Housing Authority of the City of Reno

FY 2017 Moving to Work

Annual Plan

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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 and other funding, RHA acquired and manages over 100 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.

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Serving Reno, Sparks and Washoe County

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I. Introduction

What is MTW?

Moving to Work (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 also permits PHAs to combine federal funds from the Public Housing (PH) operating fund, Capital Fund Program (CFP) and Housing Choice Voucher (HCV) program into a single, agency-wide funding source known as a "block grant." It is important to note that the MTW designation does not provide PHAs with additional funding from HUD, but rather allows each agency to use their funding in a more flexible manner.

With the U.S. Department of Housing and Urban Development's (HUD) 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 or 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.

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 a MTW agency through RHA's Fiscal Year (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. This is true for all 39 PHAs currently participating in the MTW program.

FY 2017 MTW Annual Plan overview

FY 2017 (i.e. the period from July 1, 2016 through June 30, 2017) will be RHA's fourth 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 both the proposed MTW activities for the coming year, and provides an update 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 approved activities. It also provides stakeholders with details on RHA's operating budget and capital improvement plans.

As part of RHA's planning process, staff began discussing the FY 2017 MTW Annual Plan, including each of the proposed activities and capital improvement plans, during Resident Advisory Board and Resident Council meetings in December 2015 and January 2016 respectively. Public review and comment was solicited prior to review and approval by RHA's Board of Commissioners on March 22, 2016 followed by final submission to HUD on March 23, 2016.[1]

Overview of RHA's annual goals and objectives

During the first three years as an MTW agency, RHA implemented activities intended to simplify the administration of the PH and HCV programs. These activities include, but are not limited to, the simplification of utility allowances for HCV participants, the exclusion of financial aid from income calculations, triennial recertifications for elderly/disabled participants on fixed incomes and the simplification of medical deductions for both programs. RHA also implemented two key activities as part of its participation in MTW: (1) a Rent Reform Controlled Study within the HCV program and (2) a Mobility Demonstration for PH 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. Staff also continue to monitor MTW activities that have already been implemented to identify ways the activities might be improved upon.

RHA's proposed FY 2017 MTW activities

In the coming year, RHA continues to focus on activities that will ease the burden placed upon staff and streamline requirements for applicants, PH residents and HCV participants. In an effort to motivate FSS Lite Program participants to reach goals identified in their Individual Training and Services Plan (ITSP), new incentives are being explored and proposed.

In FY 2017, RHA proposes the following new MTW activities:

- Increase verified application data for HCV applicants:
  The expiration date for verified documentation required to be submitted by HCV applicants prior to admission will be increased to 120 days from the date listed. Stable income verifications, such as pensions and Social Security award letters will be valid for the current year.

- Asset threshold to determine eligibility for admission:
  An asset threshold to determine eligibility for admission to RHA's housing programs will be established. Applicants will be determined ineligible and removed from the wait list if they have combined assets with a cash value that exceeds $50,000 or an ownership interest in a suitable dwelling unit which they have a legal right to reside in.

In addition, RHA is re-proposing and/or amending the following activities in FY 2017 which were previously approved by HUD:

- Expand self-sufficiency activities:
  This activity is being re-proposed to expand the FSS Lite Program and allow for the implementation of one-time and/or ongoing rent credits for FSS Lite participants who reach

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

pre-determined milestones (i.e.: obtain and maintain employment, receive High School Equivalency (HSE), etc.).

- Eliminate caps on Project Based Voucher (PBV) allocations and allow for assignment of PBVs to 100% of RHA-owned, non-Public Housing properties:
  RHA has received approval to remove the 25% per building cap on the number of PBVs that can be allocated to a non-Public Housing RHA-owned complex. This activity is being re-proposed to eliminate the 20% limit on the amount of voucher funding that may be utilized under the PBV program.

- Triennial recertifications for elderly/disabled participants on fixed incomes:
  RHA is amending this activity to allow for the creation and use of a local form rather than using HUD Form-9886 in order to extend the expiration date from 15 months to 39 months. RHA may also create additional local form(s) that are deemed necessary to accommodate triennial recertifications rather than use HUD forms.

Short-term MTW goals and objectives

In FY 2017, RHA will work to ensure that all implemented and proposed activities are being successfully and accurately administered. RHA recently began a software conversion that is expected to be complete and fully functional in the coming year. RHA's investment in this new software system is expected to provide increased efficiencies in operations, allow the agency to meet all of its federal reporting requirements and, over time, allow for easy tracking and monitoring of RHA's MTW activities.

The use of single fund flexibility to implement necessary energy and water saving measures at RHA's eight PH complexes will continue. In the FY 2016 MTW Annual Plan, RHA proposed the replacement of 900 aluminum framed windows throughout the Mineral Manor PH complex with energy star rated, highly efficient, thermal pane windows. On June 12, 2015, the second of two sets of prototype windows were installed. The installation of the first prototype followed by an alternate assisted staff in developing the final plans and specifications for the entire Mineral Manor PH complex. RHA plans to complete this energy efficient renovation in FY 2017.

RHA remains committed to using single fund flexibility to make improvements at its PH complexes that will result in energy savings and/or water conservation. In addition to window replacement at Mineral Manor, RHA plans to use single fund flexibility in FY 2017 to install tankless water heaters within the laundry facilities and community rooms at several of RHA's PH complexes.

