

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 5

October 28, 2025

SUBJECT: Executive Director/Secretary's Report.

FROM: Executive Director

RECOMMENDATION: Discussion

A. Update on Agency Activities

- RHA will open its Public Housing, Project Based Voucher, Silverada Manor, and Pilgrim's Rest waitlists on November 3, 2025, at 8 am local time. In an effort to best assist our community, waitlists will remain open until further notice. Interested individuals and families can apply via RHA's website, its kiosks, or by contacting the main office for assistance. Applicants are encouraged to apply to multiple waitlists.
- RHA will host its second neighborhood meeting on the Reno Avenue development on November 20, 2025, at 5:30 pm at 440 Reno Avenue. As part of the meeting, RHA will introduce its selected architect, share its preliminary design concept, and engage the neighbors in discussion regarding the concept.
- RHA selected JK Architects and Engineers (JKAE) through a competitive procurement process as the architect for the Reno Avenue development. Under a task order, JKAE will provide services through submission of the Low Income Housing Tax Credit (LIHTC) application. Upon successful LIHTC award, RHA and/or the newly created owner entity, will enter an architectural agreement with JKAE for full plan design and project supervision services. At that time, an additional task order will be brought to the board for approval based on the scope of work.
- RHA procured Praxis Consulting Group under a professional services agreement to act as its development finance consultant, as needed, on a project by project basis. In this role, Praxis will assist RHA with required applications, structured financing, equity and debt solicitations, and related items.
- Staff took several residents from the Reno Avenue neighborhood on a tour of RHA properties to provide more information on the housing authority and its developments and to answer questions. Staff received positive feedback from attendees regarding RHA's portfolio and quality of housing.
- RHA celebrated the grand reopening of John McGraw and Silver Sage Courts on October 3, 2025. The event was well attended by elected officials, board members, staff, residents, and other guests. One of the highlights of the event was hearing from two residents who shared what they liked about the renovations. Attendees also had an opportunity to tour a renovated unit, the updated clubhouse, and the new outdoor space.
- RHA hosted its first landlord appreciation luncheon on September 25, 2025. Over 50 landlords and/or property managers attended the event and heard updates on the housing choice voucher (HCV) program, results from the agency's recent landlord survey, and how these results were used to modify RHA's HCV incentives and program. Additionally, RHA presented awards to five landlords and/or property managers to acknowledge long-term partners and those that provide housing to high numbers of voucher holders across their portfolios.

Landlords that accept housing choice voucher clients help make housing happen and RHA is grateful for their partnership.

- Heidi McKendree, Deputy Executive Director, was awarded the Nevada Housing Coalition's (NHC) 2025 Culture of Leadership award. The award was presented at the recent NHC statewide conference. The award recognizes leadership in the affordable housing community through vision, integrity, and an unwavering commitment to drive solutions and inspire lasting change.
- As of this writing, the federal government remains shut. However, RHA continues business as usual and has received its HUD public housing operating and capital funds through November and its Housing Assistance Payments for the Housing Choice Voucher program through the end of the year.
- RHA continues to work with Anthem Nevada Medicaid to develop a partnership to administer deposit assistance specifically targeted to its eligible clients.
- RHA will partner with Eddy House, the Washoe County School District's Family Resource Center, Domestic Violence Resource Center, Washoe County Housing and Homeless Services, and City of Reno's Clean and Safe program to provide direct referrals for the Homeless Prevention Program (HPP). Through these partnerships, RHA will provide rental assistance to transition age youth, motel assistance to clients in temporary shelter, and security deposit assistance to housing choice voucher recipients. As part of today's meeting, staff is presenting modifications to the HPP that will further facilitate these direct referrals for potential board approval.

B. Rental Assistance

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 10/1/25	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,638	2,274	86%	52
VASH	498	412	83%	47
VASH – pending PBV awards	95	0	0%	0
EHV	105	103	98%	2
FYI	15	10	67%	1

Number HQS Inspections Conducted	September 2025	195
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Homeless Prevention Program

Total Funding Awarded	Total Assistance Approved as of 10/1/25	Number of Households Approved as of 10/1/25	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. 32 vouchers were previously leased and moved off and have been removed from the baseline, leaving 105 vouchers available. Starting late 2025, RHA will begin to transition these households onto the HCV program due to sunseting funding in late 2026.

