO INCREASE THE AMOUNT OF AFFORDABLE HOUSING PROVIDED BY RHA

## VOUCHER UTILIZATION

One Year Goals (by 12/2025):

- Complete Ready to Rent instructor training for at least one RHA staff member.
  - *Status: **COMPLETE***
- Increase Special Purpose voucher utilization to 75%. Baseline = 58%.
  - *Status: On track – currently 74% (including the 95 PBVs awarded that are vacant until construction is completed)*

# GOAL #1 – CONTINUE TO INCREASE THE AMOUNT OF AFFORDABLE HOUSING PROVIDED BY RHA

## VOUCHER UTILIZATION

Short-Term Goals (by 12/2027):

- Increase landlord participation in the HCV program by 25 new landlords.  
Baseline = 323 landlords.  
➤ Status: **COMPLETE** – currently 409 landlords.
- Increase Special Purpose voucher utilization to 80%. Baseline = 58%.  
➤ Status: *On track* – currently 74%
- Maintain at least 100 landlords with active listings in Padmission.  
Baseline = 0.  
➤ Status: *Pending implementation.*

# GOAL #1 – CONTINUE TO INCREASE THE AMOUNT OF AFFORDABLE HOUSING PROVIDED BY RHA

## VOUCHER UTILIZATION

Mid-Term Goals (by 12/2030):

- Increase landlord participation in the HCV program by 50 new landlords.  
Baseline = 323 landlords.  
➤ *Status: **COMPLETE** – currently 409 landlords*
- Maintain at least 150 landlords with active listings in Padmission.  
Baseline = 0.  
➤ *Status: Pending implementation.*

# GOAL #4 — BE AN INTEGRAL PART OF THE COMMUNITY

Short-Term Goal (by 12/2027):

- Hold one (1) landlord/community partner appreciation event each year.
  - *Status: On track – event scheduled for 9/25/25*

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 12**

**September 23, 2025**

**SUBJECT:** Presentation on revised programming and a progress update on CY25 Board Goals relating to the Resident Services Department.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

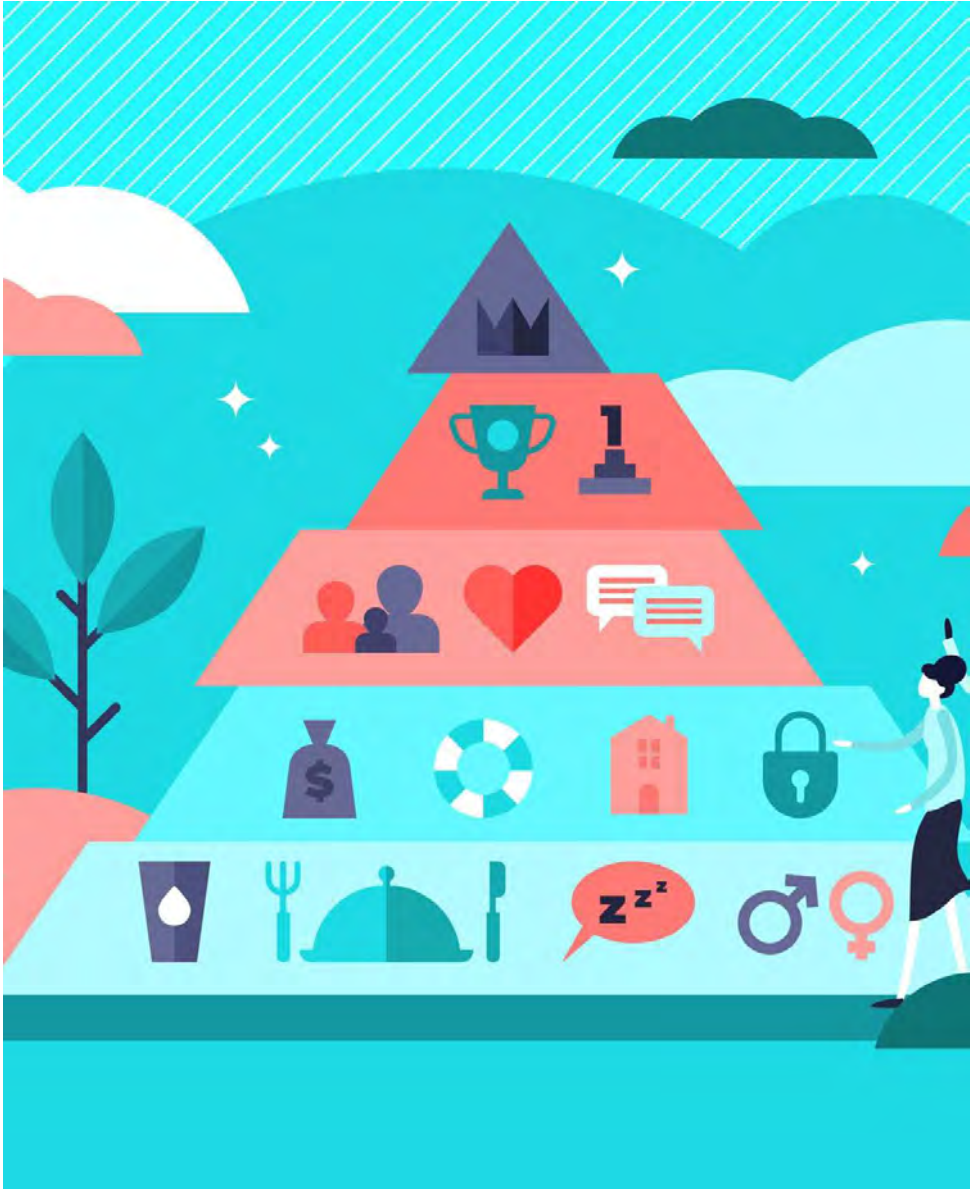
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Redefining Resident Services: A pathway to prosperity including CY25 Board Goal Updates presentation is on the following pages.

# REDEFINING RESIDENT SERVICES

Jeremy Stocking  
Director of Resident Services  
Sept. 17, 2025

A Pathways to Prosperity Model.  
Including CY25 Board Goal Updates





Why did we need to  
redefine Resident  
Services and create  
our mission?