On average, the life expectancy of a traditional style water heater is 10-15 years which varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. Each of the traditional style water heaters in use at RHA's PH laundry facilities and community rooms are 15 years old and older. The traditional style water heaters continue to maintain water temperatures up to 130° even during hours when the laundry facilities and community rooms are not in use. To reduce energy costs, RHA proposes to replace nine old traditional style water heaters with highly efficient, Energy Star rated tankless water heaters at an approximate cost of $36,000. This replacement will

save the agency roughly 684 therms per year, or an annual energy cost savings of approximately $720.[2]

The following table details the PH complex where existing traditional style water heaters will be replaced with a new tankless system. It also indicates whether the new system will cover the laundry facility, community room, or both:

Proposed locations for the installation of tankless water heaters			
PH Complex	Location(s) impacted	# of tankless water heaters to be installed	Approximate Cost
Mineral Manor (NV39-P001-001)	Community room and staff common area	2	$8,000
Silverada Manor (NV39-P001-003)	Community room	1	$4,000
Stead Manor (NV39-P001-006)	Laundry room and Manager's office	1	$4,000
Hawk View Apartments (NV39-P001-007)	Laundry room	1	$4,000
Essex Manor (NV39- P001-009)	Laundry room and community room	1	$4,000
Myra Birch Manor (NV39-P001-010)	Laundry room and community room	2	$8,000
McGraw Court (NV39-P001-118)	Community room	1	$4,000
	Totals:	**9**	**$36,000**

Long-term MTW goals and objectives

Reno, Sparks and Washoe County, like other communities around the U.S., have members of its population who are experiencing homelessness. RHA is committed to collaborating with local community organizations to explore different ways to overcome homelessness in our community. In addition to establishing a local preference several years ago for homelessness on the application for admission to RHA's housing programs, RHA works closely with the local Department of Veterans Affairs (VA) office to combat homelessness among veterans in our community through the HUD-VA Supportive Housing (VASH) Program.

Additional ways RHA can assist high risk families in overcoming homelessness continue to be explored and proposed as appropriate. On January 27, 2016 an amendment to the FY 2016 MTW Annual Plan was submitted to HUD for approval. The amendment proposes a new activity to expand the use of PBVs and allow for their award to privately owned properties (Activity 2016-08) in the

[2] RHA's approximate amount of annual energy cost savings is very conservative. The amount has been estimated using information provided through Rinnai Corporation's website based on residential use only. RHA will be replacing nine water heaters that vary in size from 40 gallons to 100 gallons. The water heaters are also located in areas where usage ranges from rarely to frequently.

community. After undergoing a competitive process, PBVs will be assigned to existing affordable housing units where the owner commits to providing services and assistance to homeless individuals and families in Washoe County. Northern Nevada HOPES, a local nonprofit community partner, has agreed to provide ongoing case management services to the initial 10 homeless individuals/families leased up with a PBV under this activity. If successful, RHA will expand its outreach to additional nonprofit community partners who are able to provide ongoing case management services to additional homeless individuals/families. By coupling stable housing with case management, RHA strives to achieve the goal of eliminating homelessness and give these individuals/families the resources and skills they need to prevent homelessness in the future. These partnerships have been made possible by utilizing the flexibilities offered to RHA through its participation in the MTW demonstration.

RHA remains committed to expanding self-sufficiency opportunities through the use of the FSS Lite Program. RHA's two FSS Coordinators continue to work with FSS Lite Program participants to provide the necessary guidance and support to achieve higher education goals, explore career placement opportunities and/or strive towards economic advancement. Assisting these families in achieving their economic goals and enabling them to become self-sufficient and move off of the program will ultimately permit additional low-income families to be housed. This approach continues to be a key goal of the FSS Lite Program.

RHA's Mobility Demonstration (Activity 2014-02) was implemented after HUD's approval of the FY 2014 MTW Annual Plan. The program offers qualified PH families, who otherwise lack mobility options, the opportunity to move to low poverty neighborhoods throughout Reno, Sparks and Washoe County. RHA initially planned to purchase up to 50 properties using non-MTW funds for this program, but as the local housing market strengthens, the amount of available inventory has become extremely limited. RHA has now reduced the number of properties that will be utilized for this program to 40. To date, 33 properties have been made available for the program and 30 former PH families currently live in low poverty neighborhoods, 28 of whom are still active in the mobility program.

In addition to the Mobility Demonstration, a Rent Reform Controlled Study (Activity 2014-03) was also implemented by RHA in FY 2014. To date, 156 families with children, who collectively make up a control group and a study group, are currently leased up under this MTW activity. Both have five year time limited vouchers, however, the fashion in which the rent is calculated varies. The control group uses the standard HUD rent calculation requirement and the study group's rent is based on a predetermined TTP schedule.

RHA continues to work with the University of Nevada, Reno (UNR) to document the outcomes of both the Mobility Demonstration and Rent Reform Controlled Study. UNR, in partnership with RHA, developed a questionnaire that continues to be administered to participants in both programs on an annual basis. This questionnaire is designed to track the overall progress of participants over the course of their participation in the program. Some of the information residents provide through the survey include family history, job training, income, neighborhood, and overall satisfaction of their children's education, friends and surroundings.

With dwindling federal funding to address necessary repairs and improvements needed at PH properties across the country, single fund flexibility has proven to be vital in the improvement and

conservation of RHA's PH complexes. RHA will use this flexibility further to make additional improvements to these properties, specifically those focused on energy and water savings, to ensure long-term viability.

RHA will continue to utilize the flexibilities available through MTW to expand housing choice, streamline agency operations and develop creative solutions to meet the needs of low-income families in our community. New initiatives that further the MTW statutory objectives and RHA's long-term goals and objectives will be explored and proposed. In future years, RHA may consider increasing the minimum rent to $100, establishing a Damage Claim Fund for instances where an HCV participant has caused damage to a unit and the landlord is unable to satisfy the reimbursement payment through other sources, increasing HCV Payment Standards within certain low poverty neighborhoods to encourage mobility and installing an active solar water heating system at one of RHA's PH complexes.

Non-MTW goals and objectives

Non-MTW goals and objectives are defined by HUD as those activities that do not require MTW authority or flexibility to implement.

In addition to its planned short-term and long-term goals and objectives, RHA will:

- Develop a strategic plan that engages the Board of Commissioners, RHA management, staff, community partners and residents.
- Complete an energy audit pursuant to 24 CFR §965.302.
- Update the five year plan for capital improvement expenditures.
- Continue physical needs improvements at each of RHA's eight PH complexes.
- Continue to integrate RHA's new software system to better manage all of the agency's operations and programs. The new software will allow for overall program evaluation and quality control.

II. General Housing Authority Operating Information

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

II.1. Housing Stock Information

RHA will not be adding any new PH units in FY 2017.

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

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
PIC Dev. # /AMP PIC Dev. Name PIC Dev. Name	0	0	0	0	0	0	0	0	N/A	0	0

Total Public Housing Units to be Added **0**

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

If Other, please describe: N/A

RHA will not be removing any PH units in FY 2017.