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. In October 2025, RHA will be executing a PBV HAP Contract with 865 Willow LLC to project-base four (4) FYI vouchers onto their property.

Homeless Prevention Program (HPP)

Description: Funds received through Nevada Housing Division's Account for Affordable Housing to provide emergency rental assistance, motel assistance, and deposit assistance to designated populations. Referrals for HPP come directly through partnering agencies. The solicitation process for these agencies ended in September 2025 and a Memorandum of Understanding (MOU) has been provided to all partners. Once the MOUs are executed, RHA will begin receiving referrals and anticipates it will quickly start funding these services. RHA has already executed two of the five MOUs and the remainder are under review.

Asset Management

- Maintenance has been busy preparing for the winter season and has started the process of shutting down irrigation systems across the portfolio and swamp coolers at the sites that have them. This is anticipated to continue throughout October.
- Management has been working on drafting a universal lease across all properties to bring them into alignment as much as possible. While we will have more than one lease due to the variety of properties we manage and the different program rules, the general lease terms will be unified. We will continue to work on the document while we await updates on HOTMA and the 30-Day Non-Payment rule.
- In September, all Asset Management staff attended a two day in person NSPIRE certification course and tested to become certified NSPIRE Inspectors.
- RHA received notification that HUD REAC Inspectors would be onsite at Essex for an official NSPIRE inspection on October 21, 2025, through October 24, 2025. Staff inspected all units and created work orders for any deficiencies noted. However, with the government shutdown, the inspection was cancelled.
- Asset Management has been partnering with NV Energy on a new Weatherization Pilot Program and the Tom Sawyer complex was selected as part of the pilot. The weatherization program will provide the following material and labor cost to RHA and its residents for zero cost:
 - o Air Sealing (Door weather-stripping, caulking in cracks and gaps, and outlet gaskets)
 - o Solar Window Screens
 - o Water heater insulation blankets
 - o Pipe wrap for hot water pipes around the water heater

The project should start in November.

- Public Housing ended the month of March with 76 vacancies for an overall occupancy rate of 85.04% across all sites. Out of the 76 vacancies, 10 of the vacancies are at Tom Sawyer and those are being held for Silverada's next phase of rehabilitation and 34 of them are at Stead which will not be leased until the rehabilitation is completed.

C. Update on Workforce Development, Elderly Services, and Youth Activities

Golden Connections Programs – Senior Services, Golden Market, and Resident Councils

Golden Market Food Pantry at Tom Sawyer

Held on September 4th and 18th, serving 48 and 55 clients

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

Held weekly on September 2nd, 9th, 16th, 23rd, and 30th, supporting food security and healthy eating among seniors in partnership with Reno Food Systems.

Tom Sawyer Resident Council Meeting – September 8th

Attended by 14 residents. The meeting provided a platform for residents to discuss upcoming community activities, provide feedback on maintenance and property needs, and organize support for the Sound Mind Health Walk. Resident leaders shared updates on event planning and coordinated with staff to improve communication and outreach efforts.

Veggie Wrap Workshop – September 9th

16 residents participated in a hands-on nutrition class at Willie J. Wynn, where they prepared fresh veggie wraps using produce from Golden Market and Reno Food Systems. The instructor guided participants through affordable, heart-healthy recipes, encouraging creative cooking and balanced diets. Residents enjoyed a shared meal afterward, reinforcing the social and wellness benefits of group learning.

Silverada Resident Council Meeting – September 11th

12 residents attended the monthly meeting to discuss upcoming fall programs, property updates, and volunteer opportunities. Participants expressed interest in planning holiday-themed gatherings and engaging in joint projects with nearby communities.