# REDEFINING RESIDENT SERVICES

# WHY REDEFINE RESIDENT SERVICES?



Previously, Resident Services was using an activity-based model that relied on two key programs (Start Smart and FSS) to assist clients in breaking the cycle of poverty.



Based on Social Determinants of Health and Wellness, as well as data derived from a client survey, key barriers were identified and confirmed.



RHA needs to be reviewing its programs on a regular basis and relying on data to determine if current programming is successful and impactful.

# SOCIAL DETERMINANTS OF HEALTH

## Start by viewing all work through the Social Determinants of Health & Wellness Lens to Increased Self-Sufficiency & Stability



# RESIDENT SERVICES MISSION STATEMENT

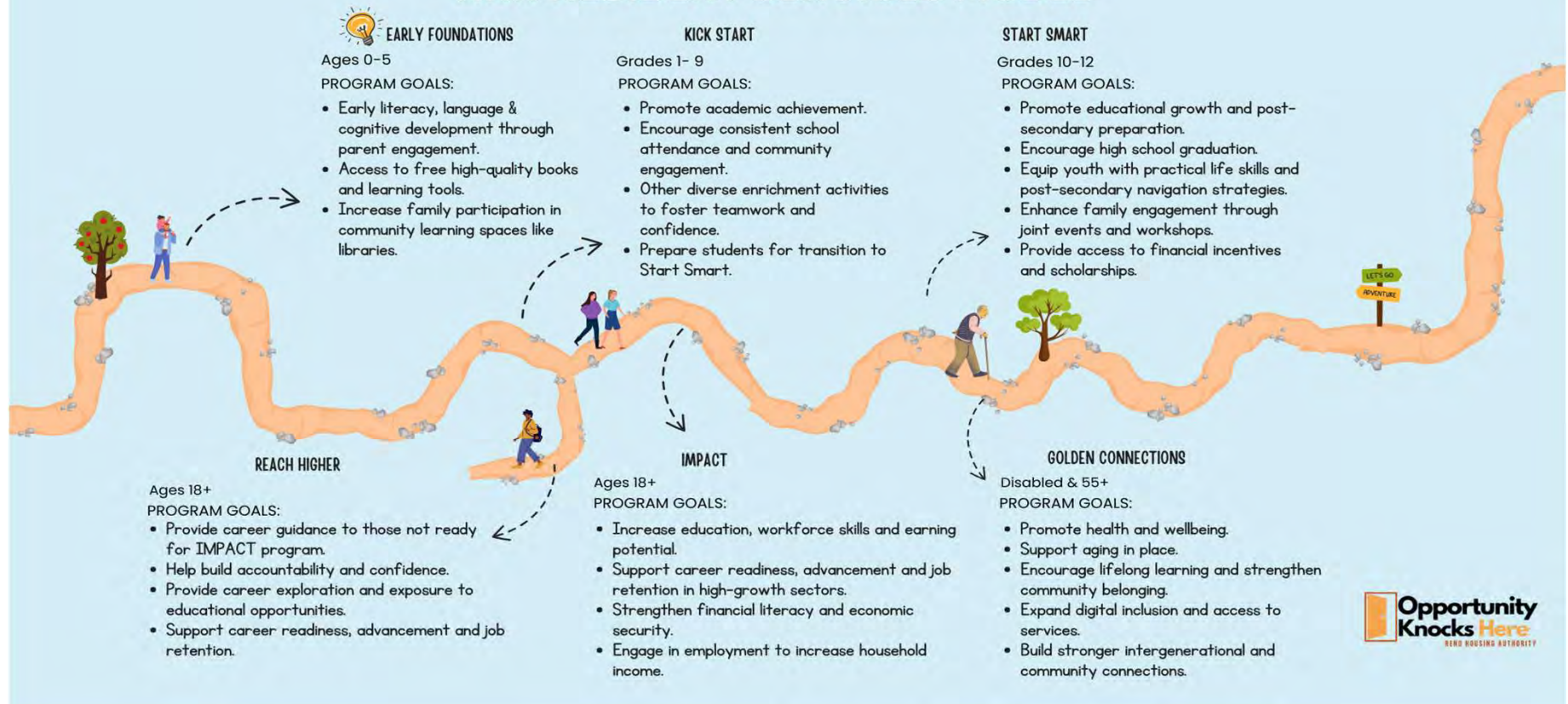


The Mission of the Reno Housing Authority's Resident Services Department is to serve our multi-generational population through a comprehensive approach by engaging with community partners to promote pathways to prosperity, self-sufficiency, and overall well-being.

# PATHWAYS TO PROSPERITY —

## RHA'S RESIDENT SERVICES MODEL

### PATHWAYS TO PROSPERITY: RHA RESIDENT SERVICES MODEL



PATHWAYS TO  
PROSPERITY

**RHA'S REDEFINED  
RESIDENT SERVICES  
PROGRAMS**

# EARLY FOUNDATIONS

AGES 0-5



## Overview:

The Early Foundations Program (EFP) supports Reno Housing families by promoting early childhood development through literacy and community connections.

## Goals:

- Promote early literacy, language, and cognitive skills through Parent Engagement.
- Access to free high-quality books
- Equip parents with practical, everyday learning strategies (via Vroom and workshop activities).
- Increase family participation in community learning spaces such as libraries.

## How:

We will provide access to free, high-quality books and learning kits. Access to Pre-K community family workshops, partners & simple Vroom learning tips. All designed to build literacy and get kids ready for kindergarten.

## Data Driven:

We will monitor book kit distribution, workshop attendance, and parent surveys to measure literacy and school readiness.

# KICK START

## ELEMENTARY TO GRADE 9



### Overview:

Kick Start is dedicated to supporting our elementary and middle school students by keeping them engaged in school and building their confidence.

### Goals:

- Promote academic achievement and positive behavior through SIP incentives
- Encourage consistent school attendance and community engagement.
- Offer diverse enrichment activities to foster teamwork and confidence.
- Prepare students for transition into Start Smart

### How:

The program combines academic incentives through the School Incentive Program, confidence workshops, mentoring from Start Smart students and alumni, and enrichment activities such as skiing, biking, golfing, and camping.

