HOUSING AUTHORITY OF THE CITY OF RENO

FY 2021 MTW
ANNUAL PLAN

Posted for public review and comment on January 31, 2020.
Submitted to HUD on May 21, 2020.
Resubmitted to HUD on July 24, 2020.

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EQUAL HOUSING
OPPORTUNITY

About

Founded in October 1943, the Housing Authority of the City of Reno (RHA) owns and manages 751 units of Public Housing in eight different locations in the City of Reno and City of Sparks. Through the use of the Neighborhood Stabilization Programs (NSP) and other funding, RHA acquired and manages over 160 scattered site rental properties specifically targeted for low income households. RHA also provides housing subsidies to more than 2,500 low income families in Reno, Sparks, and Washoe County through various rental assistance programs.

Mission

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. In doing so, RHA will continue to cultivate strong community partnerships, promote fiscal responsibility, and administer all of its programs and activities in an efficient, ethical, and professional manner.

Housing Authority of the City of Reno
1525 East Ninth Street
Reno, NV 89512-3012
www.renoha.org

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Section I

Introduction

I. Introduction

A. Agency Overview

RHA enters Fiscal Year (FY) 2021, its eighth year as a Moving to Work (MTW) agency, operating in a jurisdiction where a wave of economic growth caused a housing shortage that continues to contribute to higher rents throughout the area. Housing costs are being driven up as available inventory has failed to keep pace with the resulting population influx, leading to a lack of affordable housing options. Rising rents, along with the failure of wages to keep up, means many lower income households are having to choose between paying rent and buying food, or possibly, facing eviction.

As the housing shortage lingers, 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. In FY 2021, RHA will lead the conversation on the housing challenges faced by our community, how RHA hopes to overcome those challenges and what the future holds. Current programs will be refined, and promising new partnerships will be cultivated in support of the agency's mission. Built around the framework established in its Strategic Plan, the following agency overview highlights RHA's past successes and future priorities as an MTW agency.

Affordable Housing Development
RHA continues to pursue opportunities to increase affordable housing options in the Truckee Meadows. One way, identified as a priority by RHA's Board of Commissioners, is to expand or build in greater density on land already owned by the agency.

Groundbreaking ceremony held May 21, 2019.

On May 21, 2019, RHA broke ground on the development of the Willie J. Wynn Apartments, an affordable housing property with 44 dwelling units for seniors. This modern, two-story apartment building is in close proximity to the Washoe County Senior Center and nearby hospitals and medical clinics.

Construction on the Willie J. Wynn Apartments.

Artist rendering of the Willie J. Wynn Apartments.

The Willie J. Wynn Apartments, named after long time Reno resident and housing advocate Reverend Willie J. Wynn, have been designed to support seniors aging in place with one out of four apartments being dedicated to seniors who are transitioning from motels and/or shelters. The Willie J. Wynn Apartments will provide support to help residents maintain financial and physical independence through on-site and off-site programs. Leasing will begin in the spring of 2020 and numerous partnering agencies will provide consultations, workshops and services.

RHA continues to look for new opportunities that will stabilize and preserve additional affordable housing within our community. Utilizing the flexibilities allowed under MTW, RHA will soon begin acquiring and/or developing new affordable housing and is open to partnering, when possible, to preserve and rehabilitate existing affordable housing units.

Youth Opportunities

RHA wholeheartedly believes that all youth benefit from activities that promote responsibility, education, the arts, health and wellness and career exploration. RHA partners with a number of community organizations to provide positive youth development through a variety of educational and recreational activities.

One such opportunity stems from an ongoing partnership with Sky Tavern and Bobos. Each year, this partnership offers Public Housing (PH) and Housing Choice Voucher (HCV) youth the opportunity to enjoy the Sierra Nevada Mountains through the Sky Tavern Junior Ski Program. The Junior Ski Program is a planned eight week learn-to-ski/ride program that starts in January each year. The objective of the program is to provide a safe and fun environment that fosters family participation and a lifelong love of recreational winter sports. Through this program, RHA youth receive a lesson from a PSIA-AASI certified instructor before having the rest of the day to free ski or ride.

Participants of the annual Junior Ski Program.

In FY 2021, RHA will continue to offer participating youth a variety of educational and recreational activities. These activities will focus on leadership, character building and skill development in an effort to encourage future self-sufficiency.

Safe Housing Opportunities for At-Risk Populations

The lack of affordable housing within the Truckee Meadows has contributed to an increase in the number of families at risk of experiencing homelessness. RHA continues to collaborate with local governments and community organizations to explore ways to overcome homelessness within our jurisdiction. Through MTW, RHA has assigned Project Based Vouchers (PBVs) to existing affordable housing units where the owner commits to providing assistance to homeless individuals and/or families. RHA will soon expand its PBV activity to address the lack of affordable housing for those participating in workforce development programs throughout Washoe County. This PBV expansion brings a potential new partnership with Northern Nevada Transitional Housing and the opportunity to assist clients who are working to transition from prison to civilian life. Through this program, non-violent, non-sex offender parolees receive vocational training in relevant and in-demand industries as they work to transition back into the community.

A recent effort to prevent homelessness was created by Washoe Affordable Housing Corporation (WAHC), a non-profit corporation formed by RHA. The Homeless Prevention Program (HPP) prevents potential homelessness arising from emergencies that temporarily jeopardize a family or individual's ability to pay rent or utilities. It also provides relocation assistance to individuals or families whose rent has become unaffordable. WAHC not only administers affordable housing programs that assist low-income individuals and families across the state of Nevada, but they oversee the HPP within Washoe County. The HPP allocates resources aimed to prevent homelessness so that families do not have to experience shelters or live on the streets. It also helps minimize public resources dedicated to the homeless population within Washoe County.

WAHC staff (pictured left to right):
Eugene Weight, Brenda Freestone, Linda Lorring

In the coming year, RHA will begin working to address homelessness among our community's youth, a population virtually unassisted by RHA's current programs. A new partnership, driven by RHA's MTW flexibilities, has been established with Eddy House[1], a local non-profit that works with homeless and at-risk youth in northern Nevada. Once approved and formalized, this partnership will allow RHA to provide shallow subsidies to assist with some of the housing costs associated with operating a 24-hour facility for at-risk youth, ages 12-24.

Self-Sufficiency

As asserted in RHA's mission, housing is the foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life. Nevada's economy is booming. However, Nevada ranked 44th in the nation for affordability based on a recent study by The Senior List[2] where housing and healthcare combined accounted for nearly half of consumer spending.

[1] Additional information on Eddy House can be found at https://eddyhouse.org/.

[2] Based on spending data from the Bureau of Economic Analysis and income data from the Bureau of Labor Statistics. Additional details on this study can be found at https://www.theseniorlist.com/paychecks-stretch-farthest/.

Nevada's flat wages were a contributing factor as the Silver State saw one of the lowest annual wage increases in the nation at just 0.40%. According to the Bureau of Labor Statistics, the average weekly wage for all industries in Washoe County during the second quarter 2019 was $979. In contrast, RHA's PH residents and HCV participants earned an average weekly wage of $442.

RHA believes that providing the right opportunities today will lead to long-term success and financial independence tomorrow. RHA's Workforce Development Program is designed to assist families and youth in increasing their level of education, workforce skills and employment earnings. Workforce Development Coordinators provide client-focused opportunities to increase independence and stability through skill building, workforce training, and employment services.

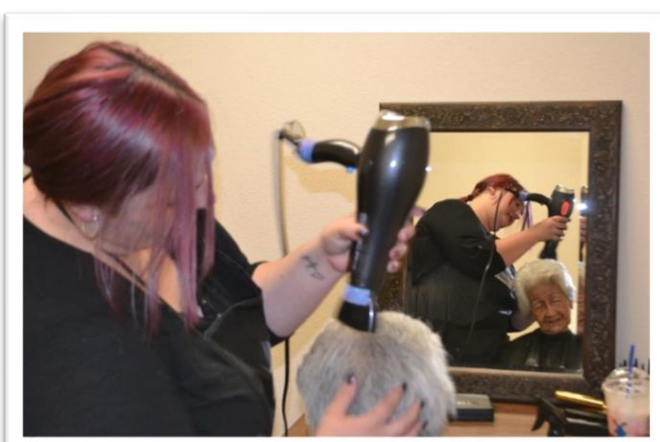
Sheena obtained her HSE followed by a Health, Safety & Environment Certificate.

Through ongoing partnerships, RHA will continue to connect youth and adults with job training and job opportunities designed to encourage self-sufficiency.

Community Involvement and Outreach

Because northern Nevada's severe housing shortage brought both an increased demand for affordable housing and increased media scrutiny of agencies that provide housing, RHA now has one staff member dedicated to overseeing the agency's community outreach efforts. RHA's Community Outreach Coordinator has been working full time to engage in public housing discussions, educate people on the mission and scope of RHA, and highlight favorable and innovative agency developments.

Outreach began with a public education campaign as RHA's Community Outreach Coordinator gave in-person presentations before governmental bodies and civic clubs. Mass media provided channels to disseminate news favorable to RHA, from success stories of clients who worked their way off of assistance through MTW initiatives to news stories of the new Willie J. Wynn Apartments and the success of the HPP. Open dialogue with community partners and other organizations working to provide affordable housing within the community has also been important.



Marina, 87, receives a haircut at the 1st annual Senior Day.

Ongoing outreach also extends to traditionally internal audiences. RHA increased engagement with residents and clients through attention to events and celebrations. Photography has become a means to reinforce relationships with the families RHA serves. Snapshots serve as mementos of RHA's events that reinforce pleasant memories and positive interactions.

One event capturing several facets of Community Outreach is Senior Day, a development of The Center for Healthy Aging, a Reno-based non-profit organization, volunteers from the local realty office of Berkshire Hathaway Home Services Drysdale Properties and RHA. More than 120 seniors attended the inaugural event, enjoying free food, haircuts, manicures, immunizations, games and even computer and smartphone tutoring. Local news media was invited with two local television stations featuring the story prominently on air and online.

RHA's website gets updated frequently with photos spotlighting agency events, like Senior Day, along with building/development progress. Establishing an agency presence on social media platforms is now in progress, with an eye toward further engagement of both internal and external audiences.

B. What is MTW?

MTW is a demonstration program, established by Congress in 1996, that offers a limited number of "high performing" Public Housing Authorities (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 PH operating fund, Capital Fund Program (CFP) and HCV program into a single, agency-wide funding source known as a "block grant." This block grant approach allows MTW PHAs to allocate resources based on a local determination of how to effectively address the needs of the local community. It is important to note that the MTW designation does not provide PHAs with additional funding from the U.S. Department of Housing and Urban Development (HUD), but rather allows each agency to use their funding in a more flexible manner.

With HUD's approval, PHAs participating in the MTW program are allowed to waive certain statutes and regulations in the United States Housing Act of 1937 to explore different and creative ways to improve their housing programs. These policy changes allow PHAs to address challenges for low-income families that are unique to their local needs. In doing so, each of the activities proposed and implemented 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.

C. 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 was executed on June 27, 2013, and established RHA as an MTW agency through RHA's FY 2018. On April 14, 2016, RHA received notice that pursuant to Section 239 of Title II, Division L of the Consolidated Appropriations Act, 2016, RHA's current MTW agreement with HUD was extended through the end of FY 2028.

D. FY 2021 MTW Annual Plan overview

FY 2021 (i.e. the period from July 1, 2020 through June 30, 2021) will be RHA's eighth year as an MTW agency. Each year RHA is required to adopt an MTW Annual Plan for HUD's approval in advance of the start of the fiscal year. This plan, which is organized according to HUD's requirements as outlined in Form 50900, explains the proposed/amended MTW activities for the coming year, and, if necessary, provides updates on current MTW activities that have already received approval from HUD. For the purpose of this plan, an "MTW activity" is defined as any activity that requires MTW flexibility to be utilized in order to waive statutory or regulatory requirements.

The MTW Annual Plan is intended to provide PH residents, HCV participants, local officials, the public and HUD with pertinent information on each of RHA's proposed and implemented activities. It also serves to provide stakeholders with details on RHA's operating budget and capital improvement plans.