Resident Councils

Resident Services continues to work closely with Resident Councils across properties to navigate ongoing construction impacts and maintain participation in community activities. Councils continue to provide valuable feedback and help ensure residents remain informed and engaged throughout the planning and event coordination process.

Community Garden – Weekly at Paradise Park

Throughout September, residents tended to the community garden, harvesting seasonal vegetables including tomatoes, zucchini, and herbs. The garden continues to serve as both a food source and a social hub for seniors and families, supporting mental well-being, connection, and lifelong learning about sustainability and nutrition.

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

Held September 2nd, 9th, 16th, 23rd, and 30th, these low-impact dance classes drew between 5–10 residents per session. Led by a certified instructor, the sessions encourage physical activity, rhythm, and confidence while helping to reduce isolation and increase social engagement among older adults.

Workforce Development Programs – Reach Higher and I.M.P.A.C.T.

Stress Management Workshop – September 3rd Time Management Workshop – August 6th

11 participants attended this interactive workshop focused on reducing stress, improving work-life balance, and strengthening time management skills. The session incorporated practical exercises in breathing, journaling, and prioritization to help participants build healthy daily routines.

Confidence for Success Workshop – September 17th

Seven (7) participants joined this session focused on professional communication, mindset, and self-advocacy. The facilitator discussed interview techniques, positive self-talk, and strategies for maintaining confidence during the job search process. Participants reported an increase in motivation and readiness to pursue employment opportunities.

V.A. Homeless Stand-Down Event– September 19th

Resident Services staff attended the VA Sierra Nevada Health Care System's annual Homeless Veteran Stand Down at the Veterans Outreach Center. The event connected hundreds of veterans with meals, clothing, haircuts, and on-site medical and employment services. RHA's participation supported housing and workforce resources for veterans and their families.

NET/PCC Meeting – September 20th

Resident Services staff attended the regional Network of Employment and Training Program Coordinating Committee meeting, joining partners from local workforce, education, and social service agencies. This collaboration helps streamline referrals and ensures residents have access to the strongest available pathways toward self-sufficiency.

Youth Workforce Development Programs– Kick Start and Start Smart

Stress Management – September 3rd Holiday Card Contest – August 4th

On September 3rd, nine (9) participants attended a Stress Management Workshop in collaboration with TMCC. The session focused on coping strategies, emotional awareness, and practical techniques for managing school-related stress. Youth shared personal experiences, identified triggers, and developed short-term goals to support academic and emotional balance.

Nevada Works Youth Council Meeting – September 18th

Staff participated in the Nevada Youth Council meeting to share Start Smart updates and coordinate efforts that align with regional workforce and education priorities. Participation in this council ensures RHA youth have access to leadership opportunities, mentorship, and training programs that prepare them for future employment.

Early Foundations Program

Book Kit Planning Event

Resident Services is in the planning phase of the upcoming Early Foundations Book-Kit event in collaboration with The Children's Cabinet, United Way of Northern Nevada, and UNR Extension. This initiative supports early childhood literacy and family engagement by providing book kits, hands-on learning activities, and connections to community resources.

Community Engagement & Outreach

Senior Fest 2025 – September 2nd

Resident Services hosted a booth at the annual Senior Fest at Reno Town Mall alongside more than 60 agencies. The event connected hundreds of older adults to health screenings, flu vaccinations, and vital community resources. RHA staff distributed program flyers and promoted Golden Market and Workforce Development programs.

Washoe County Children’s Mental Health Coalition – September 18th

Staff participated in the countywide coalition meeting to align Start Smart initiatives with local youth wellness and school-based support services. The meeting reinforced collaborative efforts to address academic and emotional well-being among RHA youth.

2025 Partner Agency Conference – September 26th

Resident Services staff attended the Food Bank of Northern Nevada’s annual Partner Agency Conference at The Renaissance Hotel. The event, themed “Meeting the Moment: Thriving in Times of Change,” brought together regional partners to strengthen collaboration and share best practices in addressing community food security and support services.

Common Application Readiness Webinar – September 30th

High school participants joined an informational session on preparing college applications, essay writing, and scholarship planning. The webinar helped students understand admission requirements and timelines as they prepare for post-secondary education.