### Data Driven:

Collect report cards and attendance data to measure academic progress and participation



# START SMART

## GRADES 10-12



### Overview:

The Start Smart Program empowers RHA youth in grades 10–12 to build leadership skills, prepare for post-secondary success, and develop habits that support lifelong self-sufficiency.

### Goals:

- Promote educational growth and post-secondary preparation.
- Encourage high school graduation.
- Equip youth with practical life skills and post-secondary navigation strategies.
- Enhance family engagement through joint events and workshops.
- Provide access to financial incentives and scholarships, including three \$10,000 awards annually.

### How:

Provides case management with goal-setting, quarterly check-ins, interactive workshops, community service, family engagement, and college and career preparation.

### Data Driven:

Review grades and goals quarterly, track FAFSA & scholarship completion, and follow graduates for three years after high school.

# REACH HIGHER

AGES 18+



## Overview:

The Reach Higher Program is designed to engage, motivate, and prepare individuals who are not yet ready for the IMPACT program by building essential soft skills, increasing self-responsibility, and overcoming early obstacles such as education, motivation, and life stability.

## Goals:

- Help build accountability and confidence
- Provide career exploration and exposure to educational opportunities
- Support career readiness, advancement, and job retention
- Offer access to entry-level certifications to help build confidence

## How:

Reach Higher fosters accountability and confidence through coaching and workshops, enabling participants to explore various career and education options. We support job readiness through resume preparation and mock interviews, and participants can earn entry-level certifications, such as CPR, ServSafe, and OSHA-10, to boost confidence and open doors into the workforce.

## Data Driven:

Monitor workshop participation, GED or training enrollment, certifications earned, and transitions into IMPACT.

I – Independence  
M – Motivation  
P – Pathways  
A – and  
C – Career  
T – Transformation

# IMPACT

(FORMERLY FSS/WFD)

AGES 18+



## Overview:

The IMPACT program equips RHA participants with the tools, skills, and direct access to employers, training programs, and community partners needed to achieve self-sufficiency and long-term economic mobility.

## Goals:

- Increase education, workforce skills, and earning potential.
- Help participants acquire skills to aid in progress towards self-sufficiency.
- Improve the quality of participants' lives.
- Support career advancement and job retention in high-growth sectors.
- Strengthen participants' financial literacy and economic security.

## How:

Deliver individualized case management, sector-based training, industry certifications, financial literacy workshops, and career coaching.

## Data Driven:

Measure enrollments, certifications, job placements, and wage growth to track self-sufficiency progress.

# GOLDEN CONNECTIONS

(FORMERLY SENIOR PROGRAMS)

AGES 55+



## Overview:

Provides resources, referrals, and engagement opportunities to connect seniors and persons with disabilities with appropriate supports.

## Goals:

- Promote health and well-being
- Support aging in place
- Encourage lifelong learning and strengthening community belonging
- Expand digital inclusion and access to services
- Build stronger intergenerational and community connections

## How:

We do this through Elderly Services, the Golden Market, and Resident Councils, giving residents both resources and a voice in their community

## Data Driven:

We'll track participation in activities, use of services, and feedback from residents so we know we're reducing isolation and improving quality of life.

UPDATES

# CY2025 BOARD GOALS

# GOAL — INCREASE OPPORTUNITIES FOR RHA RESIDENTS AND PARTICIPANTS TO BREAK THE CYCLE OF POVERTY

## ONE YEAR GOALS

- Raise at least \$50,000 in donations/grants to support Workforce Development Program.
  - *Status: COMPLETED*
- Increase Start Smart program participation by 20%. Baseline = 22
  - *Status: COMPLETED*
- Continue to raise at least \$30,000 in donations/grants to support Start Smart scholarships. Baseline = 3 funded scholarships
  - *Status: COMPLETED*

# GOAL — INCREASE OPPORTUNITIES FOR RHA RESIDENTS AND PARTICIPANTS TO BREAK THE CYCLE OF POVERTY

## SHORT TERM GOALS

- Design and implement youth workforce development programs for ages 13-22 to create a pathway to post-graduate success.  
➤ Status: **ON TRACK**
- Increase FSS/IMPACT participation by 25%. Baseline = 99  
➤ Status: **ON TRACK**
- Increase Start Smart completions by 25%. Baseline = 8 of 22  
➤ Status: **ON TRACK**
- Have a plan for a permanent location for Resident Services.  
➤ Status: **ON TRACK**

# GOAL — INCREASE OPPORTUNITIES FOR RHA RESIDENTS AND PARTICIPANTS TO BREAK THE CYCLE OF POVERTY

## MID TERM GOALS

- Have Start Smart funded 50% with external funding sources.  
Baseline = \$115,000
- *Status:* **ON TRACK**



# GOAL — CONTINUE TO SUPPORT HEALTH AND WELLNESS WITH RHA RESIDENTS AND PARTICIPANTS

## ONE YEAR GOALS

- Provide at least one new health/wellness-related workshop/activity for RHA's elderly/disabled residents.  
➤ *Status: **COMPLETED***
- Provide at least one new multi-generational activity.  
➤ *Status: **COMPLETED***