B. Planned Public Housing Units to be removed during the Fiscal Year

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PIC Dev. # /AMP PIC Dev. Name	0	N/A
Total Number of Units to be Removed	**0**	

C. New Housing Choice Vouchers to be Project Based during the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project Based *	Description of Project
Mobility Demonstration and opportunity properties	4	PH tenants in good standing are being allowed to move to RHA's scattered site rental properties on a two-year PBV. RHA has assigned a total of 36 PBVs to these units (33 Mobility Demonstration and 3 opportunity properties) with plans to assign additional PBVs as properties are acquired or repurposed from other RHA programs.
Single Family Home Project Based Vouchers	5	RHA has a number of single family homes acquired under NSP2 and other programs which will be shifted to PBVs as they become vacant. A total of 15 PBVs have currently been assigned. RHA plans to assign additional PBVs as properties are acquired or become vacant.
Yorkshire Terrace	4	RHA has assigned 11 PBVs to units at Yorkshire Terrace, RHA's 30 unit LIHTC property. This has been quite effective on overall lease up at the property. RHA plans to expand this to include more units as they become vacant.
Partnerships	10	RHA has formalized agreements with several nonprofit community partners to provide affordable housing to their clients. RHA works with each nonprofit partner to provide housing while the nonprofit partner provides case management services. Currently 11 units have been assigned PBVs. RHA plans to expand this activity further and include more units as they become available.
Privately owned properties	40	RHA plans to allocate up to 50 PBVs (10 in FY 2016) to privately owned properties through a competitive process in exchange for their commitment to provide affordable housing to individuals and/or families who are experiencing homelessness.
Anticipated Total New Vouchers to be Project Based	**63**	

Anticipated Total Number of Project Based Vouchers Committed at the End of the Fiscal Year	**147**
Anticipated Total Number of Project Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	**147**

*New refers to tenant based vouchers that are being project based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

D. Other Changes to the Housing Stock Anticipated during the Fiscal Year

RHA plans to continue purchasing single family homes, apartments, and condos for use with PBVs. Scattered site properties located in low poverty neighborhoods may be identified for use in RHA's Mobility Demonstration. All other properties acquired will be used to provide additional housing choices for low-income families through RHA's opportunity and single family home PBVs.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

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

During FY 2017, RHA plans to spend over $975,000 from multiple capital fund years to carry out necessary capital improvements at its PH communities. RHA will also continue to use MTW funding flexibilities to complete water and energy saving measures as needed. In FY 2017, RHA is planning to undertake the following capital projects based on funding availability:

- **Exterior painting – expected FY 2016 expenditure: $425,000.**
  The exterior of the buildings at Stead Manor and Hawk View Apartments will be repainted.

- **Electrical system upgrade - expected FY 2017 expenditure: $225,000.**
  Due to the age of the complex and the outdated infrastructure, the electrical system at Silverada Manor will be updated.

- **Security improvements – expected FY 2017 expenditure: $31,000.**
  As security system equipment becomes outdated and inoperable at Stead Manor, it will be updated accordingly.

- **Playground rehabilitation – expected FY 2017 expenditure: $160,000.**
  The surface areas around the playground equipment at Stead Manor and Essex Manor are currently filled with bark that frequently blows away exposing the concrete footings. To alleviate this safety hazard for RHA's PH residents and reduce the amount of staff time required to frequently refill the areas with bark, the surface areas around the playground equipment will be updated.

- **Concrete replacement – expected FY 2017 expenditure: $95,000.**
  Areas of the sidewalks at Stead Manor and Myra Birch Manor have begun to lift causing a tripping hazard. These areas will be replaced.

- **Thermostat replacement – expected FY 2017 expenditure: $10,000.**
  Aging thermostats at Essex Manor will be replaced with new, energy efficient thermostats. The new thermostats will offer residents more monitoring capability and control, and reduce the number of work orders RHA's maintenance staff receives for faulty thermostats within that complex.

- **Asphalt repairs and sealing – expected FY 2017 expenditure: $15,000.**
  As a safety precaution, areas of the parking lot at Myra Birch Manor will be repaired and sealed.

- **Landscape improvements – expected FY 2017 expenditure: $35,000.**
  To improve the quality of the complex and reduce maintenance costs, landscape improvements at Myra Birch Manor will be completed. Existing high maintenance bushes will be replaced with drought resistant shrubs that are more appropriate for the climate in northern Nevada.

II.2. Leasing Information

A. Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased	751[3]	9,012
Federal MTW Voucher (HCV) Units to be Utilized	2,519[4]	30,228
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	0	0
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	**3,270**	**39,240**

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** 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 PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

In addition to serving MTW households, RHA uses federal and non-federal funds to assist other households through the following non-MTW programs:

Non-MTW Programs	Number
VASH	278[5]
Scattered Site Properties	137[6]
RHA Unaided Units	26
Tax Credit	30
Total # of Non-MTW Program households	**471**

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

[4] RHA has 2,519 ACC Housing Choice Vouchers. Lease up is not anticipated to drop below 90% of the MTW baseline of 2,382. Local conditions that may impact lease up include rising rents within the Reno, Sparks, and Washoe County rental market, lease up backlog from RHA's software conversion, and the reopening of the waiting list.

[5] Although VASH is a non-MTW program, they elect to participate in some of RHA's MTW activities.

[6] This is in addition to the 27 scattered site properties managed by RHA currently identified for the Mobility Demonstration and includes 18 NSP1 and NSP2 properties managed by an outside property management firm.

B. Reporting Compliance with Statutory MTW Requirements

RHA is in compliance with all MTW reporting requirements.

C. Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Reno, Sparks and Washoe County has experienced a strengthening local housing market due in part to announcements of major expansions and relocations by several companies, including Tesla Motors in 2014. With limited inventory and the anticipation of a population influx, the need for additional housing stock will begin to tighten the community's rental market and, in some cases, make it harder for RHA's HCV participants to find units to lease.

RHA has already experienced the increased wariness of private landlords to rent to HCV participants. This is often made worse by the ongoing stigma within the local community regarding HCV participants and affordable multifamily properties in general. In response to the decline in the number of landlords willing to rent to HCV program participants, RHA recently adjusted its payment standards and began exploring possible incentives to increase landlord participation. RHA plans to work closely with participating HCV landlords over the coming year to identify the cause for their reluctance to continue to participate in the HCV program. In the future, staff anticipates proposing appropriate incentives based on the feedback provided.