As part of RHA's planning process, staff began discussing the FY 2021 MTW Annual Plan, including each of the proposed/amended activities and capital improvement plans, during Resident Advisory Board and Resident Council meetings in January 2020. Public review and comments were sought prior to consideration and approval by RHA's Board of Commissioners on May 19, 2020.[3] Following approval from the Board of Commissioners, RHA's FY 2021 MTW Annual Plan was submitted to HUD for review.[4]

E. Overview of RHA's annual goals and objectives

During its seven years as an MTW agency, RHA implemented activities intended to simplify the administration of both the PH and HCV programs. These activities include, but are not limited to, "true" triennial recertifications for elderly/disabled participants on fixed incomes, the complete disregard of earned income for certain PH household members and the elimination of the HUD-mandated Earned Income Disallowance (EID) for both programs. RHA also implemented a Landlord Incentive Program within the HCV program and a Mobility Demonstration for PH residents. The Mobility Demonstration, although small in scale, has been a very exciting program for RHA to offer to qualified residents.

Throughout RHA's participation in the MTW Demonstration, staff have continued to seek innovative activities to propose that are designed to streamline resident requirements and increase the overall efficiency of the agency. To identify ways that approved MTW activities might be improved upon, staff continue to monitor activities following full implementation.

3 Approval by RHA's Board of Commissioners was delayed from March 24, 2020 to May 19, 2020 due to the COVID-19 pandemic.

4 Additional details on RHA's public process can be found in Section VI of this plan and the accompanying attachments.

RHA's proposed FY 2021 MTW activities
In FY 2021, RHA is proposing the following new MTW activities:

- Authorization to utilize MTW funds to establish an Affordable Housing Acquisition, Rehabilitation and Preservation Fund 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.

- Skills Training Achieves Results (STAR) Apprenticeship Program. This 24-week program will provide career-connected learning opportunities for residents 18 years of age and older.

- Establish a partnership to assist homeless youth by supporting Eddy House with their 24-hour youth center. Through this partnership, RHA will provide shallow subsidies to fund up to 48 overnight beds.

MTW goals and objectives
Utilizing the flexibilities available through MTW to expand housing choice, streamline agency operations and develop creative solutions that meet the needs of low-income families in our community remains an ongoing goal of RHA. New initiatives that further both the MTW statutory objectives and RHA's strategic plan will continue to be explored and proposed if feasible.

In FY 2019, RHA began restructuring 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. Workforce Development staff focus entirely on providing RHA's workable families with the tools, skills and support they often need to confidently seek, gain, and maintain employment. Through this restructure, RHA will continue to provide a client focused approach to all facets of self-sufficiency at one location.

In FY 2021, RHA will review the capital needs of each of its PH properties to identify necessary capital improvement expenditures that will 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 in order to ensure long-term viability. Using MTW flexibility allowed for in Section B of Attachment C of the Standard MTW Agreement, RHA will continue to make additional improvements to these properties, specifically those focused on energy and water savings, but these improvements are not enough.

In 2016, Nelrod Company conducted a green physical needs assessments (PNA) of RHA's eight PH properties and projected the following amount of capital needs per complex:

Projected Capital Needs (identified by Nelrod Company in 2016)					
PH Complex	**Total Units**	**Year Built**	**Age**	**Total Needs**	**Capital Cost Per Unit**
Mineral Manor	144	1960	59	$19,564,412	$135,864

Silverada Manor	150	1963	56	$11,061,228	$73,742
Essex Manor	106	1984	35	$10,919,151	$103,011
Tom Sawyer Village	100	1962	57	$7,609,954	$76,100
Hawk View Apartments	100	1984	35	$8,379,897	$83,799
Stead Manor	68	1982	37	$5,659,805	$83,232
Myra Birch Manor	56	1981	38	$6,138,111	$109,609
John McGraw Court	34	1995	24	$2,286,513	$67,250
			Total:	**$71,619,071**	

At that time, it was estimated that the total cost of repairs across RHA's PH portfolio was $71,619,071. Based on funds allocated in RHA's five-year plan for capital improvement expenditures, it would take roughly 61.5 years to address all of the capital needs identified by Nelrod Company roughly four years ago.

In order to identify strategic options for the preservation and redevelopment of RHA's PH and non-subsidized housing properties, RHA contracted with Praxis Consulting Group, LLC (Praxis) to conduct a portfolio analysis. The overreaching goal of this analysis was to identify the ways RHA can sustain its housing portfolio over time. Several options were reviewed including maintaining current use, Section 18 Disposition Programs and conversion to HUD's Rental Assistance Demonstration (RAD).

The RAD program allows housing authorities, with HUD approval, to convert properties from one federal funding platform, Section 9 PH operating subsidy, to another, project-based rental subsidies within the HCV program. By doing this, PHAs can leverage public and private debt and equity to reinvest in the PH stock. Moving to project-based rental subsidy ensures a more stable, long-term funding source for operating the property and provides opportunities for new investment to rehabilitate buildings. Except for any temporary relocation to accommodate major repairs, a RAD conversion is essentially seamless for residents as the following protections are written directly into the RAD requirements:

- Residents have the right to return to the property after work is complete should they need to move out for any renovations.
- Residents ae not rescreened and do not lose eligibility.
- Rent calculations remain at 30% of adjusted income.
- Resident processes and rights remain the same, including the grievance process and funding for resident organizations.

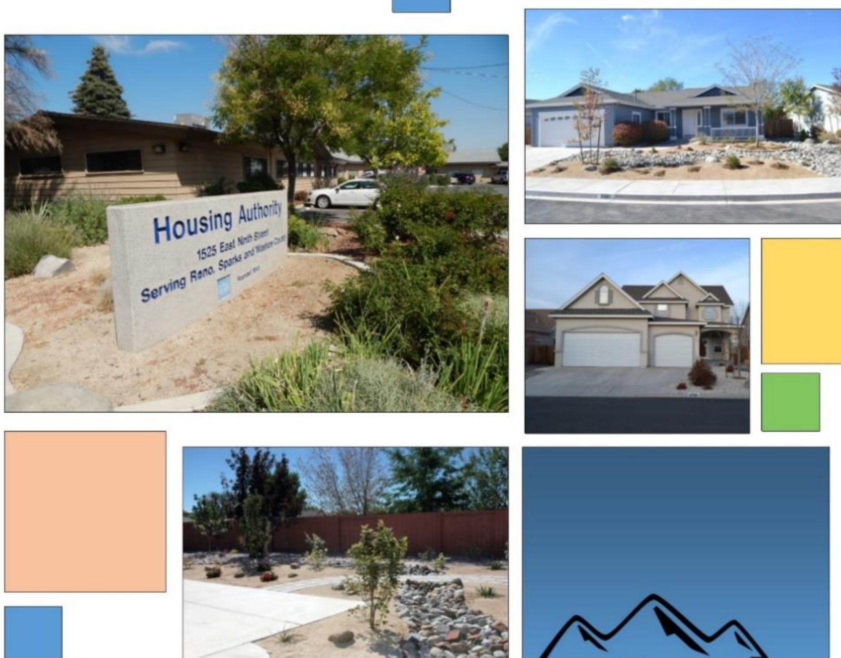
Based upon the options presented by Praxis, RHA will consider submitting a RAD application to HUD in FY 2021. Each RAD application and approval will follow the prescribed disclosure and public/resident engagement process as required by HUD. As this requires resident engagement during the process prior to any application, RHA's residents will be the first to know if/when an application for RAD conversion has been submitted.

Currently, RHA has no pending or approved applications under RAD. Following HUD guidelines, RHA will file a "substantial amendment" to the MTW Annual Plan to capture any approved application for a RAD conversion.

Non-MTW goals and objectives

Non-MTW goals and objectives are those activities that do not require MTW authority or flexibility to implement. In addition to its planned MTW goals and objectives, RHA will:

- Continue to emphasize training, employment, contracting and other economic opportunities to RHA's PH residents and HCV participants pursuant to HUD's Section 3 program.
- Continue to review and update the HCV payment standards to ensure viability with today's rental market.
- Assess RHA's scattered site portfolio to evaluate estimated appraised value, capital needs, operating efficiency, energy efficiency, etc. Once complete, a strategy will be developed to modernize units that will be kept in the portfolio and a disposition schedule will be established for those with large capital needs and/or those that are located in less convenient neighborhoods.



Section II

General Operating Information

II. General Housing Authority Operating Information

RHA's Housing Assistance Programs

On September 30, 2019, RHA was providing housing assistance to 2,820 active households through its PH and HCV programs.

~5,308 people in Washoe County served by RHA

Current as of September 30, 2019

Public Housing

600 children

353 elderly

385 disabled

$17,554 average income

735 units leased

~1,583 residents

RHA currently owns and manages 751 units of PH in eight different locations in the City of Reno and the City of Sparks for eligible low-income families, the elderly and persons with disabilities.

Housing Choice Voucher

1,285 children

986 elderly

1,277 disabled

$15,308 average income

2,085 active vouchers

~3,725 participants

RHA administers a number of rental assistance programs created under Section 8 of the 1974 Federal Housing and Community Development Act. Through this program, RHA is allocated 2,519 housing subsidies to low-income families and individuals living in privately owned housing in Reno, Sparks and Washoe County.

In addition to those households assisted through its PH and HCV programs, RHA works closely with the local Department of Veterans Affairs (VA) office to provide assistance to over 300 veterans through the HUD-VA Supportive Housing (VASH) Program.

Utilizing the Neighborhood Stabilization Program (NSP) along with other funding sources, RHA acquired over 200 scattered site properties throughout the local area; 166 of these properties are still a part of the agency's housing portfolio. The majority of these scattered site rental properties are allocated specifically for very low-income households. In addition to these scattered site units, RHA owns eight unaided multi-family housing properties. Working with a private property management company, these eight properties provide an additional 274 housing units. Although not required to do so, RHA leases each of these properties at levels that are lower than HUD's Fair Market Rents (FMRs) for Washoe County.

This section includes RHA's general housing stock, lease-up, and wait list information.

A. Housing Stock Information

i. Planned New Public Housing Units to be added during the Fiscal Year

RHA will not be adding any new PH units in FY 2021.

ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER	BEDROOM SIZE						TOTAL UNITS	POPULATION TYPE*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
Name/Number	0	0	0	0	0	0	0	N/A	0	0
Name/Number	0	0	0	0	0	0	0	N/A	0	0
Name/Number	0	0	0	0	0	0	0	N/A	0	0

Total Public Housing Units to be Added in the Plan Year **0**

* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe:

N/A

ii. Planned Public Housing Units to be removed

Currently, RHA has no pending or approved applications under RAD, however, in FY 2021, RHA will consider an application to HUD to participate. Should an application submitted by RHA for RAD be approved by HUD, RHA will file a "substantial amendment" to the MTW Annual Plan to capture any potential RAD conversions. This will include identifying any planned PH units to be removed and new PBVs to be assigned.

At this time, RHA will not be removing any PH units in FY 2021.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Name/Number	0	N/A
Name/Number	0	N/A
Name/Number	0	N/A

0	**Total Public Housing Units to be removed in the Plan Year**

iii. Planned New Project Based Vouchers

In FY 2021, RHA anticipates project-basing the following tenant-based vouchers for the first time. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (HAP) will be in place by the end of the Plan Year. It also indicates whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
Privately Owned Partnerships	25	No	RHA anticipates issuing another RFP to assign PBVs to privately owned properties in exchange for the owner's commitment to provide affordable housing to individuals and/or families who are participating in workforce development programs throughout Washoe County.
Willie J. Wynn Apartments	12	No	Twelve PBVs will be assigned to this affordable housing development designed to support seniors aging in place.