# GOAL — CONTINUE TO PROMOTE HEALTH AND WELLNESS WITH RHA RESIDENTS AND PARTICIPANTS

## SHORT TERM GOALS

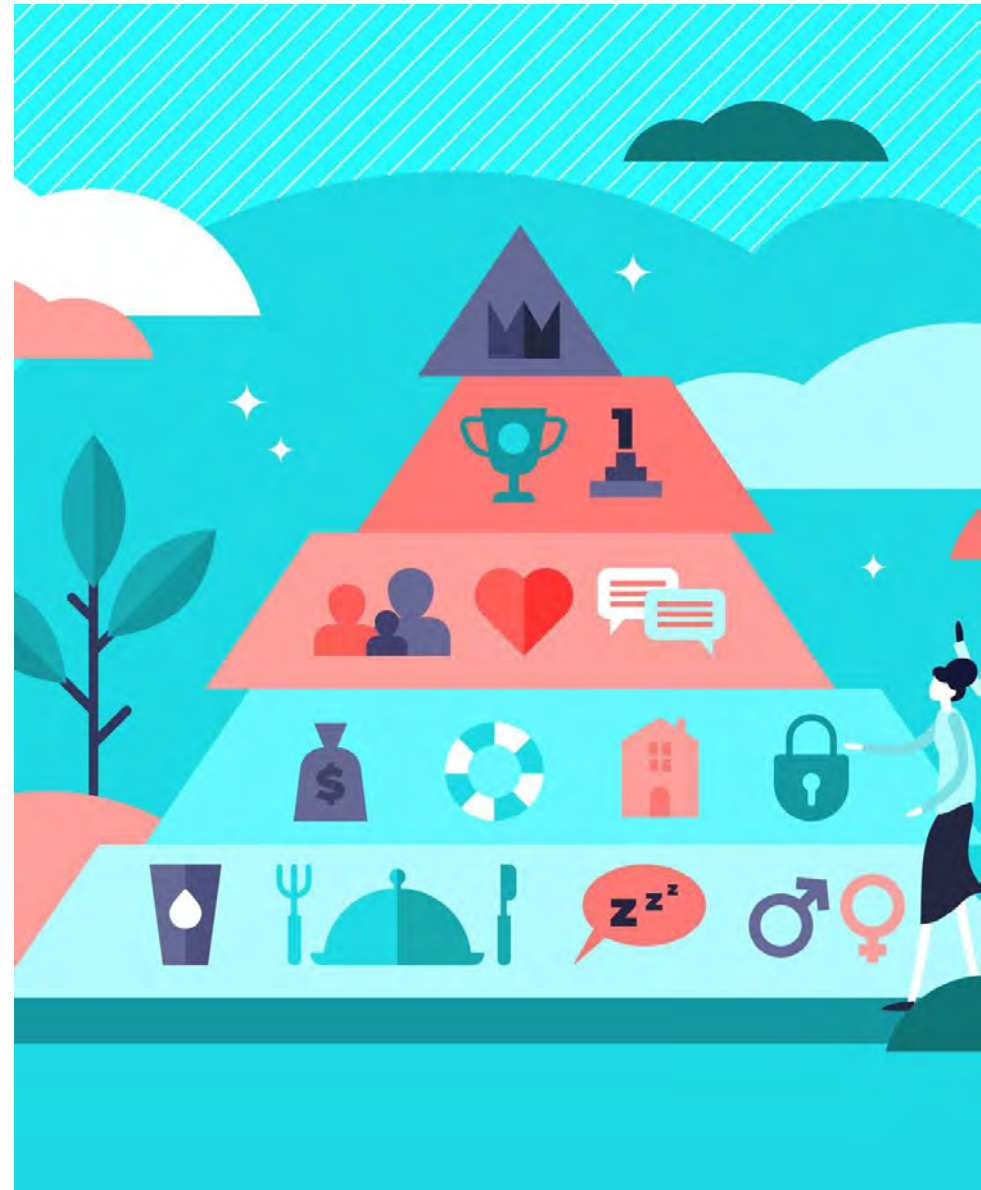
- Provide at least one new youth recreation activity.
- *Status:* **ON TRACK**

## MID TERM GOALS

- Offset at least 25% of the cost of new health/wellness programs with external funding.
- *Status:* **ON TRACK**

QUESTIONS?

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 13**

**September 23, 2025**

**SUBJECT:** Presentation and discussion of FY2025 Budget Closeout report.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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**This item has been withdrawn.**

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 14**

**September 23, 2025**

**SUBJECT:** 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

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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**Background:**

Please see 2025 Quarter 3 updates for all active Development Department projects on the following pages.

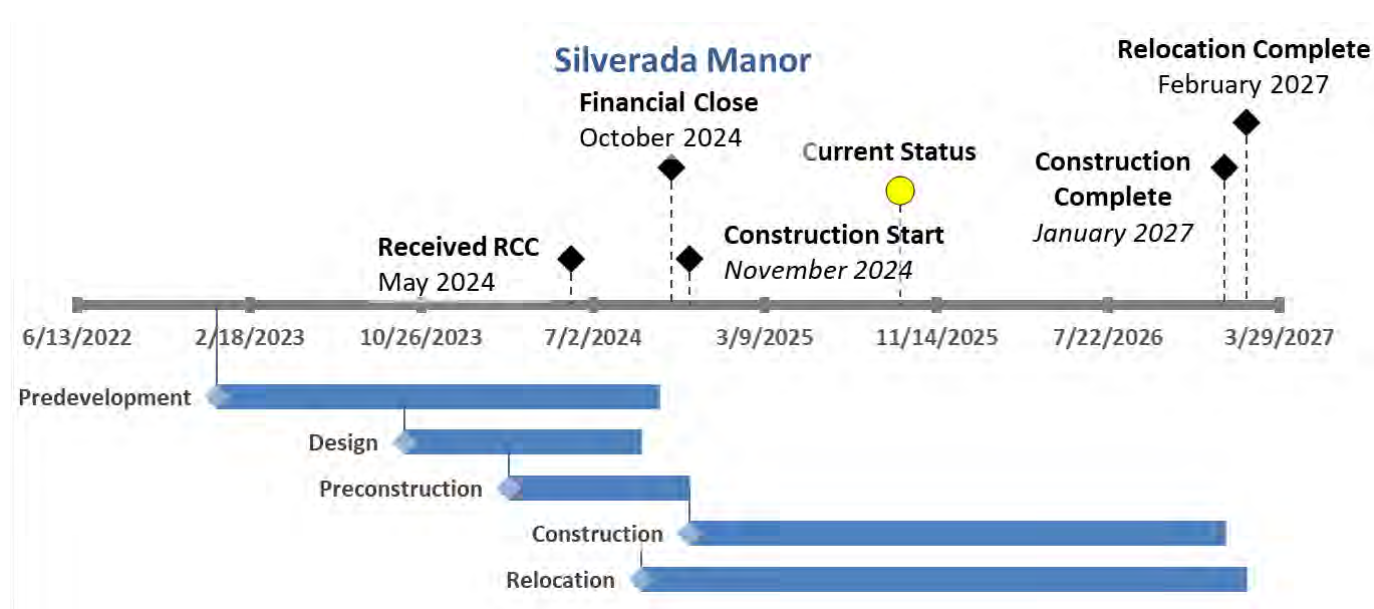
# Silverada Manor

## Q3 2025 Update

### Project Info

- \$73M Budget
  - o Funding sources: Tax-Exempt Bonds, 4% LIHTC, HMNI, RHA Seller's Note, Capital Funds Deferred Developer Fee
- 150 units
- RAD/Section 18 conversion and substantial rehab of Public Housing property