Alzheimer’s Walk – October 18th

Resident Services staff began coordinating RHA’s participation in the annual Alzheimer’s Walk, scheduled for October 18th. The event promotes awareness, early detection, and support for individuals and families impacted by memory-related illnesses. RHA is donating to the walk in support of continued research, advocacy, and community education. Staff are working with partners to recruit resident participants and volunteers, ensuring senior representation from multiple sites.

Sound Mind Health Event –October 18th

Staff continued preparations for RHA’s second annual Sound Mind Health event, scheduled for October. This community wellness event promotes both physical activity and mental well-being and brings together residents, staff, and community partners to support health awareness and social connection across generations.

EPIC Computer Literacy Workshops – October 21st, 23rd, 28th, 30th

A four-part “Computer Confidence” series begins in October to strengthen participants’ digital skills and improve access to online job searches, training, and career tools.

Halloween Event Planning – October 29th

Resident Services began planning Halloween celebrations across RHA communities, focusing on family-friendly activities, youth engagement, and site-specific events. Staff are coordinating with Resident Councils, community partners, and volunteers to provide safe, inclusive festivities that promote community connection and resident involvement.

Workforce Tours – November

Resident Services is working with community partners, including Tesla and the Builders Association of Northern Nevada, to schedule on-site tours this November. These visits will provide residents with hands-on exposure to local industries, career pathways, and potential employment opportunities.

D. Update on Government & Public Affairs Activities

- RHA held “A Road Home” landlord appreciation luncheon and awards ceremony at the National Automobile Museum. Attendees enjoyed being appreciated in this way and were happy to be recognized.
- The grand reopening of John McGraw and Silver Sage Courts drew residents, elected officials and media in celebration of the modernization and preservation of 50 affordable housing units. Attendees heard from speakers, and toured the club house, the grounds, and a unit.
- As part of the Nevada Housing Coalition's annual Nevada Housing Conference, Dr. Hilary Lopez moderated a workshop led by Elisa Cafferata, that RHA submitted, encouraging participants to imagine future housing scenarios and consider what actions they can take now to begin building the next generation of housing. After the event, attendees shared their appreciation for the opportunity to talk about the future of housing in new ways, and hear ideas from others outside their organization, and leave with not only innovative ideas but ways to bring the conversation to their teams.

E. Update on Development Department Activities

Silverada Manor

- New siding installation completed on buildings 1,2, and 3.
- Asphalt and concrete work for phase 1 at 85% complete.
- Phase 1 is scheduled for completion in early December.
- Relocation planning for the turnover between Phase 1 and Phase 2 remains on track for completion in December.
- On October 16th, RHA held a meeting with off-site residents to discuss the delay in Phase 1 completion, share the revised timeline, and explain residents' rights under the RAD program. The information was well received, and residents indicated they were comfortable remaining off-site a bit longer in order to return to Silverada. They will make their final decision in late October.

Hawk View

- Basement/daylight unit walls have been installed for Buildings 1 and 2.
- Site work continues across the remainder of the site.
- The project will be delivered in two phases: Phase 1 is scheduled for completion in October 2026, and Phase 2 is scheduled for July 2027.

Stead Manor

- Phase 2 construction started August 7th.
- Interior demolition and abatement for buildings in phase 2 completed in mid-September.
- Drywall installation, taping, and texture work for the buildings in Phase 2 are on schedule for completion in early November.
- Turnover between Phase 2 and Phase 3 is expected in late January 2026.
- The full project remains on track for completion in July 2026.

McGraw Court/Silver Sage Court

- Phase 3 construction was completed in early September.
- Relocation for Phase 3 was completed by mid-September; project close-out is expected in November.
- Silver Sage close-out was completed in September.
- Successful ribbon cutting event was held on October 3rd.

Carville Court

- Design Development (DD) drawings were received early October.
- DD estimate from CORE Construction is expected late October.
- Wood Rodgers received approval from Washoe County for Record of Survey and Deed of Combination. Documents recorded late October.
- Development staff will conduct an analysis for early demolition of the existing buildings in early November.