II.3. Wait List Information

In order to ensure proper data conversion during the recent software conversion, RHA closed all wait lists. On February 21, 2016, a current interest letter was sent to all applicants on all wait lists to determine continued interest in applying for RHA rental assistance programs. Based on the response to the current interest letters and the number of applicants on each wait list, the decision was made to reopen some of the wait lists. On May 17, 2016, the wait list for Community-Wide Family Public Housing was partially opened, Site-Based Stead Manor Family Public Housing was opened, Community-Wide Elderly and Disabled Housing was opened, and Site-Based Project-Based units owned by RHA was partially opened. The Section 8 HCV wait list remains closed.

Currently, RHA staff are working to determine eligibility and input all application data into the new software system. It is anticipated that the Community-Wide HCV wait list will be opened in the coming months.

The following table reflects RHA's wait list information as of May 31, 2016.

A. Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units	Community-Wide Family Public Housing	231	Partially Open	Yes
Federal MTW Public Housing Units	Site-Based Stead Manor Family Public Housing	128	Open	N/A
Federal MTW Public Housing Units	Community-Wide Elderly and Disabled Housing	133	Open	N/A
Federal MTW Housing Choice Voucher Program	Community-Wide	1,019	Closed	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide Mod Rehab and SRO	16	Closed	No
Federal MTW Housing Choice Voucher Units	Site-Based Project-Based units owned by RHA	210	Partially Open	No

* *Select Housing Program*: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

Partially Open Wait Lists:

- Community-Wide Family Public Housing is open for 2, 3 & 4 bedrooms only.
- Site-Based Project-Based units owned by RHA is open for 3 & 4 bedrooms only.

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

There are no changes to the organization structure of the wait list, however, with the opening of the wait list, Activity 2016-02 (Redefine near-elderly person) will soon be implemented. Applicants who are at least 55 years of age but below the age of 62, will now be treated as "elderly" and allowed to be placed on RHA's Community-Wide Elderly and Disabled Housing wait list.

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 2017, RHA is proposing the following MTW activities:

2014-04: Expand self-sufficiency activities

A. *Description:*

RHA is re-proposing this activity to expand the FSS Lite Program to allow for the establishment of one-time and/or ongoing rent credits as incentives for participants to reach predetermined goals.

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 Community Service hours. Mobility Demonstration households who are unemployed without a qualifying exemption are also required to participate in the FSS Lite Program and participants in the Rent Reform Controlled Study are encouraged to take advantage of the program.

By utilizing single fund flexibility, which is allowed for under MTW, RHA expanded the FSS Lite Program in FY 2015 and established a Self-Sufficiency Fund. The Self-Sufficiency Fund is designed to cover specific costs associated with self-sufficiency activities and is used whenever possible to assist program participants in achieving their self-sufficiency goals. In FY 2016, RHA expanded the FSS Lite Program even further to include all non-elderly/ non-disabled HCV participants leased up with a five-year time limited voucher. With HUD's approval to redesign the traditional FSS Program in FY 2016, the Self-Sufficiency Fund became available to all FSS Program participants.

During the family's initial assessment for participation in the FSS Lite Program, RHA's FSS Coordinators identify barriers preventing family member(s) from seeking and/or maintaining employment or participating in an educational program. Working collectively with the family, self-sufficiency barriers are documented within the ITSP and goals are outlined to address the barriers noted. The ITSP establishes specific short- and long-term goals that are essential for RHA to assess whether or not the family is progressing toward becoming self-sufficient. To provide further assistance and guidance, FSS Lite Program participants are required to meet with an FSS Coordinator at least annually to map out additional attainable goals and become aware of any community resources and/or educational opportunities available.

RHA is re-proposing this activity to allow for the establishment of one-time and/or ongoing rent credits to serve as an incentive to FSS Lite Program participants to complete the goals identified in their ITSP, as well as, increase participation in the FSS Lite Program overall.[7] Each rent credit will be paid out of HAP funds and is designed to provide a financial incentive to FSS Lite Program participants, head of household or co-head, who have signed an FSS Lite agreement and successfully accomplish one of the pre-determined self-sufficiency goals identified in their ITSP.

The following table provides an example of the rent credits that will be offered. RHA has based the amount of the proposed rent credit on the level of difficulty in achieving the identified goal.

Proposed Rent Credits for FSS Lite Program participants[8]		
Goal Identified/Achieved	**Frequency of Rent Credit**	**Rent Credit Amount**
Education		
High School equivalency completion	One-time	$50
English as a Second Language completion	One-time	$50
Vocational certification earned	Per Certificate	$150
AA/BS degree earned	Per Degree	$200
Employment		
Obtaining employment (32+ hours/week)	Limited to 2x per year	$25
Consistent same source employment for six months	Per Occurrence	$50
Consistent same source employment for 12 months	Per Occurrence	$100
Consistent same source employment for 18 months	Per Occurrence	$150
Consistent same source employment for 24 months	Per Occurrence	$200
Consistent same source employment for 36 months	Per Occurrence	$250
Consistent same source employment for 48 months	Per Occurrence	$300
Consistent same source employment for 60 months	Per Occurrence	$350
Homeownership		
Complete the closing on property purchase	N/A	Equivalent to last month's rent

To qualify for the rent credits related to consistent employment, the head of household or co-head must have a signed FSS Lite agreement and maintained same source employment, working no less than 32 hours/week. Per RHA's Admissions and Continued Occupancy (ACOP) for Public Housing and Administrative Plan for Section 8 Housing Choice Voucher, Project Based Voucher, and Moderate Rehabilitation (S8 Admin Plan), a change in employment which is part-time to part-time or full-time to full-time, is termed same source. Furthermore, the length of time for consistent employment will be based on the hire date(s)

[7] Rent credits are subject to funding availability and cannot be used to pay any balances owed to RHA.