### Project Status



### Project Updates

- Demolition of the training center was completed in July.
- Phase 1 is 85% complete.
- Project savings allowed for siding replacement on all buildings.
- Expanded scope of work as well as delay on a delivery of finish items has caused a delay for the completion of phase 1. Buildings 1-3 are expected to be delivered starting the 3<sup>rd</sup> week of October. Buildings 4-5 are expected to be delivered at the end of November.
- This delay will likely cause 11 households to be temporarily relocated longer than 12 months, which will trigger permanent relocation under the URA. If/when this occurs, RHA will provide a 90-day permanent relocation notice that includes an offer of a comparable public housing unit. However, since Silverada is undergoing a RAD conversion, all residents still have the right to return to the property. They will be able to choose remain temporarily relocated longer than 12-months and eventually return to Silverada or exercise their rights under permanent relocation and choose to permanently move to a comparable. RHA staff will host 1-2 residents meetings in early October to explain the residents' rights and option under the RAD program and URA.

### Upcoming Milestones

- Phase 1 to be completed end of November.
- Phase 1 residents permanent move back in by end of November.
- Phase 2 resident relocation in December.
- Phase 2 construction to start in December.

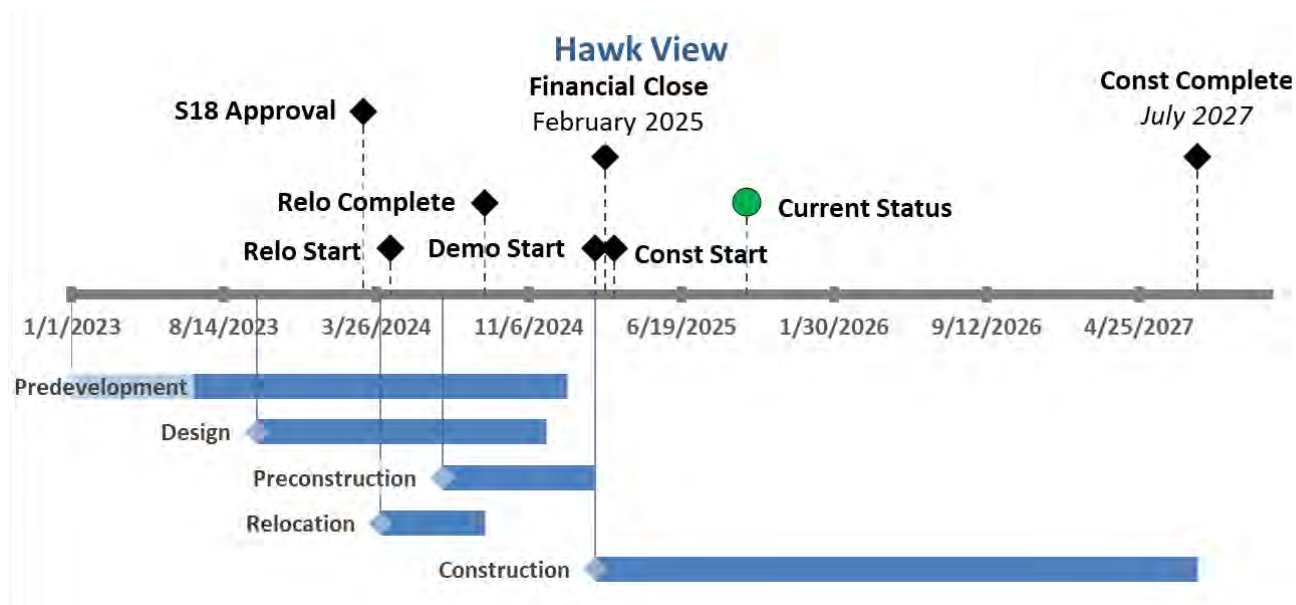
# Hawk View Apartments

Q3 2025 Update

## Project Info

- \$87M Budget
  - o Funding sources: Tax-Exempt Bonds, 4% LIHTC, HMNI, RHA Funds, HOME, Deferred Developer Fee
- 199 units
- Section 18 demo/disposition of Public Housing property followed by redevelopment.

## Project Status



## Project Updates

- Foundations for Buildings 1 and 2 have been completed.
- Received first delivery of light gauge steel wall panels for Building 1 and vertical construction has begun.
- Project has not been able to reduce delay caused by previous design and permitting issues but has been able to prevent further delays. As of September 2025, Phase 1 is scheduled to be complete in October 2026 and Phase 2 in July 2027.

## Upcoming Milestones

- Foundation work for Clubhouse and Buildings 3 & 4.
- Delivery of wall panels for Clubhouse and Buildings 2-4.
- Start vertical construction on Clubhouse.