Essex Manor

- Construction Documents delivered to RHA in September.
- The permit set was submitted to the City of Reno for plan review in late September.
- Proposals for general contractors were received on October 24.
- Permit issuance and general contractor selection are expected in early November, with interior demolition to begin in December 2025.
- Construction contract will come to Board in November for discussion and possible approval.

Capital Fund

- Preliminary budget for CF25 has been identified and will include work at Stead Manor, and Mineral Manor.
- Additional capital improvements have been incorporated into the CF-25 budget for Stead Manor to fund work that the renovation project couldn't include due to limited time and funds. Among the items now covered are stone-veneer replacement and the exterior main electrical-panel replacement.
- Mineral Manor swap Cooler Replacement has been requested from the Asset Management team as a priority for FY25, as the current equipment has exceeded its expected service life.

Reno Avenue

- Procurement process for Architectural & Engineer services was completed late October. Four firms submitted and JK Architecture & Engineering was selected after a two-phase evaluation process.
- RHA will execute Task Order 1 for JK Architecture & Engineering services in early November.
- A community meeting is scheduled for November 20 at 5:30 pm at Reno Avenue to discuss project status, architect selection, and next steps.

2026 I Street

- Developer Agreement was approved by the City of Sparks Planning Commission meeting on October 16th.
- The first reading of the ordinance to adopt the Development Agreement is scheduled for the Sparks City Council meeting on November 10, 2025.
- The Development Department will apply for Attainable Housing Funding in early November.

306 10th Street

- Development Department completed the submission for City of Sparks RFP on August 21st.
- City of Sparks council will select a Developer at the October 27, 2025, Council meeting. RHA was disappointed to learn it is not the staff recommended developer. However, RHA staff will attend the council meeting to answer questions on our proposal, if asked, and hear the Council's final decision.

Paradise Plaza Building

- Bio-cleaning was completed in early August.
- The general contractor submitted Construction Documents for required post-closing work on August 27, 2025.
- RHA received CIRE Equity approval on September 18, 2025.
- Plans were submitted for City of Sparks plan review in late September.
- The permit was approved on October 16, 2025.

- The construction schedule is expected to be presented to RHA in late October.

GEN-DEN Housing Project

- RHA revised documents were executed, and the Memo of Ground Lease was recorded.
- The initial kick-off meeting was held on October 1.
- Monthly draw requests are expected on the 15th of each month.
- The Development Department will conduct monthly inspections alongside the GC; however, given the site constraints, we have also agreed to schedule monthly Microsoft Teams meetings to review progress and discuss any changes during construction. Meeting will be held more frequently, if necessary.
- The first draw request is expected in November.
- On October 20th, the project team submitted a summary report detailing updated sources and uses of funds, and reconfirmed there is no financial gap.
- Construction is scheduled to begin on October 27, 2025.
- The project is expected to be completed in 10-12 months.