[8] As FSS Coordinators work with FSS Lite Program participants and identify common goals within their ITSPs, the identified rent credits may change subject to the approval of RHA's Executive Director. RHA will, however, establish and maintain uniformed goals and rent credits for all FSS Lite Program participants.

verified by RHA staff. A loss of employment occurs once the participant is not employed with the same source of employment for more than 30 days.

Participants currently receiving an earned income exclusion (i.e. EID or the disregard of earned income of PH household members, age 18-20, who are not the head of household or co-head) are not eligible to receive rent credits.

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

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*
The ability to become self-sufficient can vary from one household to another based on several factors including educational, social and economic foundations. RHA anticipates that the Self-Sufficiency Fund and the establishment of rent credits paid out of HAP funds will provide all FSS Lite Program participants with the necessary tools and motivation to stay engaged in the program, obtain employment and become self-sufficient.

The following table shows the number of rent credits that RHA would have provided in FY 2015 to FSS Lite Program participants based on the goals identified and achieved in their individual ITSPs:

FY 2015 ITSP goals achieved and corresponding rent credits based on current FSS Lite Program participants			
Goal Identified/ Completed / Verified	# FSS Lite participants who completed identified goal	Proposed rent credit	Total cost to RHA
High School Equivalency	3	$50	$150
Obtained employment (32 hours or more)	12	$25	$300
Maintained consistent employment for 6 months	20	$50	$1,000
Maintained consistent employment for 12 months	5	$100	$500
Received vocational certification	1	$150	$150
		Total cost:	**$2,100**

The following table provides an overview of the cost that may be incurred by RHA in FY 2017 based on the goals identified by current FSS Lite Program participants in the ITSPs:

FY 2017 projected rent credits based on current FSS Lite Program participants			
Goal Identified	# FSS Lite participants to complete identified goal	Proposed rent credit	Total cost to RHA
High School Equivalency	26	$50	$1,300
English as a Second Language	8	$50	$400
Vocational Certification	35	$150	$5,250
AA/BS Degree	30	$200	$6,000
Obtain Employment	37	$25	$925
		Total cost:	**$13,875**[9]

D. *Provide the anticipated schedules for achieving the stated objective:*
This activity will be implemented upon HUD's approval of this plan. Prior to receiving the benefits offered through the FSS Lite Program, each participant is required to sign an FSS Lite agreement. The agreement details the participant's responsibilities and emphasizes that the Self-Sufficiency Fund and rent credit incentives to be provided by RHA, are not accessible to those who choose not to participate in the program or to those who fail to meet the responsibilities and goals as outlined in their ITSPs.

Upon an FSS Lite participant's successful completion of a goal outlined in their ITSP, RHA will increase the HAP payment to the participant's landlord in the amount of the corresponding rent credit for the following month's rent. In order to qualify for receipt of the rent credit, RHA will require and verify specific documentation as proof of completion. This documentation may include pay stubs from a current employer with hire date noted, a copy of certificate or degrees earned or the closing documents on a property related to homeownership.

Activity Metrics:
In the FY 2014 MTW Annual Report and FY 2015 MTW Annual Plan, RHA revised its MTW baselines and benchmarks for consistency with the established HUD Standard Metrics and revised MTW reporting requirements. As a result of this requirement, several baselines and benchmarks were not set until the FY 2015 MTW Annual Report and not reflected in the FY 2016 MTW Annual Plan.

The following tables provide baselines and benchmarks for this activity as reflected in the FY 2015 MTW Annual Report. It is worth noting that the metric baselines and benchmarks identified include only PH residents who are delinquent in performing Community Service hours, however the activity is being expanded to include additional FSS Lite Program participants. FSS Lite

[9] Total cost has been rounded up to $20,000 in Section V. Sources and Uses of Funds (Describe Activities that Will Use Only MTW Single Fund Flexibility) to accommodate future FSS Lite Program participants.

Program participants factored into the activity metric outcomes will include PH residents with delinquent Community Service hours, Mobility Demonstration households (Activity 2014-02) and Rent Reform Controlled Study participants (Activity 2014-03). In the future, RHA will also include traditional FSS Program participants and those who are leased up with a five-year time limited voucher (Activity 2016-03).

RHA does not anticipate any additional metrics with this re-proposed activity.

2014-04 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 prior to implementation of the activity (in dollars).
Average amount of earned income of households participating in the FSS Lite Program.	$337 per month or $4,404 annually	$4,604 $200 increase in household earned income per year.

2014-04 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 amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).
Average amount of savings/escrow of households participating in the FSS Lite Program.	$0	$25

2014-04 SS #3: Increase in Positive Outcomes in Employment Status		
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.		
Unit of Measurement	**Baseline**	**Benchmark**
For FSS Lite Program participants, report the following information separately for each category.		
	Head(s) of households prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in after implementation of the activity (number).
Employed Full-Time	1 or 3% 1 of 29 head(s) of households employed full-time.	2 or 7%
Employed Part-Time	0 or 0% 0 of 29 head(s) of households employed part-time.	2 or 7%
Enrolled in an Educational Program	0 or 0% 0 of 29 head(s) of households enrolled in educational program.	1 or 3%
Enrolled in Job Training Program	0 or 0% 0 of 29 head(s) of households enrolled in job training program.	1 or 3%
Unemployed	28 or 97% 28 of 29 head(s) of households unemployed.	24 or 83%
Other	N/A	N/A

2014-04 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 with delinquent participating in the FSS Lite Program who are receiving TANF assistance.	1	No change.

2014-04 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	51

2014-04 SS #8: Households Transitioned to Self-Sufficiency		
RHA's definition of self-sufficiency is that the family will be employed and will earn 50% of the Area Median Income (AMI) based on family size. The family may be receiving other state benefits such as childcare subsidies, medical assistance and/or food stamps and be considered self-sufficient.		
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). This number may be zero.	Expected households transitioned to self-sufficiency after implementation of the activity (number).
Number of households participating in the FSS Lite Program who have transitioned to self-sufficiency.	0	4

Data source from which metric data will be compiled:
RHA will continue to track residents participating in the FSS Lite Program on a monthly basis to compare future results. Staff keep records of referrals offered to FSS Lite Program participants and will track those residents who gain employment due to the new policy and those who join the FSS Lite Program after implementation.