37	**Planned Total Vouchers to be Newly Project-Based**

iv. Planned Existing Project Based Vouchers

RHA is currently project-basing the following tenant-based vouchers in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. It also indicates whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Mobility Demonstration and Opportunity Properties	38	Leased/Issued	No	PH tenants in good standing are being allowed to move to RHA's scattered site properties on a two-year PBV. RHA plans to assign additional PBVs as properties are acquired or repurposed from other programs.
Single Family Home Project Based Vouchers	16	Leased/Issued	No	RHA has a number of single-family homes acquired under NSP2 and other programs which are shifted to a PBV if/when the unit becomes vacant. RHA plans to assign additional PBVs as properties are acquired or repurposed from other programs.
Yorkshire Terrace	16	Leased/Issued	No	RHA has assigned PBVs to units at Yorkshire Terrace, a 30-unit Low Income Housing Tax Credit (LIHTC) property. RHA plans to expand this to include additional units should they become vacant.
Partnerships	11	Leased/Issued	No	RHA has formalized agreements with several nonprofit community partners to provide affordable housing for their clients.
Privately Owned Partnerships	25	Leased/Issued	No	Privately owned properties are being assigned PBVs through a competitive process in exchange for their commitment to provide affordable housing to individuals and/or families who are experiencing homelessness.
	106	**Planned Total Existing Project-Based Vouchers**		

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

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

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

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
RHA plans to continue to purchase or repurpose single family homes, duplexes, and condominiums for use with PBVs. Scattered site properties in low poverty neighborhoods, either currently owned or yet to be acquired, may be identified for use in RHA's Mobility Demonstration. All other properties acquired or repurposed may be used to provide additional housing choice to low-income families through RHA's PBV program.

vi. General Description of All Planned Capital Expenditures during the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

RHA is planning to work on the following capital projects in FY 2021. These planned capital improvements are based on funding availability and may change during the plan year based on the safety needs of RHA's PH residents:

- **Security improvements – expected FY 2019 expenditure: $47,000**
  Security improvements, including upgraded cameras and lighting, will be installed at Tom Sawyer Village and Silverada Manor.
- **Sewer line repairs – expected FY 2019 expenditure: $500,000**
  Phase one of the sewer line repairs at Tom Sawyer Village; the second phase is expected in FY 2020.
- **Water shut off valves – expected FY 2019 expenditure: $45,000**
  Existing water shut off valves will be replaced at Silverada Manor.
- **Exterior painting – expected FY 2019 expenditure: $200,00**
  Some of the buildings at Hawk View Apartments will be repainted.
- **Under building drainage – expected FY 2019 expenditure: $36,000**
  The drainage under several of the buildings at Essex Manor will be corrected.

B. Leasing Information

i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
MTW Public Housing Units Leased	8,940	745[5]
MTW Housing Choice Vouchers (HCV) Utilized	27,504	2,292[6]
Local, Non-Traditional: Tenant-Based^	0	0
Local, Non-Traditional: Property-Based^	576	48[7]
Local, Non-Traditional: Homeownership^	0	0
Planned Total Households Served	**37,020**	**3,085**

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "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.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	N/A	0	0
Property-Based	2021-03: Partnership to Assist Homeless Youth	576	48
Homeownership	N/A	0	0

* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

5 RHA has 751 ACC units. Lease up is not anticipated to drop below 97% of the MTW baseline of 745.

6 RHA has 2,519 ACC Housing Choice Vouchers. RHA anticipates leasing this program at 91% of the established baseline in the coming year.

7 Eddy House has 48 shelter beds; a portion of these are allocated specifically to house youth on a semi-permanent basis up to six months.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	RHA continues to select applicants off the wait list on the basis of preferences set forth in the Admissions and Continued Occupancy (ACOP) for Public Housing for referral to vacant PH units. There are no anticipated leasing issues in this program.
MTW Housing Choice Voucher	Reno, Sparks and Washoe County continues to experience a strengthening housing market that has resulted in an overall shortage of affordable housing units. With limited inventory and an influx in population due to the relocation of several tech companies to the region, the need for additional housing stock continues to grow resulting in an extremely tight rental market and increased rents throughout the area. This strengthening market has led to in an increase in the desire of private landlords to make more profit rather than rent to HCV participants. In response to the decline in the number of landlords willing to rent to HCV program participants, RHA adjusted its payment standards, implemented a Landlord Incentive Program, and continued to conduct initial admission interviews over the telephone. In FY 2019, based on feedback provided from the local HUD Field Office, RHA also implemented a "lease in place" preference for applicants on the waiting list. RHA anticipates maintaining current lease up figures within this program.
Local, Non-Traditional	RHA does not anticipate any leasing issues related to this activity.

C. Wait List Information

The following table reflects RHA's wait list information as of January 7, 2020.

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
CV Public Housing	1-, 2-, 3- & -4-bedroom units servicing all populations	557	Closed	Yes
Stead	2- & 3-bedroom units located at Stead Manor serving all populations	457	Closed	No

Elderly & Disabled Public Housing	Studio, 1- & 2-bedroom units serving disabled and/or applicants age 55+	435	Closed	No
HCV	Housing Choice Voucher Program serving all populations	3,180	Closed	No
Project Based Voucher	Unit Based Voucher serving all populations	564	Closed	No

Please describe any duplication of applicants across waiting lists:

At the time of application, clients may apply for all open waiting lists. Therefore, the number of households reported will reflect some households who have applied for more than one program and/or bedroom size.

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
CV Public Housing, Stead, Elderly & Disabled Public Housing	RHA recently implemented an online application portal to assist in the admissions process. The online application portal now allows RHA to open unit-based waiting lists according to a specific bedroom size rather than opening the list to all bedroom sizes. Although waiting lists are currently closed, RHA anticipates some of these waiting lists to open during the Plan Year.

Section III

Proposed MTW Activities

III. Proposed MTW Activities: HUD approval requested

This section describes RHA's proposed MTW activities for the coming year. Information is included on which MTW statutory objective(s) will be achieved, the anticipated impact of the proposed activity on the stated objective(s) and the anticipated schedules for achieving the stated objective(s). It also details specific waivers to be used along with data collection and evaluation criteria, if applicable.

In FY 2021, RHA is proposing the following MTW activities:

2021-01: Affordable Housing Acquisition, Rehabilitation and Preservation

A. Activity Description

The City of Reno, the City of Sparks and Washoe County continue to experience a population influx driven largely by a "tech boom" that brought some of Fortune's highest-ranked companies, including Tesla, Switch, Amazon, Google and Microsoft, to the area. With limited inventory and an influx in population, the need for additional housing stock continues to grow resulting in an extremely tight real estate market and increased rents throughout the area.

While the arrival of these companies in the Truckee Meadows means higher wages for some, many residents have not seen a significant spike in pay. The minimum wage in Nevada remains at $8.25/hour[8], however, according to the National Low Income Housing Coalition, a household would currently have to earn $19.94/hour to rent a modest two-bedroom apartment in Reno without paying more than 30% of the household's income on housing based on HUD's FY 2019 FMRs.

With rising rents and the failure of wages to keep up, many families are struggling to pay rent and housing affordability continues to be a significant issue. In May 2019, median home prices in the City of Reno increased to $420,500 and average apartment rents have doubled over the last five years. In 2019, there were only 19 affordable homes available for rent statewide per 100 extremely low-income renter households and new affordable units aren't being built fast enough.[9]

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 consistent with the MTW demonstration. In FY 2021, RHA proposes to utilize MTW funds 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. To support the ongoing success of this activity, RHA may leverage, where possible, public and private funds to create innovative financing and development strategies through joint ventures or other partnerships.

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8 Assembly Bill 456, recently signed into law by Gov. Steve Sisolak, will increase Nevada's minimum wage gradually to $12 per hour over the next five years for employees who are not offered health insurance. The incremental increases start July 1, 2020, at which point the state's minimum wage will rise by 75 cents.

9 Based on information provided by the 2019 Nevada Housing Profile provided by the National Low-Income Housing Coalition, updated 02/28/2019.

How does this achieve one or more of the statutory objectives?
This activity will increase housing choice for low income families.

Anticipated impact of the proposed MTW activity on the stated objective
Expanding the methods by which RHA can acquire/develop/preserve additional affordable housing units will inherently increase the housing choice of our community's low-income families. Allowing development activities to be initiated without prior HUD approval will significantly expedite the acquisition/redevelopment process resulting in RHA providing additional housing choices for low-income families. While doing so, RHA will certify that the parameters as outlined in PIH Notice 2011-45 (HA) have been met.

Anticipated schedule for implementing the proposed activity
The improved economy in northern Nevada has resulted in rising housing costs and lower vacancy rates. Real estate opportunities have become increasingly scarce and often times unpredictable. RHA continues to monitor viable opportunities within our local community that will increase the agency's affordable housing portfolio and better serve our community's low-income population. Based on current market conditions, the schedule for implementation of this activity is difficult to predict. Following HUD approval, RHA will begin to explore vacant lots and/or complexes that may be acquired and developed into an LIHTC property, PBV property or additional affordable housing units. RHA's Board of Commissioners will provide approval prior to any commitments for development being made. RHA acknowledges that implementation of this activity cannot be used to develop additional PH units.

B. Activity Metrics

The following Standard HUD Metrics have been identified for this activity[10]:

2021-01 HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation.	Expected housing units of this type after implementation.
Number of new housing units made available for households at or below 80% AMI as a result of Affordable Housing Acquisition, Rehabilitation and Preservation.	0	0

10 Implementation of this activity is based entirely on local market conditions and the availability of viable options of land, existing buildings and/or complexes to purchase. To date, RHA has not identified or entered into contracts to purchase properties that could be acquired, rehabilitated, or preserved utilizing this activity. As a result, each of the benchmarks have been set at zero for the upcoming plan year. These benchmarks will be adjusted in the future.

2021-01 HC #2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation.	Expected housing units preserved after implementation.
Number of housing units preserved for households at or below 80% AMI as a result of Affordable Housing Acquisition, Rehabilitation and Preservation.	0	0

2021-01 HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of Affordable Housing Acquisition, Rehabilitation and Preservation.	0	0

C. Cost implications

According to Nevada's Housing Market | Housing Affordability and Implications of Construction Defect Reform,[11] materials, labor and other residential development costs continue to rise. Lumber and steel prices have increased significantly over the past few years. At the same time, average weekly wages within the construction industry were the highest among all reported sectors. As the cost of construction remains unstable, it is difficult for RHA to calculate any cost implications that the agency may incur as a result of implementation of this activity. As an estimate, RHA may incur two million dollars in the upcoming plan year should parcels of land, existing complexes or other viable properties become available to purchase.

D. Need/Justification for MTW flexibility

RHA's executed MTW agreement, Attachment D - Use of MTW Funds and the use of the MTW block grant as outlined in PIH Notice 2011-45 (HA) are required for implementation of this activity.

[11] As reported to the Nevada Home Builders Association on March 1, 2019 by Applied Analysis.

2021-02: STAR Apprenticeship Program

A. Activity Description

In October 2019, the unemployment rate within Washoe County was 2.8%, down slightly from 3.3% one year earlier. This steady decrease in unemployment numbers stems from an economic boom that has seen many new employers move into the Truckee Meadows. According to the Economic Development Authority of Western Nevada (EDAWN), 29 companies moved or expanded into the area in 2018 — including 15 headquarter relocations — bringing over 2,000 new jobs to the region.[12] As a result, employers are now competing for the same workforce and many are struggling to hire and retain qualified personnel.

As Washoe County's workforce and employers begin to evolve, training and preparation programs are becoming necessary to secure several of the higher paying jobs that are available within the region. Therefore, in FY 2021, RHA is proposing to use single fund flexibility to establish the Skills Training Achieves Results (STAR) Apprenticeship Program. This 24-week program will 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.

Recently, RHA's Workforce Development Program began hosting recruiting/hiring events for local employers, many of whom are now willing to hire inexperienced workers. Through this activity, RHA will soon partner with local employers to recommend Workforce Development participants, including STAR graduates, for permanent employment opportunities within their organizations. Rather than simply host a recruiting/hiring event, Workforce Development Coordinators will now recommend/refer STAR graduates to potential employers with openings that match their learned skill sets.

How does this achieve one or more of the statutory objectives?

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.