F. Update on Information Technology Activities

Initiatives

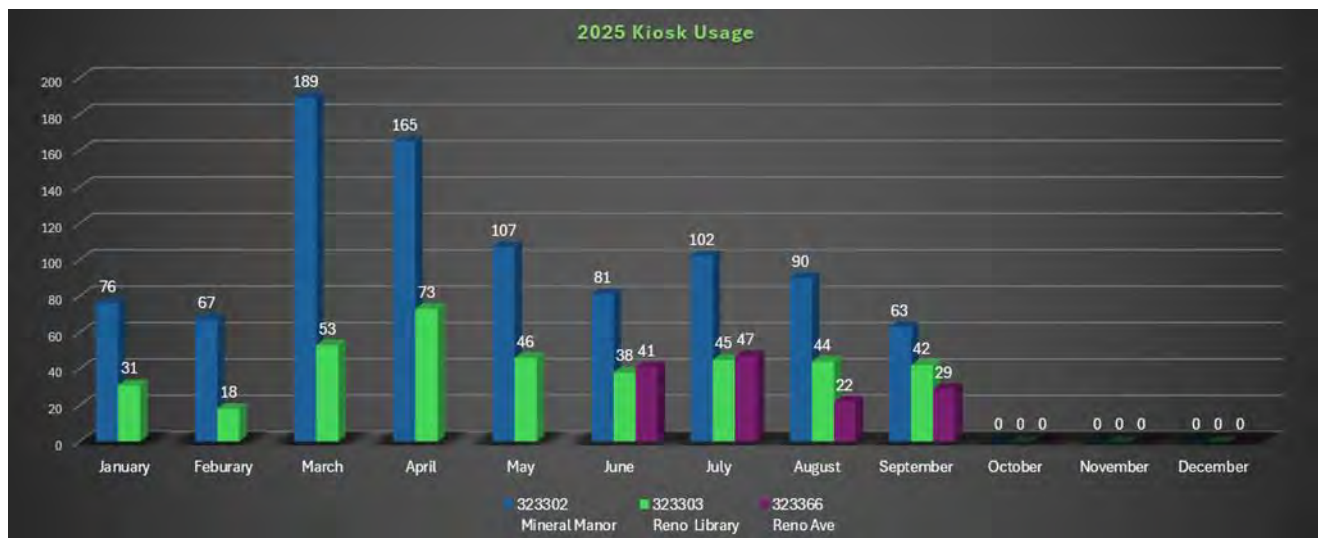
- Diligent Community/BoardDoc project implementation is progressing well and is anticipated to be fully implemented towards the end of 2025.

“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 focus - 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 2027 Annual MTW Plan

- Staff began brainstorming new MTW initiatives for the FY 2027 Annual MTW Plan. Activities that have already been implemented by RHA are also being reviewed to note any changes/amendments that require HUD approval. Once new initiatives are finalized, relevant data will be gathered to identify possible impacts to the agency and tenants.

2026 MTW Conference

- RHA's MTW team is on the planning committee for the upcoming MTW Conference. The MTW Conference, which is held annually in Washington DC, brings staff from 138 MTW agencies, researchers, and HUD officials together to network and learn from each other. This year's conference will be held Wednesday, April 8 – Friday, April 10, 2026.

Internal Policy Review

- RHA's MTW team is reviewing all policy related documents to ensure that all federal regulations and discretionary policies are included, while any unnecessary language is removed. Policy documents undergoing this thorough review include the Admissions and Continued Occupancy Plan (ACOP), the Administrative Plan for Section 8 Housing Choice Voucher and Project Based Voucher, Family Self Sufficiency (FSS) Action Plan, and a new Administrative Plan for Resident Services. Each of these policies will go through a public review process with the FY 2027 Annual MTW Plan before being brought to the Board in March for final review and approval.

Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS-SC)

- RHA's MTW Policy & Planning Analyst is conducting a new resident needs assessment survey of four public housing sites in support of RHA's application for funding under the ROSS-SC NOFO. The ROSS-SC program provides awards to PHAs to assist public housing residents in making progress toward self-sufficiency by addressing educational, professional, and health-related barriers. Completion of the survey is the first step in the application process as a 20% response rate from the combined public housing sites targeted for funding is required under

the NOFO. Once complete, RHA's MTW Policy & Planning Analyst will work with Resident Services to draft the grant narrative based on survey responses and staff feedback. Applications for this NOFO are due on December 2, 2025.

H. Update on Legal Inquiries

No legal updates.

I. Financials

For each revenue and expense category, the attached report identifies:

- Actual totals
- FY26 Board-approved budget
- Budget-to-Actual variance (Actual minus Budget)
- Percent variance

Items with variances exceeding 3/12th of the annual budgeted amount (equaling 25%) have been investigated, with explanations provided. Variance indicators are color-coded for clarity:

- **Green** denotes areas of no concern
- **Orange** signals areas to monitor
- **Red** highlights areas of significant concern or deviation from expectations.

A monthly cash report is also attached.