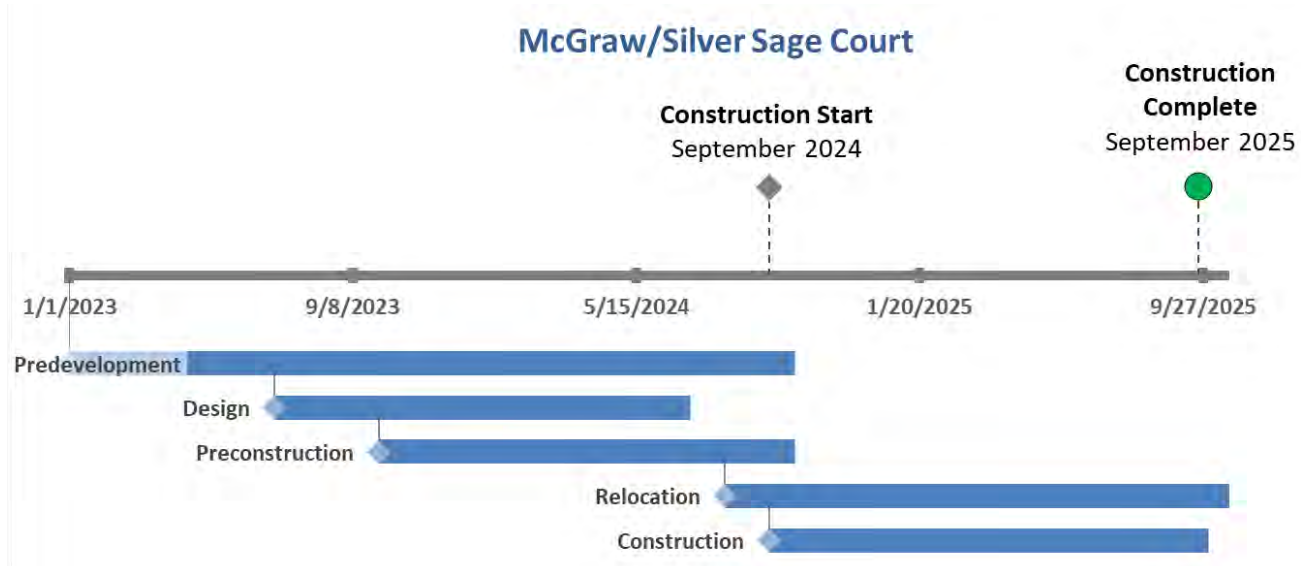
# McGraw/Silver Sage Court

Q3 2025 Update

## Project Info

- \$7.4M Budget
  - o Funding sources: HMNI, HOME, Capital Funds, NV Energy Rebate, Deferred Developer Fee
- 50 units (34 PH units @ McGraw | 16 units @ Silver Sage)
- Moderate rehab of Public Housing property and adjacent affordable housing property

## Project Status



## Project Updates

- John McGraw Court construction was completed in late September.
- Phase 3 residents moved back to permanent units in late September.

## Upcoming Milestones

- Grand re-opening event will happen on Friday, October 3<sup>rd</sup>.

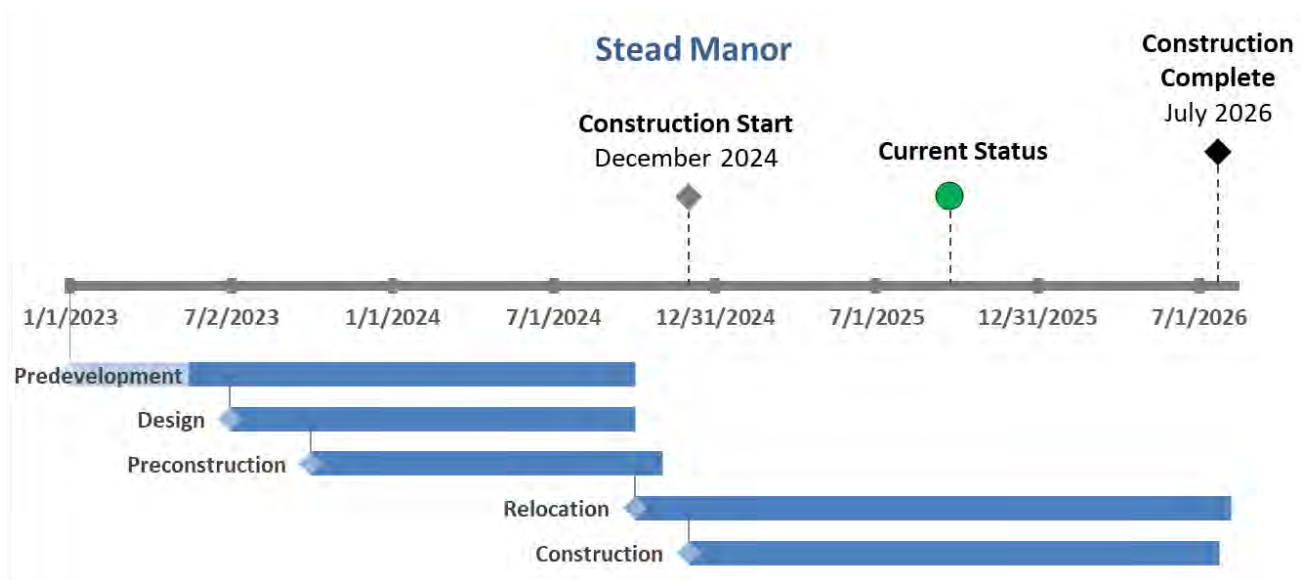
# Stead Manor

## Q3 2025 Update

### Project Info

- \$20.9M Budget
  - o Funding sources: HMNI, Capital Funds, NV Energy Rebate
- 68 units
- Substantial rehab of Public Housing property

### Project Status



### Project Updates

- Phase 1 construction completed in July.
- Phase 1 residents moved back to permanent unit in July.
- Phase 2 construction began in early August and is expected to be completed in January 2026.
- Phase 2 residents were temporarily relocated at the end July.
- Project remains on track to be completed by July 2026.

### Upcoming Milestones

- Demolition of playground equipment and common areas on site.
- Sitework sewer connections completed.