Anticipated impact of the proposed MTW activity on the stated objective

RHA anticipates that this activity will offer 20 PH residents and HCV participants, who may not currently be employable for various reasons, the opportunity to gain soft and hard skills, work experience and employment earnings each year. Participants who successfully complete the application and hiring process, will begin the program with a two-week orientation/evaluation where a formalized training plan will be developed and put in place. Those who complete this vetting process will be placed within an applicable RHA department for 20 weeks of hands-on paid employment training. The income earned during this 20-week employment training will be

[12] Data reported in EDAWN's "State of the Economy and Economic Update". Additional information on EDAWN can be found at https://www.edawn.org/.

excluded from rent calculations to provide participants with an incentive to continue the training and graduate successfully from the program.

To ensure that the STAR Apprenticeship Program and its graduates are successful, the learned skill sets of each participant will be assessed and evaluated throughout the program with a final assessment being levied upon completion. Graduates will spend the final two weeks identifying potential fields of employment, building resumes, participating in mock interviews and actively pursuing any referrals to partnering employers made by RHA's Workforce Development Coordinators.

Although RHA anticipates an 80% graduation success rate with 90% of STAR graduates securing employment, staff also recognize that some participants may not be successful. All PH residents and HCV participants who apply for the STAR program along with graduates who are not successful in securing employment, will be encouraged to continue working with RHA's Workforce Development Coordinators to pursue their career goals. Furthermore, each STAR participant will automatically be enrolled in RHA's Workforce Development Program gaining them access to all of the resources established under this program, increasing participation in the program overall. If a STAR participant is currently enrolled or chooses to join the traditional FSS program, they will be unable to escrow based on any of the earned income that is excluded during the 20-weeks of paid hands-on training.

Anticipated schedule for implementing the proposed activity
Following HUD approval, RHA will begin advertising and recruiting applicants for the STAR Program. RHA anticipates holding two apprenticeship programs each year consisting of 8-10 participants each. Applicants will be selected by an interview panel made up of RHA staff, including department directors, who will directly supervise and evaluate the successful candidates throughout the hands-on training period. RHA anticipates the first applicants to begin the program in January 2021.

B. Activity Metrics

The following Standard HUD Metrics have been identified for this activity[13]:

2021-02 SS #1: Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy after implementation of the activity (in dollars).
Average earned income of households who may participate in the STAR Program in dollars.	$0	$13,320

13 RHA currently has 341 households with at least one unemployed Head, Co-Head or Spouse who may be eligible to participate in the STAR Apprenticeship Program. Of these, 55 households are comprised of one Head, Co-Head or Spouse who is employed, one who is unemployed, and minors. In order to accurately establish baselines based on actual STAR Program participants, the baselines and benchmarks for several metrics related to this activity may be updated following implementation.

2021-02 SS #2: Increase in Household Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow of households affected by this policy prior to implementation of the activity (in dollars).	Expected average savings/escrow of households affected by this policy after implementation of the activity (in dollars).
Average amount of savings/escrow of households who may participate in the STAR Program.	$104	$500

2021-02 SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category.	Head(s) of households prior to implementation of the activity (number).	Expected head(s) of households in after implementation of the activity (number).
Employed Full-Time	0	7
Employed Part-Time	0	7
Enrolled in an Educational Program	N/A	N/A
Enrolled in Job Training Program	0	16
Unemployed	20	4
Other	N/A	N/A

2021-02 SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).
Number of households receiving TANF assistance who may participate in the STAR Program.	23	23

2021-02 SS #5: Households Assisted by Services that Increase Self-Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self-sufficiency services after implementation of the activity (number).
Number of households receiving services aimed to increase self-sufficiency.	0[14]	15

2021-02 SS #8: Households Transitioned to Self-Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency prior to implementation of the activity (number).	Expected households transitioned to self-sufficiency after implementation of the activity (number).
Number of households who may participate in the STAR Program who have transitioned to self-sufficiency.	0	0

Data source from which the metric data will be compiled
RHA will utilize its software system to track each participating household internally throughout the year to note any changes in family circumstances that prevent participants of the STAR Apprenticeship Program from securing employment, increasing earned income and potentially becoming self-sufficient.

C. Cost implications
RHA anticipates an expense of $9,600 per STAR Program participant. This is based on a wage of $12/per hour throughout the 20 weeks of paid training or an annual expense of $192,000. Should all 10 positions be filled in FY 2021, RHA will incur an expense of $96,000.

D. Need/Justification for MTW flexibility
This activity requires the following authorizations to allow for earned income under this activity to be excluded from income calculations when determining rent:

C. Authorizations Related to Public Housing Only

C.11. *Rent Policies and Term Limits*

The Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent. The Agency is authorized to adopt and implement any reasonable policies for setting rents in public

[14] As of January 16, 2020, there are 45 active participants within RHA's Workforce Development Program. RHA anticipates that five of the current unemployed FSS Lite participants, who are currently enrolled and receiving services aimed to increase self-sufficiency, will apply for the STAR Apprenticeship Program. As a result, the benchmark and baseline for this metric may be adjusted in future plans.

housing including but not limited to establishing definitions of income and adjusted income or earned income disallowance that differ from those in current statutes or regulations. *This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 CFR §§5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A.*

D. Authorizations Related to Section 8 Housing Choice Vouchers Only

D.2. *Rent Policies and Term Limits*

D.2.a. The Agency is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The agency is authorized to adopt and implement any reasonable polices to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H) - (I) of the 1937 Act and 24 CFR §§982.508, 982.503, and 982.518*.

2021-03: Partnership to Assist Homeless Youth

A. Activity Description

Reno, Sparks and Washoe County, like many other communities around the U.S., have members of its population who are experiencing homelessness. An increased demand for housing has tightened the community's rental market and, in some cases, has made it harder for low-income residents to find affordable units to lease. The lack of affordable housing options has contributed to an increase in the number of families and/or individuals who are either homeless or are at risk of experiencing homelessness. Although RHA continues to collaborate with local community organizations to explore ways to overcome homelessness within our jurisdiction, assistance for homeless youth is limited and Nevada is home to one of the nation's fastest growing homeless youth populations.

According to HUD's 2018 Annual Homeless Assessment Report to Congress[15], there are currently 7,544 homeless people in Nevada, and 4,239 of those are unsheltered. Nevada was among the top five states with the highest number of unaccompanied homeless youth. In fact, Nevada had the highest rate, with 98 out of every 10,000-youth experiencing homelessness on their own. Consequently, Nevada also had the highest percentage of unsheltered unaccompanied homeless youth with 1,177 out of 1,404 people or 83.8% staying in places not meant for human habitation.

On a local level, 94 unaccompanied youth were counted as homeless in Washoe County on a single night in 2018[16]. Of those, 85% were between the ages of 18 to 24 and 24% were unsheltered – sleeping outside, in a car, or someplace not meant for human habitation. Currently, there is no overnight shelter specifically for these young people in Washoe County, so a number of them end up on the street at night.

Many of these homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable according to the National Alliance to End Homelessness.[17] The lack of a social safety net and funding for homeless programs continues to be an on-going issue to adequately meet the needs of youth experiencing homelessness. Youth and young adults need stable housing, supportive connections to caring adults, and access to mainstream services that will place them on a path to long-term success.

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. Recently, the local non-profit purchased a building that will serve as a resource center during the day and an overnight facility with 48 beds. The new center will not only continue to serve as the central intake and assessment facility but will also address the immediate overnight and emergency needs of Eddy House's extremely marginalized, non-system population of high-risk youth, ages 12-24.

To complement the new facility and assist this vulnerable population, RHA proposes to use single fund flexibility to assist Eddy House with their 24-hour center by funding up to 48 beds.

15 https://files.hudexchange.info/resources/documents/2018-AHAR-Part-1.pdf
16 https://www.hudexchange.info/resource/5783/2018-ahar-part-1-pit-estimates-of-homelessness-in-the-us/
17 https://endhomelessness.org/homelessness-in-america/who-experiences-homelessness/youth/

How does this achieve one or more of the statutory objectives?
Implementation of this activity will increase housing choice for homeless youth.

Anticipated impact of the proposed MTW activity on the stated objective
Washoe County continues to see a steady number of individuals experiencing homeless. Unfortunately, this also includes our community's youth. As this will be the only overnight shelter available for young people, RHA anticipates that implementation of this activity will assist Eddy House in their mission to provide shelter and services to Washoe County's homeless youth.

Anticipated schedule for implementing the proposed activity
Following HUD approval of this activity, RHA will work with Eddy House to ensure that these beds are made available to an underserved subpopulation of homeless individuals within Washoe County. The administrative functions and intake process will be conducted by the staff of Eddy House. Inspections will be conducted by RHA at program implementation and on an annual basis thereafter to ensure that the shelter complies with the health and safety criteria requirements as established by HUD. RHA will ensure that appropriate documentation to certify income eligibility as well as other factors necessary for placement into the program is collected during the intake process. Furthermore, RHA will ensure that the parameters as outlined in PIH Notice 2011-45 (HA) have been met.

B. Activity Metrics

The following Standard HUD Metrics have been identified for this activity:

2021-03 HC# 1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number).	Expected housing units of this type after implementation of the activity (number).
Number of new housing units made available for households at or below 80% AMI due to this partnership.	0	48

2021-03 HC# 7: Households assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number).	Expected number of households receiving these services after implementation of the activity (number).
Number of households receiving services aimed to increase housing choice due to this partnership.	0	48

Data source from which the metric data will be compiled
Eddy House will collect and submit occupancy/data reports based on the number of overnight clients utilizing their facility. These reports will be submitted to RHA on a monthly basis prior to any funding being issued. These reports will be used to calculate individuals served by tracking the number of bed nights utilized in relation to the number of available bed nights on a monthly basis. This will ensure that the metric is reported on accurately as a shelter bed will only be counted once even though multiple individuals may utilize a single bed in a given month.

C. Cost implications
RHA anticipates an annual expense of approximately $175,200 or $10 per bed per night, although this amount may fluctuate based on need, rising costs and funding availability. No less than annually, RHA will conduct an audit of occupancy logs to ensure funding is being allocated appropriately.

D. Need/Justification for MTW flexibility
In order for RHA to create a local, non-traditional tenant-based rental assistance program, RHA's executed MTW agreement, Attachment D - Use of MTW Funds and the use of the MTW block grant as outlined in PIH Notice 2011-45 (HA) are required for implementation.

Section IV

Approved MTW Activities

IV. Approved MTW Activities: HUD approval previously granted

A. Implemented Activities

The activities discussed in this section have previously been approved by HUD and implemented by RHA. The following tables provide an overview of each of the approved MTW activities including the year it was implemented, the primary statutory objective(s) the activity is intended to impact, and the Authorization(s) cited.

Approved MTW activities				
Activity #	**Activity Name**	**Year Implemented / Modified (if applicable)**	**Statutory Objective(s)**	**Authorization(s) Cited**
2014-01	Assignment of PBVs to RHA Owned/ Controlled Units without competitive process	FY 2014	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections D.2.b. and D.7.a.
2014-02	Mobility Demonstration	FY 2014	Increase housing choices for low-income families.	Attachment C Sections D.1.b., D.4., D.7.a., and Section E.
2014-03	Rent Reform Controlled Study	FY 2014 • FY 2019 revision of hardship procedure related to activity	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.b., D.1.c., D.2.a., and D.4.
2014-04	Expand self-sufficiency activities	FY 2014 • FY 2015 creation of self-sufficiency fund • FY 2017 establishment of rent credits	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.
2014-05	Simplify rent calculations and increase the minimum rent	FY 2014	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4., C.11, D.2.a., and D.3.b.

Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2014-06	Triennial recertifications for elderly/disabled participants on fixed incomes	FY 2014 • FY 2015 implementation of triennial recertifications rather than biennial • FY 2017 approval to use local form rather than HUD Form 9886 • FY 2018 approval to process COLA every third year	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.4. and D.1.c.
2014-08	Partner with local nonprofit to provide special needs housing	FY 2014	Increase housing choices for low-income families and reduce costs and achieve greater cost effectiveness.	Attachment C Sections B.4., D.1.b., and D.7.a.
2015-01	Elimination of all negative rents and simplification of HCV Utility Allowances	FY 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	FY 2015	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.9.a. and D.5.
2015-03	Eliminate Caps on PBV allocations and allow for assignment of PBVs to 100% of RHA-owned, non-Public Housing properties	FY 2015 • FY 2017 eliminate voucher allocation cap	Reduce costs and achieve greater cost effectiveness *and* Increase housing choices for low-income families.	Attachment C Sections D.1.e. and D.7.a.
2016-01	Simplification of medical deductions	FY 2016 • FY 2018 self-certification of actual expenses incurred prior to receiving deduction	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2016-02	Redefine near-elderly person	FY 2016 • FY 2020 definition expanded to include PBV program	Increase housing choices for low-income families.	Attachment C Section C.2.

Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2016-04	Allow HCV participants to lease units that exceed the 40% rent burden	FY 2016	Increase housing choices for low-income families.	Attachment C Section D.2.a.
2016-05	Eliminate Earned Income Disallowance (EID)	FY 2016	Reduce costs and achieve greater cost effectiveness.	Attachment C Sections C.11. and D.2.a.
2016-06	Disregard earned income of PH household members, age 18-20, who are not the head of household or co-head	FY 2016	Create incentives for families to work, seek work or prepare for work.	Attachment C Section C.11.
2016-07	Implement a $75 fee for each additional HQS inspection when more than two inspections are required	FY 2016	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.1.a.
2016-08	Expand Project Based Voucher Program	FY 2016 • FY 2019 assignment to PBVs to privately owned properties who commit to house families participating in Washoe County's workforce development programs	Increase housing choices for low-income families.	Attachment C Sections B.4., D.1.e., and D.7.b.
2017-01	Increase verified application data for HCV applicants	FY 2017	Reduce costs and achieve greater cost effectiveness *and* increase housing choices for low-income families.	Attachment C Section D.3.a.
2017-02	Asset threshold to determine eligibility for admission	FY 2017 • FY 2019 exclude cash assets of elderly/disabled applicants	Increase housing choices for low-income families.	Attachment C Sections C.2., D.3.a., D.3.b., and D.4.
2018-01	Landlord Incentive Program	FY 2018 • FY 2020 expanded to include an additional condition for payment	Increase housing choices for low-income families.	Attachment C Sections D.1.a. and D.1.d.

Activity #	Activity Name	Year Implemented / Modified (if applicable)	Statutory Objective(s)	Authorization(s) Cited
2019-01	Redetermination of rent reasonableness as a result of a change in contract rent	FY 2019	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.2.c.
2019-02	Provide incentives to $0 HAP households	FY 2019	Create incentives for families to work, seek work or prepare for work.	Attachment C Sections D.1.a, D.1.b, D.1.c and Section E

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2014.

Description
RHA owns several single-family homes, duplexes and condominiums throughout Reno, Sparks, and Washoe County that were purchased using various funding sources. In an effort to expand the housing choice of low-income households, PBVs have been assigned to several of these scattered site units without going through the competitive process. To assist in expediting the PBV approval process, initial contract rents at or below the applicable Low HOME Rents, are set by RHA rather than contracting with a state-certified appraiser and a HUD-approved independent agency.

Status/Update
Since implementation of this activity, the local housing market has gained momentum resulting in a significant reduction in the amount of available inventory to purchase. RHA remains committed to acquiring additional affordable housing units if they can be effectively used within RHA's housing programs. Properties currently owned by the agency that become vacant throughout the plan year will be reviewed by staff to determine whether or not the assignment of a PBV is beneficial for RHA's program participants and/or the community.

This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2014-02: Mobility Demonstration

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2014.

Description
RHA's Mobility Demonstration allows qualified low-income PH families with children to move to neighborhoods where opportunities are more abundant within the surrounding area. To facilitate this, RHA is utilizing MTW flexibilities (Activity 2014-01) and assigning PBVs to agency-owned single-family homes, duplexes and condominiums located within low-poverty neighborhoods throughout the City of Reno and the City of Sparks. Based on a pool of eligible households and the family's approved voucher size, PH families with children, who are currently in good standing and who meet the established requirements to participate in the program, are provided with the opportunity to move into one of the identified properties.

RHA's FSS Lite Program (Activity 2014-04) continues to be available to all Mobility Demonstration families. Should a tenant be unemployed at the time of lease up or become unemployed at any time during their participation in the demonstration, they are given 120 days to obtain employment. If employment is not secured within 120 days, they are required to participate in the FSS Lite Program unless they are otherwise determined to be exempt.

Status/Update
To date, 45 PH families with children have moved to properties located in low-poverty census tracts, 22 of whom are still participating in the demonstration.

This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2014-04: Expand self-sufficiency activities

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2014. It was expanded upon in FY 2015 to use single fund flexibility to create a Self-Sufficiency Fund and expanded further in FY 2017 to allow for the establishment of rent credits.

Description
The FSS Lite Program, similar to 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 resident self-sufficiency through streamlined FSS service delivery, became mandatory for PH residents who are delinquent in completing their required community service hours. Mobility Demonstration households who are unemployed without a qualifying exemption are also required to participate in the FSS Lite Program. Any other PH residents and HCV participants are encouraged to take advantage of the program as they work toward their self-sufficiency goals.

By utilizing single fund flexibility, RHA expanded the FSS Lite Program in FY 2015 and established a Self-Sufficiency Fund. The Self-Sufficiency Fund was designed to cover specific costs associated with self-sufficiency activities and is used whenever possible to assist program participants in overcoming barriers as they work toward economic success. In FY 2017, RHA expanded this activity further to allow for the establishment of one-time and/or ongoing rent credits to serve as an incentive for participants to complete the goals identified in their ITSPs and increase participation in the FSS Lite Program overall.

Status/Update
In FY 2019, RHA began restructuring 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. Through this restructuring, RHA will provide a client focused approach to all facets of self-sufficiency at one location. Each of RHA's workable families will be provided with the tools, skills and support they often need to confidently seek and gain employment.

RHA anticipates continuing to use single fund flexibility to assist this department. This may include, but is not limited to, additional Workforce Development staff, providing funding to partners who assist in addressing some of the most common self-sufficiency barriers experienced by clients and workshops or trainings for staff, clients and youth. In addition, RHA anticipates continuing to replenish the Self-Sufficiency Fund if/when needed.

This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2014.

Description
RHA is excluding all educational financial aid from income calculations and allowing self-certification of assets under $10,000. The full amount of student financial assistance paid directly to the student or to the educational institution is now excluded from income calculations for HCV participants. RHA's HCV participants can now benefit from being able to attend an institution of higher education without being penalized with an increase in rent due to any financial assistance that they may secure. Furthermore, households with assets less than $10,000 can submit a self-certification as to the value of the asset. At the time of application, applicants are asked to provide a well-documented baseline asset value. RHA staff will only calculate income on assets if the value of the assets total more than $10,000.

RHA also raised the minimum rent from $50 to $75 not only to save significant HCV and PH operating subsidy but provide an incentive for participants to seek employment due to the higher participant contribution to rent.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, 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 allow for "true" triennial recertifications.

Description
Elderly and/or disabled PH residents and HCV participants on fixed incomes now have recertifications on a triennial schedule rather than annually as the change in the amount of rent RHA receives from these stable income households from year to year is negligible. In FY 2018, RHA began allowing for "true" triennial recertifications for this population resulting in all Cost-of-Living Adjustment (COLA) increases being processed every third year. Furthermore, any changes to RHA's payment standards are now processed only during the household's scheduled triennial recertification.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2014-08: Partner with local nonprofit to provide special needs housing

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2014.

Description
RHA is providing PBV units to clients of its nonprofit partners including the Domestic Violence Resource Center (formerly CAAW), Casa de Vida, Human Services Agency of Washoe County, Safe Embrace, Northern Nevada HOPES and Northern Nevada Adult Mental Health Services (NNAMHS). These PBVs are for two years and each of the nonprofit partners provides the supportive services.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2015.

Description
RHA's PH residents and HCV participants no longer receive negative rents due to utility allowances. Furthermore, RHA simplified the HCV utility allowances for all units by creating a flat utility allowance schedule based on structure type and authorized voucher bedroom size. The

new utility allowances are designed to cover the full cost of apartment utilities, but a lesser percentage proportionally for participants who choose single family homes, duplexes and mobile homes.

The monthly rent obligation of HCV participants includes both the monthly rent payment and the costs for reasonable amounts of utilities. Utilizing RHA's simplified utility allowance schedule, HCV participants know exactly what amount has been identified as a reasonable allowance to cover the family's monthly utility bills. Provided with this information, HCV participants can seek out units based on their authorized voucher size, water conservation and energy efficiencies. In addition, the simplified schedule has saved a significant amount of staff time and alleviated errors within the calculations.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2015.

Description
RHA owns a significant number of units which, under HUD's established rules, had to previously be inspected by third party contractors. In FY 2015, RHA staff began conducting inspections on all HCV and PBV units, regardless of ownership or property management status, rather than using third party contractors.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2015. It was amended in FY 2017 to eliminate the voucher allocation cap.

Description
RHA owns several non-PH complexes and dwelling units that have been utilized in various housing programs through the assignment of PBVs. To provide additional low-income families housing assistance and increase the agency's rental revenue, the cap on the number of units where a PBV can be assigned within each project was lifted. This has allowed for the assignment of PBVs to up to 100% of these RHA-owned, non-PH units. In FY 2017, the 20% limit on the amount of voucher funding that may be utilized under the PBV program was also eliminated.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2016-01: Simplification of medical deductions

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2016. It was amended in FY 2018 to require all eligible households to self-certify that actual medical expenses were incurred.

Description
Rather than use third party verifications and require residents to provide receipts showing out of pocket medical expenses, RHA established and implemented a simplified medical deduction schedule based entirely on the household's gross income. Implementation resulted in the process becoming streamlined for RHA staff and the policy becoming easier for PH residents and HCV participants to understand. In FY 2018, RHA amended this activity and began requiring participants to self-certify actual expenses rather than allowing all participants to simply receive the simplified medical deduction regardless of whether the household incurs the expense.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
In FY 2018, RHA reviewed and further simplified the tiers/deductions based on Medicare premiums for 2017 and the household's total gross income:

Gross Annual Income Range	Proposed Annual Medical Deduction
$1 - $12,199	$0
$12,200 - $16,289	$1,425
$16,290 +	$2,530

RHA anticipates reviewing and adjusting the standardized medical deduction table frequently to determine its overall viability for program participants. After reviewing the Medicare premiums for 2019, RHA proposes to adjust the income tiers and their associated deductions in FY 2021. The following income tiers/deductions are proposed based on the household's total gross income:

Gross Annual Income Range	Approved Annual Medical Deduction
$1 - $12,729	$0
$12,730 - $17,110	$1,700
$17,111 +	$2,915

The amended income tiers are based on income guidelines provided by the State Health Insurance Assistance Program (SHIP) in relation to 2019 Medicare coverage and the average income of current participants within each income tier. Staff's estimation continues to be that participants within the first income tier will continue to have their Medicare premiums, co-pays and deductions completely covered throughout the year. While unreimbursed prescription costs may be incurred by some participants, those costs will likely not exceed the percentage of annual income that must be met prior to receiving the deduction based on HUD's formula. This will be especially true if/when provisions within the Housing Opportunity through Modernization Act of 2016 (HOTMA) affecting the deduction of medical expenses becomes effective.

RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2016-02: Redefine near-elderly person

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2016. It was expanded upon in FY 2020 to include the use of the near-elderly definition within its PBV program and allow PBV sites, which define elderly as 55 years of age and older, to be considered an elderly property.

Description
In FY 2016, RHA implemented a change to the near-elderly definition for the PH program to limit it to persons who are at least 55 years of age but below the age of 62. These newly defined households are treated as "elderly" to allow for their admission from the waiting list to one of RHA's senior PH complexes. This has allowed the number of eligible families referred to these PH units to increase without raising concerns from current residents in regard to potential lifestyle conflicts. By redefining near-elderly and allowing these households to be treated as "elderly" for admission to RHA's senior PH complexes, the affordable housing opportunities for these individuals has successfully increased.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2016.

Description
In an effort to allow HCV participants to choose housing in accordance with their individual financial circumstances, RHA began allowing HCV participants, at their option, to lease units that exceed the 40% maximum rent burden. However, at the time tenancy is approved and the HAP contract is executed, the maximum initial rent burden cannot exceed 50% of monthly adjusted income. Implementation of this activity allows participants to look for housing that may be more costly than otherwise permitted under HUD regulations, but it also gives participants the option to live in lower poverty neighborhoods with access to better schools and employment opportunities.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2016-05: Eliminate Earned Income Disallowance (EID)

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2016.