12 Month Actual to Budget

Sep-25

		Actual Jul 2025	Actual Aug 2025	Actual Sep 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	879,021.20	2,681,051.68	9,872,274.37	7,191,222.69	27%	
3499-00-000	TOTAL GRANT INCOME	5,654,959.57	5,610,213.75	6,233,987.61	17,499,160.93	68,561,831.00	51,062,670.07	26%	
3699-00-000	TOTAL OTHER INCOME	498,109.27	1,195,702.44	193,950.24	1,887,761.95	6,001,061.18	4,113,299.23	31%	
3999-00-000	TOTAL INCOME	7,040,512.98	7,720,502.53	7,306,959.05	22,067,974.56	84,435,166.55	62,367,191.99	26 %	
4000-00-000	EXPENSES								
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	721,191.73	950,958.65	603,908.99	2,276,059.37	9,795,035.81	7,518,976.44	23%	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	27,314.31	30,130.89	43,474.29	100,919.49	243,617.98	142,698.49	41%	Above expectations due to slightly increased cable expenses.
4399-00-000	TOTAL UTILITY EXPENSES	53,211.97	85,457.61	213,321.54	351,991.12	1,499,205.22	1,147,214.10	23%	
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	170,956.68	264,911.23	171,111.33	606,979.24	3,018,337.90	2,411,358.66	20%	
4599-00-000	TOTAL GENERAL EXPENSES	286,357.44	518,352.77	211,280.22	1,015,990.43	4,218,260.11	3,202,269.68	24%	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,346,142.78	5,122,265.11	5,493,968.14	15,962,376.03	60,275,448.00	44,313,071.97	26%	
4899-00-000	TOTAL FINANCING EXPENSES	45,257.50	45,400.00	45,347.50	136,005.00	534,725.00	398,720.00	25%	
5999-00-000	TOTAL NON-OPERATING ITEMS	191,129.13	225,663.05	11,298.08	428,090.26	3,010,050.98	2,581,960.72	14%	
8000-00-000	TOTAL EXPENSES	6,841,561.54	7,243,139.31	6,793,710.09	20,878,410.94	82,594,681.00	61,716,270.06	25 %	
9000-00-000	NET INCOME	198,951.44	477,363.22	513,248.96	1,189,563.62	1,840,485.55	650,921.93	65 %	

*YTD Actual to Budget expectation is 8-10% usage a month (3/12 of the year = 25 %)

Reno Housing Authority

Unrestricted Cash & HUD Held Reserve Report

September 2025

Bank Account/Funding Source		Balance	Obligations/Recommendations	Value
Unrestricted	Bank of America Unaided - X1775	\$ 8,460,856	Board Obligations	
Unrestricted	Bank of America WAHC Contract Administration Fee - X5181	\$ 4,860,894	Development Guarantees	\$ 2,000,000
Unrestricted	Wells Fargo Investment - X2551	\$ 14,071,282	Gen Den	\$ 1,750,000
			Operating Reserves (4-months Administrative Expenses)	\$ 3,361,848
			Carville Court Development	\$ 3,575,000
			Capital Improvement Plan (CloudTen Properties 2026-2027)	\$ 3,770,000
			\$ 14,456,848	
			Staff Recommendations for Upcoming Projects	
			Reno Avenue Development (estimated)	\$ 1,000,000
			I Street (estimated)	\$ 2,000,000
			Resident Services New Location	\$ 2,500,000
			\$ 5,500,000	
Unrestricted Subtotal		\$ 27,393,032	Unrestricted Obligation Subtotal	\$ 19,956,848
Restricted	MTW HUD Held Reserves	\$ 9,594,782	Carville Court Development	\$ 2,000,000
			Paradise Plaza	\$ 950,000
			Operating Reserves (2-months HAP and Operating Subsidy)	\$ 6,644,782
MTW HUD Held Reserves Subtotal		\$ 9,594,782	MTW HUD Held Reserves Obligation Subtotal	\$ 9,594,782
TOTAL		\$ 36,987,814	TOTAL	\$ 29,551,630