Authorization(s) that provide RHA the flexibility to conduct the activity:
Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

RHA does not anticipate any additional authorization(s) from those that were previously cited.

E. Authorizations Related to Family Self-Sufficiency
The Agency is authorized to operate any of its existing self-sufficiency and training programs, including its Family Self-Sufficiency (FSS) Program and any successor programs exempt from certain HUD program requirements. These may include those requirements governing program size or participation, including whether to establish escrow accounts and other rent incentives and whether to establish mandatory self-sufficiency participation requirements. If the Agency receives dedicated funding for an FSS coordinator, such funds must be used to employ a self-sufficiency coordinator. In developing and operating such programs, the Agency is authorized to establish strategic relationships and partnerships with local private and public agencies and service providers to leverage expertise and funding. However, notwithstanding the above, any funds granted pursuant to a competition must be used in accordance with the NOFA and the approved application and work plan. *This authorization waives certain provisions of Section 23 of the 1937 Act and 24 CFR §984.*

Need/Justification for MTW Flexibility:
The authorization cited allows RHA to establish and operate its self-sufficiency and training programs exempt from certain HUD requirements and will allow for the establishment of rent credits as an incentive for FSS Lite Program participants.

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

A. *Description:*
Previously titled "Assign PBVs to up to 100% of units in non-Public Housing RHA-owned properties," this activity is being re-proposed and retitled to expand upon RHA's previous approval. Per 24 CFR §983.56, PBV assistance for units in a project cannot exceed more than 25% of the number of dwelling units (assisted or unassisted) in the project. In addition, 24 CFR §983.6 specifies that PHAs are limited to project-basing up to 20% of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program.

Upon approval of the FY 2015 MTW Annual Plan, RHA received approval to remove the 25% cap on the number of PBVs that could be allocated to a non-Public Housing RHA-owned property. This has proven to be beneficial in leasing up units at Yorkshire Terrace, which has traditionally been difficult to fill due to LIHTC income restrictions. Another RHA owned property, Idlewild Townhouse Apartments, has been extremely popular with Mobility Demonstration participants. Additional units at this complex may be converted to PBVs as they become vacant.

RHA is now seeking approval to expand this activity even further and eliminate the 20% limit on the amount of voucher funding that may be utilized under the PBV program.

B. *How does this achieve one or more of the statutory objectives?*
Implementation of this activity will reduce cost and achieve greater cost effectiveness in federal expenditures by increasing rental revenue due to fewer, shorter vacancies. It will also increase housing choices for low income families by providing additional units for Mobility and HCV clients.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*
Applicants will be pulled from an existing PBV wait list; no additional advertising for these properties is necessary. Utilizing the existing PBV wait list will facilitate the reduction of cost and allow RHA to achieve greater cost effectiveness in federal expenditures. The elimination of both the 20% budget authority and the 25% limitation on PBV allocations within non-Public Housing RHA-owned properties will also increase housing choices for low income families.

D. *Provide the anticipated schedules for achieving the stated objective:*
RHA will implement this activity as needed upon approval of this plan. Once a unit becomes vacant, RHA will evaluate how the vacancy can fulfill the needs of the community before a PBV is considered, applied for and assigned. Board of Commissioners approval will continue to be sought for units prior to submitting the required application and documentation to the HUD Field Office for final approval.

Activity Metric:

RHA does not anticipant any additional metrics with this re-proposed activity.

2015-03 HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number).	Expected households losing assistance/moving after implementation of the activity (number).
Number of households at or below 80% AMI that lost assistance or needed to move due to RHA assigning PBVs.	0 RHA will not assign a PBV to any non-Public Housing RHA-owned unit unless a vacancy occurs first.	0

Authorization(s) that provide RHA the flexibility to conduct the activity:
Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

RHA does not anticipate any additional authorization(s) from those that were previously cited.

D. Authorizations Related to Section 8 Housing Choice Vouchers Only

D.1. *Operational Policies and Procedures*
The Agency is authorized to determine basic operational policies and procedures for all Section 8 assistance the Agency is provided under section 8(o) of the 1937 Act.

D.1.e. The Agency is authorized to determine the percentage of housing voucher assistance that it is permitted to project-base, and criteria for expending funds for physical improvements on those units that differs from the percentage and criteria requirements currently mandated in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Section 8(0)(13) of the 1937 Act and 24 CFR §983.*

D.7. *Establishment of an Agency MTW Section 8 Project-Based Program*
The Agency is authorized to develop and adopt a reasonable policy and process for project-basing Section 8 tenant-based leased housing assistance.

D.7.a. The Agency is authorized to project-base Section 8 assistance at properties owned directly or indirectly by the Agency that are not public housing, subject to HUD's requirements regarding subsidy layering. If the Agency chooses to project-base Section 8 assistance at such properties, the Agency recognizes and accepts that such units would no longer be eligible for operating subsidy

provided under Section 9(e) of the 1937 Housing Act or for future capital funds provided under section 9(d) for those units if it chooses to use this authorization. Project-based assistance for such owned units does not need to be competitively bid, nor are the owned units subject to any required assessments for voluntary conversion. *This authorization waives certain provisions of Sections 8(0)(13)(B and D) of the* 1937 *Act and* 24 *CFR §§982.1, 982.102 and* 983.

Need/Justification for MTW Flexibility:

The authorizations cited allow RHA to waive the 20% budgetary authority cap established in 24 CFR §983.6 and 25% per building cap established in 24 CFR §983.56. The authorization also allows for the assignment of PBVs to non-PH properties that are owned directly or indirectly by RHA.

2017-01: Increase verified application data for HCV applicants

A. *Description:*

RHA's S8 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 S8 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 would cause an applicant to not lease up, the voucher will be 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 spend following-up and tracking third-party verification requests is significant and often results in information that is 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 proposes 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, RHA proposes to allow stable income verifications, such as pensions and Social Security award letters, to be valid for the current year.

Once verification has been received and a voucher has been issued, the verification will continue to be valid if dated within 120 days of the date of the issuance of a voucher at the briefing session provided that there have been no changes in the source or amount of income. Should the family's source or amount of income change between the date reported and the date of the briefing session, verification of the change will be required. If there is reason to believe that the verification is no longer valid, updated verifications will be required.