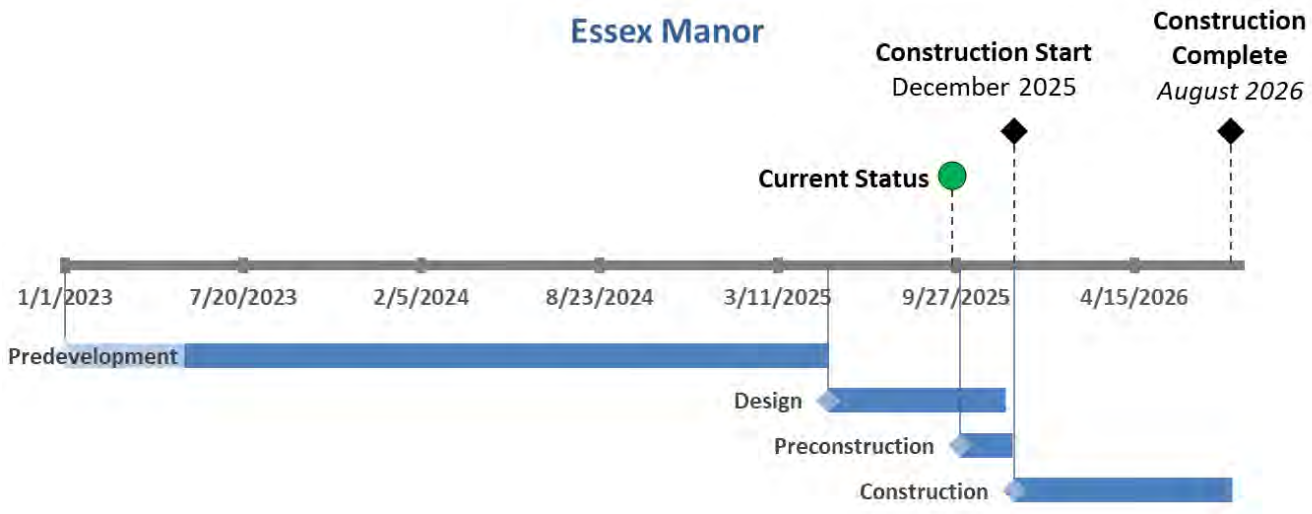
# Essex Manor

## Q3 2025 Update

### Project Info

- Current: \$1.5M Budget
  - o Funding source: HMNI
- 106 units
- Gut rehab of community building

### Project Status



### Project Updates

- JKAE submitted construction documents to RHA in early September for agency review and approval.
- JKAE submitted for permit in mid-September.
- RHA advertised for project general contractor in mid-September. Bids will be submitted by late October.

### Upcoming Milestones

- Development staff to present project to resident council in early October.
- General Contractor selection and contract approval by Board in November.
- Construction start December.
- Asset Management and Resident Services will temporarily relocate to vacant units on site.

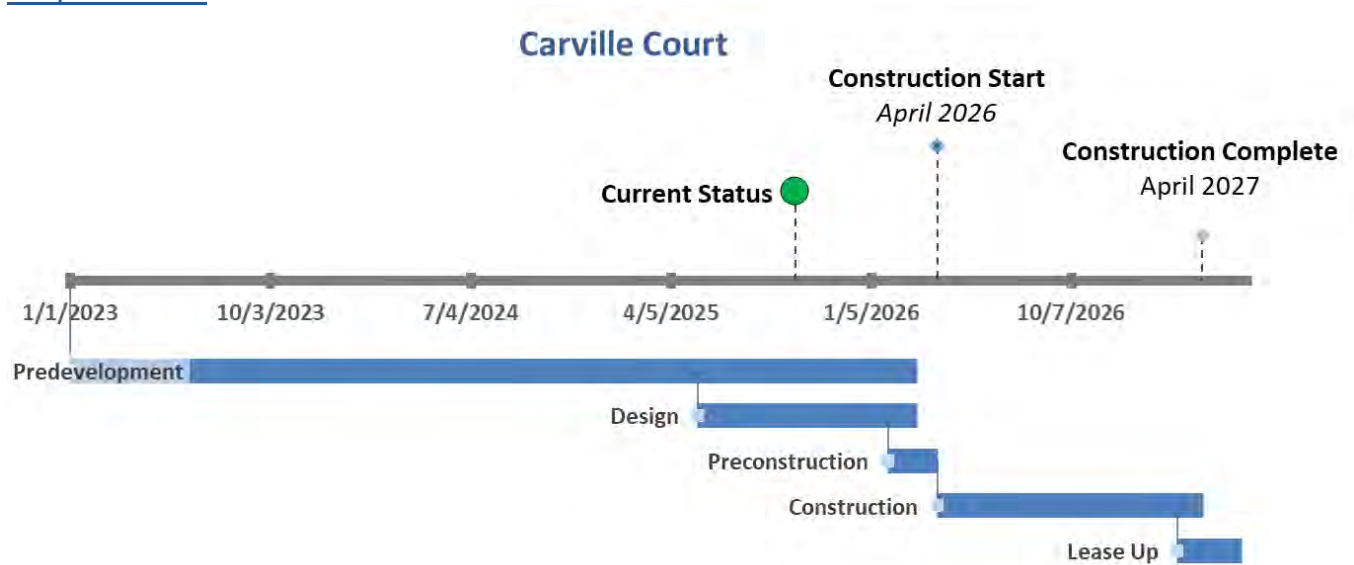
# Carville Court

## Q3 2025 Update

### Project Info

- \$8.4M Budget
  - o Funding sources: State HOME-ARP, NHTF, RHA Funds, Deferred Fee
- 15 units
- Demolition and redevelopment; permanent supportive housing project

### Project Status



### Project Updates

- H+K Architects finalized conceptual design and submitted schematic design (SD) documents for 15-unit project in late August.
- CORE submitted SD budget estimates in early September. were selected as project architects and kicked off the design phase in early May.
- Development department has revised project budget based on SD budget estimate.
- RHA was awarded \$1.7M in National Housing Trust Funds from the Nevada Housing Division.
- HUD re-issued CoC BUILDS Notice of Funding Opportunity for the 3<sup>rd</sup> time in early September, with significant changes in requirements. These changes were not compatible with current plans design or services and would have required significant changes to project. After discussions with VOA and Washoe County staff, it was determined that it was not possible to meet the new requirements and RHA did not resubmit by the September 12 deadline.
- Permanent relocation of current residents was completed in September.

### Upcoming Milestones

- Receive Design Development documents and budget estimate.
- Submit HUD Subsidy Layering Review to HUD Headquarters.