Description
Earned Income Disallowance (EID) allows eligible tenants in the PH and HCV programs to increase their incomes through employment without triggering rent increases. The resulting income increase is fully excluded for 12 months and 50% excluded for an additional 12 months. Under the "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs" published on March 8, 2016, the duration for this exclusion of wages was revised from 48 months to 24 months. However, each eligible family member may be in a different exclusion phase or month count, which remains burdensome for PHA staff to track.

In FY 2016, RHA eliminated the HUD-mandated EID from the calculation of rent. Following the approval of the FY 2016 MTW Annual Plan on August 25, 2015, RHA stopped enrolling new households in EID. In order to alleviate the impact that this would have on rent calculations for some PH residents and HCV participants, existing EID participants were allowed to keep their benefits for one year following plan approval; after which time, they had their EID benefits eliminated upon their first annual recertification or immediately following the termination of employment income.

Status/Update
RHA has phased off all PH residents and HCV participants from the EID program. This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2016.

Description
HUD regulations for PH residents require that earned income of adult children, between the ages of 18 and 20, be factored into the household's rent calculation. In many cases where an adult child works, the head of household has no control over the child's willingness to contribute to the rent. In some cases, this increased rent burden may place the family at risk of being terminated from the program if the head of household is unable to pay their portion of the increased rent.

In FY 2016, RHA began providing these adult children, ages 18-20 who live in PH and are not the head of household or co-head, an incentive to pursue employment and become economically self-sufficient by revising the definition of countable income. This revision excludes all earned income for these young adults when determining rent for the entire household.

RHA anticipates that this activity will continue to create an incentive for young people in the PH program to seek and maintain work as doing so will not increase the amount of rent paid by the family.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2016.

Description
Currently RHA is required to conduct a re-inspection on units that fail an annual HQS inspection to ensure that the owner/manager 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 within the specified time period, RHA can abate the HAP beginning 30 days from the date of the first inspection until the required work is totally 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 HCV participants with safer living conditions, RHA began to assess a $75 fee for each additional HQS inspection. This fee commences when more than two HQS inspections are required due to the owner/manager's failure to complete the necessary repairs. The fee for the inspection does not remove the abatement of the subsidy, but rather seeks to cover the administrative costs of conducting a third inspection that would not have been required had the owner/manager corrected the noted violations in a timely manner and incentive landlords to make timely repairs. The owner/manager **cannot** pass this fee on to the tenant.

Owners/managers frequently request extensions to complete the necessary repairs prior to the third inspection, and RHA anticipates that this will continue. However, upon implementation of this activity, extensions are no longer granted for more than 30 days following the date of the second inspection except under certain circumstances which are approved by RHA.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2016-08: Expand Project Based Voucher Program

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, 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.

Description
RHA allocates PBVs to RHA-owned units which are utilized in several of RHA's housing programs and to assist RHA's local nonprofit partners in housing high risk families who have immediate housing needs. On May 11, 2016, RHA received approval to amend its FY 2016 MTW Annual Plan to allow for the expansion of its PBV program.

This expansion allows for the 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.

In order to implement the activity effectively, RHA also received approval to remove the 25% per building cap established in 24 CFR §983.56 for all PBVs assigned under this activity.

Status/Update
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 and obtain, and ultimately maintain, employment.

This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2017-01: Increase verified application data for HCV applicants

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2017.

Description
RHA's Administrative Plan for Section 8 Housing Choice Voucher, Project Based Voucher, and Moderate Rehabilitation (Admin Plan) and federal regulations require that information submitted by each applicant be verified by staff to ensure that the data provided by the applicant that was used to determine eligibility, priority status, HAP to be paid and voucher size is true and complete. The Admin Plan stipulates that RHA will verify this information through four methods of verification acceptable to HUD in the following order of preference: (1) Upfront Income Verification using HUD's Enterprise Income Verification System, (2) Upfront Income Verification using non-HUD system, (3) Third Party Verification dated within the 60-day period preceding RHA's request date, and (4) Certification/Self-Declaration.

Per 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 to the applicant. Information not subject to change (i.e. date and place of birth) does not need to be re-verified. Information that is subject to change, which was verified more than 60 days prior, must be re-verified close to certification of the applicant's file. If there is a delay after the file has been certified and referred to the HCV program that will cause an applicant to not lease up, the voucher is suspended while the information is re-verified. If changes are reported late, the file will be referred back to the Admissions staff to obtain written verification and to determine their effect on eligibility, rent and unit size.

The amount of time RHA staff spent following-up and tracking third-party verification requests was significant and often resulted in information that was no more reliable than the documents provided by the applicants directly. 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 received approval to extend the length of time that all verified application data related to income is deemed valid for the HCV program to 120 days. Furthermore, this activity also allows stable income verifications, such as pensions and Social Security award letters, to be valid for the current year.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2017-02: Asset threshold to determine eligibility for admission

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2017. It was amended in FY 2019 to exclude cash assets of elderly/disabled applicants.

Description
Under 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. However, 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.

In order to serve applicants who are most in financial need, RHA received approval to establish an asset threshold when determining eligibility for admission to its housing programs. Should an applicant have combined assets with a cash value of more than $50,000, or ownership in a suitable dwelling unit which they have a legal right to reside in, they are determined to be ineligible for admission.

In FY 2019, RHA amended this activity to exclude cash assets only when determining eligibility for elderly/disabled HCV and PH households. Ownership in a property that the applicant has a legal right to reside in remains in place for all applicants when determining eligibility for RHA's housing programs.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2018-01: Landlord Incentive Program

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2018. It was amended in FY 2020 to expand upon the conditions for qualification.

Description
On October 28, 2016, RHA conducted a survey of HCV landlords in an effort to identify what incentives the agency could offer to not only ensure their continued participation but increase it. Compiling what current landlords felt were the barriers to their continued participation in the HCV program served as a starting point for staff to discuss and identify ways RHA could improve landlord retention and build future participation. Of the respondents, 49% indicated that the establishment of a damage claim fund would serve as an incentive for their continued participation. Moreover, 39% noted vacancy loss payments as another possible incentive.

Utilizing this information, RHA implemented a Landlord Incentive Program in FY 2018 that was expanded upon in FY 2020. The program allows landlords to receive their contracted HAP payment through the end of the month for units occupied by HCV participants vacating under the following conditions: (1) deceased tenant, (2) eviction, (3) skip, (4) a family responsibility violation, or (5) excessive damage to the unit that is beyond normal wear and tear. As these conditions are of no fault or cause of the landlord, RHA will provide the contracted HAP payment automatically through the end of the month. Furthermore, a HAP payment equal to one additional month may be made for these same units regardless of the actual move-out date of the participant, if requested in writing by the landlord. Landlords can then utilize the additional HAP toward damages incurred within the unit or as compensation for a vacancy loss. Should a landlord claim the additional HAP based on the fifth condition, RHA will take steps to recover the loss of HAP from the HCV participant.

To ensure that landlords are able to maintain equal housing opportunities and follow their existing procedures, RHA will not require landlords to rent to another voucher holder in order to qualify for this incentive.

Status/Update
This activity will remain ongoing in FY 2021.

Planned Changes
RHA does not anticipate any changes or modifications to the metrics/data collection related to this activity in FY 2021.

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

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2019.

Description
The strengthening housing market and the lack of affordable housing in the City of Reno, the City of Sparks and Washoe County has resulted in private landlords becoming wary or simply refusing to rent to HCV participants. This is oftentimes made worse by the myriad of regulations that must be adhered to when leasing to a family participating in the HCV program. These burdensome regulations include mandatory inspections and the requirement to determine whether a contract rent increase (CRI) request is reasonable. Several of RHA's landlords expressed dissatisfaction in having to complete a rent reasonableness determination when requesting a rent increase and many disagree with the comps used if the amount requested is determined to be unreasonable. In fact, some landlords have openly expressed that they can easily rent the unit to a family who is not receiving assistance at whatever price they deem appropriate.

Based on the local rental market, RHA began waiving the requirement for a rent reasonableness determination in FY 2019 if the new requested rent amount represents a change of 10% or less. This policy change is anticipated to assist in retaining landlords who continue to lease to HCV participants in this challenging rental market and alleviate the amount of time required of staff to process requests.

Status/Update
During FY 2019, RHA processed 1,085 rent change requests of which 645 or 59% sought a change of 10% or less. Rent reasonableness determinations are still made by RHA staff on a regular basis. Staff continue to complete a rent reasonableness determination when a unit is placed under a HAP contract for the first time, when an owner requests a contract rent change of more than 10%, or at any other time RHA deems necessary.

RHA conducted a general analysis of the local rental market to ensure this policy change continues to be a viable option for waiving the required rent reasonableness determination following a CRI request of 10% or less. According to Zillow Research, rent increases began to slow in 2019, down from 12.6% to 8.21%. With current rental market conditions in mind, RHA plans to continue to alleviate some of the administrative burden required of RHA staff while at the same time continuing to provide an incentive to RHA's HCV landlords by leaving this threshold at 10% for the coming year.

This activity will remain ongoing in FY 2021; however, it will be reviewed in FY 2022 to consider any necessary changes as a result of the slight slowdown noted for rent increases.

Planned Changes
RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

2019-02: Provide incentives to $0 HAP households

Plan Year Proposed, Approved, Implemented and Amended (if applicable)
This activity was proposed, approved and implemented in FY 2019.

Description

Many of RHA's families who increase their household earnings and begin to pay full contract rent also experience the "benefits cliff." For many 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 the six-month period of zero assistance to elect to reduce their income or lose employment in order to keep their housing assistance as 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 in FY 2019 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.

As an additional incentive to HCV participants on their way to self-sufficiency, RHA began allowing households at $0 HAP to accrue an escrow account for up to 12 months. Using single-fund flexibility, RHA began setting aside 15% of each household's contracted rent monthly in an escrow account for no more than 12 months while the household remains on the program receiving zero assistance. This escrow accrual begins the first month that the family reaches $0 HAP, accumulate monthly for up to 12 months and will be provided to the family once the HAP contract is terminated by RHA and the family has successfully transitioned off of the HCV program. If, at any time during the 12-month accrual period, the family becomes eligible to receive housing assistance again, the amount of money accrued is forfeited and the escrow accrual starts over from zero if/when the household reaches $0 HAP again. Should the family choose to move off of the HCV program within the 12-month period that they are receiving zero assistance, they move off of the program with the amount accrued in the account up to the date of their voluntary departure.

This policy change is intended to encourage increased earnings and upward mobility by providing a small amount of additional assistance for RHA's families as they approach the "benefits cliff." As a result, it is not RHA's intent to put restrictions on what the escrow amount can be spent on. However, each escrow accrual during this $0 HAP period is subject to funding availability and payouts will be limited to one per lifetime for all adults within the household at the time the escrow accrual is paid to the family. Households who accept the escrow accrual payment and transition off of housing assistance will only be allowed to reapply following a three-year period without housing assistance. Furthermore, families who are participating in RHA's traditional FSS program and escrowing as part of their participation, will only be allowed to receive one escrow.

Status/Update

This activity will remain ongoing in FY 2021.

Planned Changes

RHA does not anticipate any changes to this activity or modifications to the metrics/data collection during the plan year.

B. Not yet implemented activities

The activities discussed in this section have previously 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.

MTW activities approved but not yet implemented				
Activity #	**Plan Year Approved**	**Activity Name**	**Statutory Objective(s)**	**Authorization(s)**
2016-03	2016	Time limited vouchers and redesign of traditional FSS Program	Create incentives for families to work, seek work or prepare for work *and* reduce costs and achieve greater cost effectiveness *and* increase housing choices for low-income families.	Attachment C Section D.1.b., Section D.1.c., Section D.2.d., and Section E. Attachment D Use of MTW Funds

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

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. 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 hours financial literacy class conducted by the FGC. 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 an FSS 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 an FSS Coordinator to review the ITSP and track their progress.