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

Implementation of this activity will reduce cost and achieve greater cost effectiveness in federal expenditures by reducing the amount of duplicative work needed to re-verify applicant information that was previously deemed true and complete. It is also expected to increase housing choices for low income families as applicants will be moved off of the wait list expeditiously.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*
During four months, March 1, 2015 through June 30, 2015, RHA's Admissions Office referred 103 HCV applicants for admission to RHA's HCV programs. Of these, 11 or 11% of the HCV applicants had files that expired before the family was leased up. RHA anticipates that implementation of this activity will relieve the administrative burden placed on staff and increase productivity as information provided, that was previously deemed true and complete, will not have to be continuously re-verified.

D. *Provide the anticipated schedules for achieving the stated objective:*
This activity will be implemented upon HUD's approval of this plan. Following approval, the S8 Admin Plan will be revised to reflect the increased validity of application data to 120 days and all stable income verifications will become valid for the current year.

Activity Metrics:

2017-01 CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).
Total cost of task in dollars.	TBD[15]	TBD[16]

2017-01 CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).
Total time to complete the task in staff hours.	TBD[15]	TBD[16]

Data source from which metric data will be compiled:
To establish a baseline and benchmark for agency cost savings and staff time savings, RHA staff will begin tracking the number of file referrals that have to be re-verified due to outdated income verifications. Once implemented, RHA will utilize internal agency reports to track the number of times an admission takes place in the HCV program using data older than 60 days.

[15] Baseline data is not available at this time. It will be reported in the FY 2017 MTW Annual Report.

[16] Benchmark data is not available at this time. It will be reported in the FY 2017 MTW Annual Report.

Authorization(s) that provide RHA the flexibility to conduct the activity:
Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

In order for RHA to increase the length of time that verified application data is valid, the following authorizations are needed:

D. Authorizations Related to Section 8 Housing Choice Vouchers Only

D.3. *Eligibility of Participants*

D.3.a. The Agency is authorized to determine income qualifications for participation in the rental assistance program that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations, as long as the requirements that i) at least 75 percent of those assisted under the demonstration are "very low-income" as defined in section 3(b)(2) of the 1937 Act, ii) substantially the same number of low-income persons are assisted under the demonstration as would be without the MTW authorizations contained herein, and iii) a comparable mix of families are assisted under the Agreement as would have been otherwise in Section I.C. of the MTW Agreement are met. *This authorization waives certain provisions of Sections 8(o)(4) and 16(b) of the 1937 Act and 24 CFR §§5.603, 5.609, 5.611, 5.628 and 982.201.*

Need/Justification for MTW Flexibility:
The authorizations cited allow RHA to increase the length of time that verified application data is considered valid.

2017-02: Asset threshold to determine eligibility for admission

A. *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 those applicants who are most in financial need, RHA proposes 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 interest in a suitable dwelling unit which they have a legal right to reside in, they will be determined ineligible.

B. *How does this achieve one or more of the statutory objectives?*
Implementation of this activity will increase housing choices for low income families with limited financial resources.

C. *Identify and discuss the anticipated impact of the proposed MTW activity on the stated objective:*
The establishment of an asset threshold at the time of initial eligibility will increase the agency's ability to serve those applicants who are most in financial need. Following implementation of this activity, RHA anticipates applicants with access to assets as described above will be moved off of the wait list allowing those who are most in need to be assisted more promptly.

D. *Provide the anticipated schedules for achieving the stated objective:*
This activity will apply only to applicants for RHA's housing programs, therefore, it will be implemented upon HUD's approval of this plan.

Activity Metrics:

2017-02 HC #3: Decrease in Wait List Time		
Unit of Measurement	**Baseline**	**Benchmark**
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).
Average applicant time on wait list.	15.45 months[18]	No change.

Data Source from which metric data will be compiled:
RHA will utilize internal data tracking to determine the number of applicants who were determined to be ineligible due to assets with a combined cash value of $50,000. Applicants who were determined to be ineligible because they have an ownership interest in a dwelling unit that they have a legal right to reside in will also be tracked.

Authorization(s) that provide RHA the flexibility to conduct the activity:
Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.

In order for RHA to establish an asset threshold to determine eligibility to the housing programs, the following authorizations are needed:

C. Authorizations Related to Public Housing Only

C.2. *Local Preferences and Admission and Continued Occupancy Policies and Procedures*
The Agency is authorized to develop and adopt local preferences and admission policies and procedures for admission into the public housing program in lieu of HUD statutes, regulations or other requirements based in the 1937 Act so long as the families assisted qualify as low income, and that the total mix of families assisted meets the requirements of part I.C. of the Amended and Restated MTW Agreement. The Agency is required to revise the Admissions and Continued Occupancy Policy (ACOP), to implement changes in public housing occupancy policy as a result of the MTW program. Regardless of changes to the Agency's adopted ACOP policies and procedures, the Agency must comply with Sections I(B)(1) and II(D) of this Agreement. The Agency is subject to state and local preferences law. *This authorization waives certain provisions of Section 3 of the 1937 Act and 24 CFR §960.206.*

[18] There are several factors that influence the length of time an applicant will remain on the wait list which should be noted including sequestration, local preferences, the closure of the wait list, etc. All of these factors make it virtually impossible to determine if a decrease in wait list time is due specifically to implementation of this activity.

D. Authorizations Related to Section 8 Housing Choice Vouchers Only

D.3. *Eligibility of Participants*

D.3.a. The Agency is authorized to determine income qualifications for participation in the rental assistance program that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations, as long as the requirements that i) at least 75 percent of those assisted under the demonstration are "very low-income" as defined in Section 3(b)(2) of the 1937 Act, ii) substantially the same number of low-income persons are assisted under the demonstration as would be without the MTW authorizations contained herein, and iii) a comparable mix of families are assisted under the Agreement as would have been otherwise in Section I.C. of the MTW Agreement are met. *This authorization waives certain provisions of Sections 16(b) and 8(o)(4) of the 1937 Act and 24 CFR §§5.603, 5.611, 5.628, and 982.201.*

D.3.b. The Agency is authorized to adopt and implement any reasonable policy for verifying family income and composition and for determining resident eligibility that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of 24 CFR §§982.516 and 982 Subpart E.*

D.4. *Waiting List Policies*

The Agency is authorized to determine waiting list procedures, tenant selection procedures and criteria and preferences, including authorizing vouchers for relocation of witnesses and victims of crime 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)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 CFR §§982 Subpart E, 982.305 and 983 Subpart F.*

Need/Justification for MTW Flexibility:

The authorizations cited allow RHA to establish an asset threshold to determine eligibility to the housing programs through the creation of admission policies that differ from currently mandated program requirements in the 1937 Act. This asset threshold will apply to all applicants on RHA's wait lists.