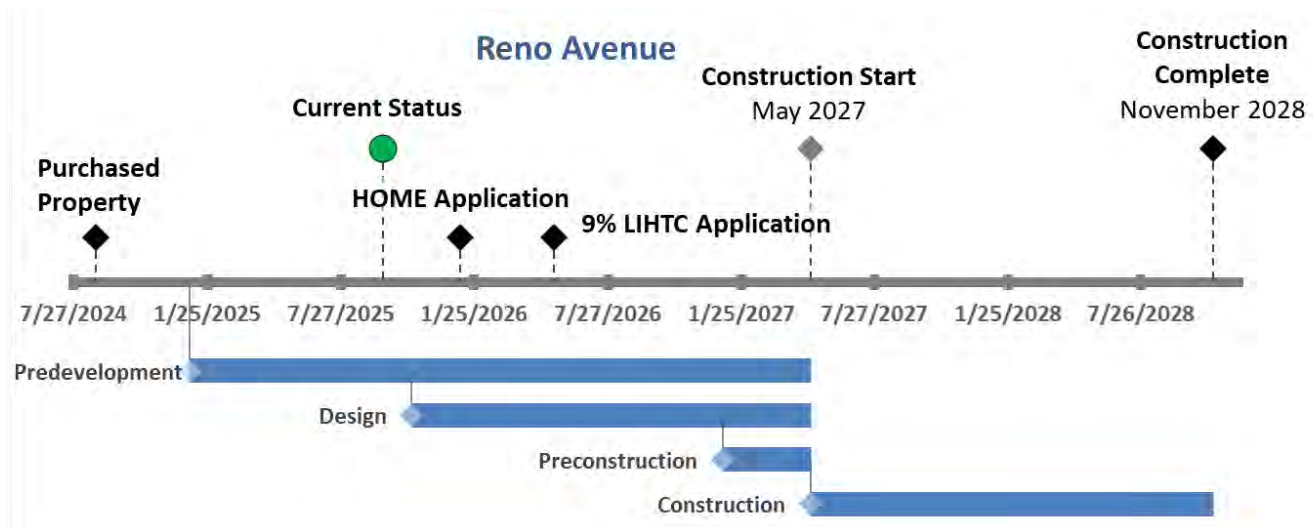
# Reno Avenue

Q3 2025 Update

## Project Info

- Budget: TBD
  - o Funding sources: TBD
- 40-44 unit Affordable Housing project

## Project Status



## Project Updates

- Alley abandonment approved by Reno City Council on August 13th and recorded on September 10<sup>th</sup>.
- Held Neighborhood meetings on July 30<sup>th</sup>. Community members were able to ask questions and raise concerns. RHA committed to holding an additional meeting before end of 2025 to discuss conceptual design with community members prior to submitting funding applications.
- Posted RFP for Architectural Services on August 29<sup>th</sup>. RFP is available on RHA's procurement software platform, DemandStar, on August 29<sup>th</sup>. Proposals will be submitted by October 3<sup>rd</sup>.
- Published Reno Avenue Project webpage on website in late August.

## Upcoming Milestones

- Architect selection by end of October.
- Conceptual site plans developed by end of November.
- Neighborhood meeting to be hosted in early December.

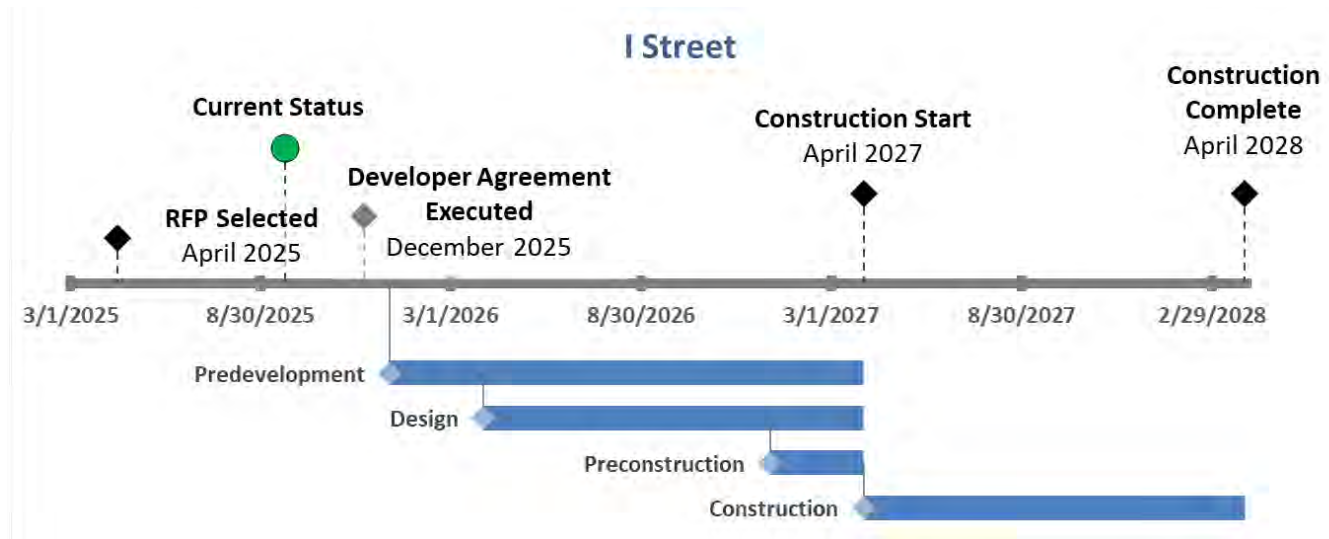
# I Street

## Q3 2025 Update

### Project Info

- Budget: TBD
  - o Funding sources: TBD
- 12-unit Affordable Housing project

### Project Status



### Project Updates

- RHA and City of Sparks finalized developer agreement and associated assignment and assumptions. Documents were approved by Board at August meeting.

### Upcoming Milestones

- Developer agreement will go before Sparks Planning Commission on October 16.
- First reading of developer agreement at Sparks City Council will happen on November 24.
- Second reading and expected approval of developer agreement, assignment and assumptions agreements, and quitclaim deed at Sparks City Council will happen on December 8.







**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 15**

**September 23, 2025**

**SUBJECT:** Annual Open Meeting Law Training by Ryan Russell of Allison MacKenzie.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 16**

**September 23, 2025**

SUBJECT: Additional Items

FROM: Executive Director

RECOMMENDATION: For Possible Action

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**Additional Items:**

- a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
- b) Reports on conferences and training. (Discussion)
- c) Old and New Business. (Discussion)
- d) Request for Future Agenda Topics (Discussion)
- e) Schedule of next meetings. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, October 28, 2025, and Tuesday, November 18, 2025. (For Possible Action)