Redesign of traditional FSS Program:
In order 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.

Update on implementation
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. To properly gauge whether increases in income that do not affect a household's rent and whether limiting vouchers to five years is incentive enough for families to become self-sufficient, implementation of this activity was postponed. Based on current 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, RHA closed the Rent Reform Controlled Study in FY 2019.

Timeline for implementation
Staff have discussed implementation of this activity numerous times with no clear answer for a timeline. Rental market conditions coupled with a possible recession that would bring high unemployment rates will always be difficult to predict. As of FY 2021, RHA has shifted focus to providing workable HCV participants and PH residents with the skills they need to secure employment and become self-sufficient rather than implementing an activity that would force families out of housing. As a result, RHA does not intend to implement this activity but rather anticipates closing it with its FY 2020 MTW Annual Report submission.

Non-Significant changes or modifications to the activity since approved by HUD
RHA does not anticipate any non-significant changes or modifications to the activity.

C. Activities on hold

Not applicable. RHA does not have any activities on hold.

D. Closed Activities

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

Closed MTW activities					
Activity #	**Fiscal Year Implemented**	**Fiscal Year Closed**	**Activity Name**	**Statutory Objective(s)**	**Authorization(s)**
2014-03	2014	2019	Rent Reform Controlled Study	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.b., D.1.c., D.2.a., and D.4.
2014-07	2014	2017	Alternate HQS verification policy	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.5.
2015-04	2015	2018	Required Savings Plan for Earned Income Disallowance (EID) PH clients	Create incentives for families to work, seek work or prepare for work.	Attachment C Section E.

2014-03: Rent Reform Controlled Study

Plan Year Proposed, Approved, Implemented and Closed Out
This activity was proposed, approved and implemented in FY 2014. It was closed out in FY 2019.

Reason for close out
RHA staff considered several factors before reaching a decision to close this activity. Based on current 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, this activity was 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. This activity was closed in FY 2019 and is no longer being reported on.

2014-07: Alternate HQS verification policy

Plan Year Proposed, Approved, Implemented and Closed Out
This activity was proposed, approved and implemented in FY 2014. It was closed out in FY 2017.

Reason for close out
As HUD is now allowing for Biennial HQS Inspections through Section 220 of the 2014 Appropriations Act, this activity was closed out in FY 2017 and is no longer being reported on.

2015-04: Required Savings Plan for Earned Income Disallowance (EID) PH clients

Plan Year Proposed, Approved, Implemented and Closed Out
This activity was proposed, approved and implemented in FY 2015. It was closed out in FY 2018.

Reason for close out:
RHA received approval through Activity 2016-05 to eliminate the HUD-mandated EID from the calculation of rent. In order to alleviate the impact that this would have on rent calculations for some PH residents and HCV participants, EID participants were allowed to keep their benefits for one year following plan approval. After this initial year, all participants will have their EID benefits eliminated upon their first annual recertification or immediately following the termination of employment income. All participants have been phased off of EID. This activity was closed in FY 2018 and is no longer being reported on.

Section V

Sources and Uses of MTW Funds

V. Sources and Uses of MTW Funds

This section includes summary budget information for FY 2021 including planned sources and uses for MTW funds.

A. Estimated Sources and Uses of MTW Funds

i. Estimated Sources of MTW Funds

RHA's estimated sources and amount of MTW funding by FDS line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	$2,798,129
70600	HUD PHA Operating Grants	$18,050,599
70610	Capital Grants	$705,087
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$ -
71100+72000	Interest Income	$19,877
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$336,013
70000	**Total Revenue**	**$21,909,705**

ii. Estimated Uses of MTW Funds

RHA's estimated uses and amount of MTW spending by FDS line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$3,068,910
91300+91310+92000	Management Fee Expense	$1,167,776
91810	Allocated Overhead	$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	$66,179
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$593,883
93500+93700	Labor	$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$1,642,846
95000 (95100+95200+95300+95500)	Total Protective Services	$ -
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$145,228
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$315,536

96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	$ -
97100+97200	Total Extraordinary Maintenance	$ -
97300+97350	HAP + HAP Portability-In	$15,374,982
97400	Depreciation Expense	$1,413,881
97500+97600+97700+97800	All Other Expense	$ -
90000	**Total Expenses**	**$23,789,221**

Variance between Estimated Total Revenue and Estimated Total Expenses:

RHA populates the amounts in the preceding tables directly from the most recent FDS submission whether unaudited, as is typically the case, or audited. RHA has not experienced a change in the number of PH units or any recent material change in HAP revenue or HAP expense, therefore, losses are fairly consistent year over year. According to the FY 2019 unaudited FDS submission, expenses exceeded revenue in the amount of $1,879,516. The actual FY 2021 loss is likely to be significantly less than the aforementioned $1.9M. During FY 2019, RHA incurred costs related to certain MTW activities which were not entered into VMS and for which reimbursement was not received. In FY 2020, RHA requested and received HAP reserves to cover those costs. In FY 2021, RHA expects single fund flexibility to cover all or most of our MTW activity-related expenditures therefore reducing the loss to approximately $1M. Because depreciation expense is expected to exceed $1M, RHA expects to break even from a cash perspective. Any cash deficit that remains will be covered, as always, by profits generated from Business Activities.

iii. Description of Planned Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

PLANNED USE OF MTW SINGLE FUND FLEXIBILITY
RHA does not have any additional planned use of MTW single fund flexibility other than those found in Section (III) or Section (IV) of the Annual MTW Plan.

B. Local Asset Management Plan

i. Is the MTW PHA allocating costs within statute? **YES**/No

ii. Is the MTW PHA implementing a local asset management plan (LAMP)? Yes/**NO**

iii. Has the MTW PHA provide a LAMP in the appendix? Yes/**NO**

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

N/A

C. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation
The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
N/A

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval. Yes/**NO**

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A



Section VI

Administrative

VI. Administrative

A. Board Resolution and Certifications of Compliance

Board Resolution 2020-05-01 RH approving the content and submission of the FY 2021 MTW Annual Plan and the Certifications of Compliance (see Attachment I).

B. Public Review Process

- The FY 2021 MTW Annual Plan was discussed at multiple Resident Advisory Board and Resident Council meetings beginning in January 2020. The plan continued to be discussed at meetings of the Resident Councils through March 2020. Resident sign in sheets from each of the above-mentioned meetings are available upon request.

- The FY 2021 MTW Annual Plan was made available for public review and comment on RHA's website and at RHA's Administrative Office from January 31, 2020 through March 24, 2020.

- The FY 2021 MTW Annual Plan was advertised in the Legal Notices section of the Reno Gazette-Journal as follows:

> The Housing Authority of the City of Reno (RHA) is required to submit an Annual Plan for HUD's approval as part of its participation in HUD's Moving to Work (MTW) Demonstration Program.
>
> RHA's FY 2021 MTW Annual Plan for the period July 1, 2020 – June 30, 2021 will be available for public review and comment from January 31 - March 24, 2020 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 or on RHA's website at www.renoha.org. Copies of the FY 2021 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator, at (775) 329-3630;
> TTY (385) 770-7166 or by email at kanhalt@renoha.org.
>
> Comments on RHA's draft FY 2021 MTW Annual Plan must be received by close of business on Monday, March 23, 2020.
>
> A Public Hearing to answer questions and receive comments will be held at 6:00 PM on Monday, March 9, 2020 in Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

Proof of Publication Notice (see Attachment II).

- A public hearing for the FY 2021 MTW Annual Plan was held on March 9, 2020.

C. Lobbying Disclosures

Certification of Payments to Influence Federal Transactions and Disclosure of Lobbying Activities (see Attachment III).

D. Certifications of Consistency with the Consolidated Plan

Certifications of Consistency with the Consolidated Plan (see Attachment IV).

E. Description of any planned or ongoing Agency-directed evaluations of the demonstration

(see Attachment V).

Board Resolution and Certifications of Compliance

Attachment I

HOUSING AUTHORITY OF THE CITY OF RENO
RESOLUTION **20-05-01 RH**

A RESOLUTION APPROVING THE CONTENT AND SUBMISSION OF THE AUTHORITY'S FY 2021 MOVING TO WORK ANNUAL PLAN AND CERTIFICATIONS OF COMPLIANCE TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, Moving to Work (MTW) is a demonstration program, established by Congress in 1996, that offers a limited number of "high performing" Public Housing Authorities the opportunity to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies; and

WHEREAS, after a national competition was held in 2012, the Housing Authority of the City of Reno was selected and designated as one of four new MTW agencies in 2013; and

WHEREAS, the Authority's MTW agreement was signed by Sandra B. Henriquez, Assistant Secretary of the U.S. Department of Housing and Urban Development (HUD) on
June 27, 2013; and

WHEREAS, on June 28, 2016, the Board of Commissioners approved an extension to the Authority's agreement with HUD to participate in the MTW Demonstration Program through the end of the Authority's Fiscal Year (FY) 2028; and

WHEREAS, in compliance with the Authority's MTW agreement, HUD requires an annual submission of a MTW Plan and Certifications of Compliance following a public process; and

WHEREAS, the Authority developed the FY 2021 MTW Annual Plan and invited public comment beginning on January 31, 2020 allowing for a 30-day comment period; and

WHEREAS, comments were solicited through notices posted on the Authority's website, and through legal notice publications in the *Reno Gazette-Journal* on January 30, 2020 and February 6, 2020; and

WHEREAS, a public hearing was held on March 9, 2020 to receive comments on the Authority's plan which was attended only by staff;

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

1. That the Board of Commissioners hereby authorizes and directs the Executive Director to submit the Authority's FY 2021 Moving to Work Annual Plan and Certifications of Compliance to HUD.

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

ADOPTED THIS __19th__ DAY OF __May__, 2020.

	ATTEST
CHAIRMAN	SECRETARY

OMB Control Number: 2577-0216
Expiration Date: 01/31/2021

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2020), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

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Expiration Date: 01/31/2021

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.

(21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Housing Authority of the City of Reno

MTW PHA NAME

NV001

MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Dick Scott

NAME OF AUTHORIZED OFFICIAL

Chairman, Board of Commissioners

TITLE

Dick Scott

SIGNATURE

May 15, 2020

DATE

* ***Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

Proof of Publication

Attachment II

RECEIVED

FEB 10 2020

Reno Housing Authority

PROOF OF PUBLICATION

STATE OF WISCONSIN SS.
COUNTY OF BROWN

RENO HOUSING AUTHORITY
RENO HOUSING AUTHORITY
1525 E 9TH ST
RENO NV 89512

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the date: 01/30/2020 - 02/06/2020, for exact publication dates please see last line of Proof of Publication below.

The Housing Authority of the City of Reno (RHA) is required to submit an Annual Plan for HUD's approval as part of its participation in HUD's Moving to Work (MTW) Demonstration Program.

RHA's FY 2021 MTW Annual Plan for the period July 1, 2020 - June 30, 2021 will be available for public review and comment from January 31, 2020 - March 24, 2020 at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 or on RHA's website at www.renoha.org. Copies of the FY 2021 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator at (775) 329-3630; TTY (385) 770-7166 or by email at kanhalt@renoha.org.

Comments on RHA's draft FY 2021 MTW Annual Plan must be received by close of business on Monday, March 23, 2020.

A Public Hearing to answer questions and receive comments will be held at 6:00 PM on Monday, March 9, 2020 in Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.
0004028328

Jan 30, Feb 6, 2020

01/30/20, 02/06/20

Kathleen Allen
Legal Clerk

Subscribed and sworn before me this
6th of February 2020.

Shelly Hora
NOTARY PUBLIC RESIDING
AT STATE OF WISCONSIN
COUNTY OF BROWN

Notary Expires: 8-25-23

SHELLY HORA
Notary Public
State of Wisconsin

Ad#:0004028328
P O:
# of Affidavits :1
This is not an invoice

Certification of Payments to Influence Federal Transactions

Attachment III

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Reno

Program/Activity Receiving Federal Grant Funding

Moving to Work Demonstration Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Amy Jones	Executive Director
Signature: Amy Jones	Date (mm/dd/yyyy): 5/20/20

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB 0348-0046

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[X] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[X] a. bid/offer/application b. initial award c. post-award	[X] a. initial filing b. material change **For Material Change Only:** year ________ quarter ________ date of last report ____________

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[x] Prime [ ] Subawardee Tier ______, *if known*: Housing Authority of the City of Reno 1525 E 9th St Reno, NV 89512 **Congressional District**, *if known*: NV-02	**Congressional District**, *if known*:
6. Federal Department/Agency: Department of Housing and Urban Development	**7. Federal Program Name/Description:** Moving to Work Demonstration Program CFDA Number, *if applicable*: ____________
8. Federal Action Number, *if known*:	**9. Award Amount,** *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): N/A	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): N/A
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: Amy Jones Print Name: Amy Jones Title: Executive Director Telephone No.: (775)329-3630 Date: 5/20/2020
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Consistency with the Consolidated Plan

Attachment IV

OMB Approval No. 2506-0214 (Exp. 2/28/2022)

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Con (Type or solidated Plan. clearly print the following information:)

ApplicantName: Housing Authority of the City of Reno

ProjectName: Moving to Work Demonstration Program

Location of the Project: Reno, Sparks and Washoe County, Nevada

Name of the Federal Program to which the applicant is applying: Moving to Work Demonstration Program

Name of Certifying Jurisdiction: Washoe County HOME Consortium (WCHC)

Certifying Official of the Jurisdiction Name: Cylus Scarbrough

Title: Management Analyst

Signature: Cylus Scarbrough

Date: 2-19-2020

Page 1 of 1

form **HUD-2991** (3/98)

Description of Ongoing Agency-Directed Evaluations

Attachment V

Mobility Demonstration Study
Preliminary Results (8/15/19)

The Mobility Demonstration began in 2014 and allows households in public housing to move to PBV single-family, duplex, or condo units in low-poverty neighborhoods. The purpose of this study is to determine if a move out of public housing to a neighborhood with more opportunity improves outcomes for low-income households. For the Mobility Demonstration, a within-subject design is used to compare household outcomes over time. The outcome variables were gathered from administrative and survey data (Table 1).

Table 1. Variables

	Data Source	Data Type	Statistical Test
Household Characteristics			
Head of Household Age	Administrative	Continuous	Descriptive Statistics
Gender	Survey	Categorical	Descriptive Statistics
Marital Status	Survey	Categorical	Descriptive Statistics
Race	Survey	Categorical	Descriptive Statistics
Ethnicity	Survey	Categorical	Descriptive Statistics
Crime Conviction	Survey	Categorical	Descriptive Statistics
Outcome Variables			
Annual Household Income	Administrative	Continuous	Paired Samples T-test
Savings Account	Survey	Categorical	McNemar
Employment Status	Administrative	Categorical	McNemar
Educational Attainment	Survey	Categorical	McNemar
TANF Recipient	Administrative	Categorical	McNemar
Health	Survey	Ordinal Scale 1-4	Wilcoxon
Stress	Survey	Ordinal Scale 1-4	Wilcoxon
Property Satisfaction	Survey	Ordinal Scale 0-4	Wilcoxon
Neighborhood Satisfaction	Survey	Ordinal Scale 0-4	Wilcoxon
Life Satisfaction	Survey	Ordinal Scale 0-4	Wilcoxon

Although this study began with a control group, there were not enough participants in this group to use as a control. Also, the original design of the study was not setup as a randomized controlled experiment because the control group contained households that were provided with the opportunity to move out of public housing to a low-poverty neighborhood but decided to stay in place. This design resulted in an inherent difference between the two groups. Not all participants that were enrolled in the mobility study that moved were included in the analysis. Only those households that participated in the study for at least one year and took the survey twice (at baseline and after the first year) were includes so a within-subjects analysis over time could be conducted. Not all households entered into the study at the same time so there may be future adjustments to the attrition rate as there are still some households participating in the study (Table 2).

Table 2. Sample and Attrition

	Count	Attrition
Baseline	38	-----
Participant Year 1	38	-----
Participant Year 2	27	28.95%
Participant Year 3	22	42.11%
Participant Year 4	15	60.53%
Participant Year 5	6	84.21%
Total	146	-----

Of the 18 exits, over half of the exits have been voluntary self-sufficiency exits (Table 3). There is insufficient data to determine how long households need housing assistance before they can make a self-sufficiency exit but this is an important metric to track for all households receiving public assistance. Note that no exits occurred with the first year because those participants were removed since they could not be compared over time.

Table 3. Exits

	Count	Percent	Count	Percent
Self-Sufficiency Exit	10	55.5%		
During Year 2			3	30.00%
During Year 3			2	20.00%
During Year 4			4	40.00%
During Year 5			1	10.00%
Non-Self Sufficiency Exit	8	44.5%		
Total	18	100%		

The mean age of the head of household for participants in the mobility study is 42. The majority of the participants are single, White, females that have never had a crime conviction other than a traffic violation. Approximately 60% of the participants are White and non-Hispanic/Latino (Table 4).

Table 4. Household Characteristics at Baseline

		Mean	SD
Head of Household Age (*n*=38)		42	11
		Count	**Percent**
Gender (*n*=38)	Male	4	10.5%
	Female	34	89.5%
Marital Status (*n*=38)	Married	8	21.1%
	Divorced/Widowed	9	23.7%
	Single/Unmarried	21	55.3%
Race (*n*=38)	White	23	60.5%
	Non-White	15	39.5%
Ethnicity (*n*=38)	Hispanic or Latino	14	36.8%
	Non-Hispanic or Latino	24	63.2%
Crime Conviction (*n*=38)	No	32	84.2%
	Yes	6	15.8%

Annual household income is statistically different from baseline in Year 3 and Year 4 for households that moved from public housing to low-poverty neighborhoods (Table 5). Household income increases each subsequent year, with the exception of Year 2, from the date that households moved from public housing.

Table 5. Annual Household Income

	Baseline			**Comparison Year**			
	Count	**Mean**	**SD**	**Count**	**Mean**	**SD**	***t***
Year 1	38	15,968	11,243	38	18,705	11,813	-1.550
Year 2	27	13,582	10,555	27	18,401	12,326	-1.907
Year 3	22	12,077	9,600	22	20,683	13,240	-2.901**
Year 4	15	10,840	8,915	15	21,534	8,981	-3.407**
Year 5	6	12,550	9,185	6	25,156	8,766	-2.045

* p < 0.05; ** p < .01; *** p < .001

There is no statistical difference over time in savings accounts for households that moved from public housing to low-poverty neighborhoods (Table 6).

Table 6. Savings Account

		Comparison No	**Comparison Yes**	***p*-value**[1]
Year 1 (*n*=38)				
	Baseline No	4	11	1.000
	Baseline Yes	11	12	
Year 2 (*n*=27)				
	Baseline No	5	7	1.000
	Baseline Yes	8	7	
Year 3 (*n*=22)				
	Baseline No	3	6	0.754
	Baseline Yes	4	9	
Year 4 (*n*=14)				
	Baseline No	2	3	0.625
	Baseline Yes	1	8	
Year 5 (*n*=6)				
	Baseline No	0	2	1.000
	Baseline Yes	1	3	

[1] The exact p-value is calculated based on a binomial distribution because there are 25 or fewer records in at least one cell.

There is no statistical difference over time in employment for households that moved from public housing to low-poverty neighborhoods (refer to Table 7).

Table 7. Employment Status

		Comparison Unemployed	Comparison Employed	*p*-value[1]
Year 1 (*n*=38)				
	Unemployed	15	5	0.453
	Employed	2	6	
Year 2 (*n*=27)				
	Unemployed	8	6	0.125
	Employed	1	12	
Year 3 (*n*=22)				
	Unemployed	6	5	0.219
	Employed	1	10	
Year 4 (*n*=15)				
	Unemployed	3	5	0.453
	Employed	2	5	
Year 5 (*n*=6)				
	Unemployed	0	2	------[2]
	Employed	0	4	

[1] The exact p-value is calculated based on a binomial distribution because there are 25 or fewer records in at least one cell.

[2] No value is reported because each group must have a minimum of one to conduct a statistical comparison.

There is no statistical difference over time in educational attainment, defined by obtaining a high school diploma or GED, for households that moved from public housing to low-poverty neighborhoods (Table 8).

Table 8. Educational Attainment

		Comparison No High School	Comparison High School Diploma	*p*-value
Year 1 (*n*=38)				
	No High School Diploma	7	4	1.000
	High School Diploma	4	23	
Year 2 (*n*=27)				
	No High School Diploma	2	7	1.000
	High School Diploma	6	12	
Year 3 (*n*=22)				
	No High School Diploma	3	5	1.000
	High School Diploma	6	8	
Year 4 (*n*=14)				
	No High School Diploma	2	3	1.000
	High School Diploma	5	9	
Year 5 (*n*=6)				
	No High School Diploma	2	2	1.000
	High School Diploma	2	0	

There is no statistical difference over time in TANF for households that moved from public housing to low-poverty neighborhoods (Table 9). Very few households receive TANF so this variable may be removed as an outcome variable.

Table 9. TANF Recipient

		Comparison No	Comparison Yes	*p*-value
Year 1 (*n*=38)				
	No	34	2	0.500
	Yes	0	2	
Year 2 (*n*=27)				
	No	24	1	1.000
	Yes	0	2	
Year 3 (*n*=22)				
	No	19	1	1.000
	Yes	1	1	
Year 4 (*n*=15)				
	No	13	1	1.000
	Yes	1	0	
Year 5 (*n*=6)				
	No	6	0	------[1]
	Yes	0	0	

[1] No value is reported because each group must have a minimum of one to conduct a statistical comparison.

There is no statistical difference over time in health or stress outcomes for households that moved from public housing to low-poverty neighborhoods (Table 10). Note the nature of the health and stress questions on the survey are subjective and do not provide a time period for the self-reporting assessment.

Table 10. Health and Stress

	Baseline Median	Comparison Year Median	Median Difference	*Z*
Health				
Year 1 (*n*=38)	2.00	2.00	0.00	-0.140
Year 2 (*n*=27)	2.00	2.00	0.00	-0.197
Year 3 (*n*=22)	2.00	2.00	0.00	-0.099
Year 4 (*n*=15)	2.00	3.00	1.00	-0.284
Year 5 (*n*=6)	2.50	1.50	-1.00	-1.633
Stress				
Year 1 (*n*=38)	2.50	3.00	0.50	-0.852
Year 2 (*n*=27)	3.00	2.00	-1.00	-0.880
Year 3 (*n*=22)	3.00	2.00	-1.00	-0.922
Year 4 (*n*=15)	3.00	3.00	0.00	-0.368
Year 5 (*n*=6)	2.50	3.00	0.50	0.000

There is no statistical difference over time in property, neighborhood, or life satisfaction outcomes for households that moved from public housing to low-poverty neighborhoods (Table 11).

Table 11. Property, Neighborhood, and Life Satisfaction

	Baseline Median	**Comparison Year Median**	**Median Difference**	***Z***
Property Satisfaction				
Year 1 (*n*=38)	3.73	3.64	-0.09	-0.322
Year 2 (*n*=27)	3.73	3.73	0.00	-0.639
Year 3 (*n*=22)	3.82	3.82	0.00	-0.131
Year 4 (*n*=15)	3.82	3.64	-0.18	-0.660
Year 5 (*n*=6)	3.81	3.54	-0.27	-1.156
Neighborhood Satisfaction				
Year 1 (*n*=38)	3.52	3.41	-0.11	-0.347
Year 2 (*n*=27)	3.70	3.78	0.08	-0.422
Year 3 (*n*=22)	3.76	4.00	0.24	-0.697
Year 4 (*n*=15)	3.55	3.55	0.00	-0.691
Year 5 (*n*=6)	3.75	3.73	-0.02	-0.184
Life Satisfaction				
Year 1 (*n*=38)	3.46	3.14	-0.32	-0.804
Year 2 (*n*=27)	3.50	3.60	0.10	-0.394
Year 3 (*n*=22)	3.60	3.29	-0.31	-1.188
Year 4 (*n*=15)	3.60	3.00	-0.60	-1.734
Year 5 (*n*=6)	3.72	3.36	-0.36	-1.214