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 table provides 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 #	**Fiscal Year Implemented**	**Activity Name**	**Statutory Objective(s)**	**Authorization(s)**
2014-01	2014	Assignment of PBVs to RHA Owned/ Controlled Units without competitive process	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.2.b., and Section D.7.a.
2014-02	2014	Mobility Demonstration	Increase housing choices for low-income families.	Attachment C Section D.1.b., Section D.4., Section D.7.a., and Section E.
2014-03	2014	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 Section D.1.b., Section D.1.c., Section D. 2. a., and Section D.4.
2014-05	2014	Simplify rent calculations and increase the minimum rent	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.4., Section C.11, Section D.2.a., and Section D.3.b.
2014-06	2014	Triennial recertifications for elderly/disabled participants on fixed incomes	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.4., and Section D.1.c.
2014-08	2014	Partner with local nonprofit to provide special needs housing	Increase housing choices for low-income families *and* reduce costs and achieve greater cost effectiveness.	Attachment C Section B.4., Section D.1.b., and Section D.7.a.
2015-01	2015	Elimination of all negative rents and simplification of HCV Utility Allowances	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.2.a., and Section C.11.

Activity #	Fiscal Year Implemented	Activity Name	Statutory Objective(s)	Authorization(s)
2015-02	2015	Allow RHA to inspect its own HCV units	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.9.a., and Section D.5.
2015-04	2015	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.
2016-01	2016	Simplification of medical deductions	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.11., and Section D.2.a.
2016-04	2016	Allow HCV participants to lease units that exceed the 40% rent burden	Increase housing choices for low-income families.	Attachment C Section D.2.a.
2016-05	2016	Eliminate Earned Income Disallowance (EID)	Reduce costs and achieve greater cost effectiveness.	Attachment C Section C.11., and Section D.2.a.
2016-06	2016	Disregard earned income of PH household members, age 18-20, who are not the head of household or co-head	Create incentives for families to work, seek work or prepare for work.	Attachment C Section C.11.
2016-07	2016	Implement a $75 fee for each additional HQS inspection when more than two inspections are required	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.1.a.

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

Description:
RHA owns a number of single family homes, duplexes and condominiums throughout Reno, Sparks, and Washoe County with plans to continue to purchase more of these scattered site units when available. In order to increase housing choices for low-income families, RHA requested and received approval from HUD in FY 2014 to assign PBVs to many of these units without going through a competitive process.

On November 20, 2013, RHA submitted a Technical Amendment to its FY 2014 MTW Annual Plan which allowed for initial contract rents at or below applicable low HOME rents, to be set by RHA rather than contracting with a state-certified appraiser and a HUD-approved independent agency. This Technical Amendment was approved on December 31, 2013.

Status:
This activity was approved and implemented in FY 2014 to reduce costs by eliminating the need for RHA to place legal ads which are required to comply with the competitive process before PBVs can be assigned. It reduces costs further by allowing RHA staff to set rents at or below low HOME rents, which are below market rents, rather than using a state-certified appraiser and a HUD-approved independent agency.

Along with reducing costs for the agency, the assignment of PBVs to RHA owned/controlled units without a competitive process has effectively increased housing choices for many of RHA's low-income families. To date, 73 units have gone through HUD's approval process. RHA staff continue to evaluate additional properties as they become vacant to determine if the assignment of a PBV can help fulfill the needs of participants and the community.

RHA plans to continue to utilize this flexibility to reduce costs and ensure increased housing choices for RHA participants.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes, however, it should be noted that Section D.2.b. of Attachment C was authorized for use upon approval of RHA's Technical Amendment on December 31, 2013. The citation of this authorization has not always been included in RHA's Annual MTW Plans/ Reports.

2014-02: Mobility Demonstration

Description:
RHA's Mobility Demonstration enables low-income PH families with children to move to deconcentrated neighborhoods where opportunities are much more abundant within the surrounding area. To accomplish this, PBVs are assigned to RHA-owned single family homes, duplexes and condominiums located within low-poverty census tracts. PH families with children, who are currently in good standing and who meet the established requirements to participate in the program, are offered the opportunity to move into these PBV properties based on a pool of eligible households and the family's approved voucher size. RHA anticipates that the activity will (1) provide mobility options for families with children living in PH who otherwise lack mobility options, (2) enable families to move to neighborhoods with lower crime rates, (3) improve the poverty level of the surrounding area for these families, and (4) yield a valuable demonstration to augment current knowledge regarding the impact of increased mobility and living in more poverty deconcentrated neighborhoods.

In order to determine whether moving from a high poverty census tract to a low poverty census tract ultimately changes the outcomes for these families, UNR continues to conduct a longitudinal study. A questionnaire has been developed and administered to participants that has provided RHA and UNR with baseline data as well as the ongoing data needed to evaluate the progress of participants. Examples of some of the information being tracked include family history, job training, income, neighborhood and overall satisfaction of their children's education, friends and surroundings.

Status:
This activity was implemented in FY 2014 and will continue in FY 2017. To date, 33 PH families with children have moved to properties located in low-poverty census tracts. As of December 31, 2015, three of these Mobility Demonstration families became completely self-sufficient and moved off of housing assistance. To date, four additional families are paying full rent and expected to transition off of assistance.

RHA's FSS Lite Program remains available to all Mobility Demonstration families. If a tenant is unemployed at the time of lease up or becomes unemployed at any time during their participation in the Mobility Demonstration, they are given 120 days to obtain employment. If employment is not secured within 120 days, they are then required to participate in the FSS Lite Program unless they are otherwise determined to be exempt. RHA has established a criteria for exemption based on the same criteria for exemption from Community Service for PH residents. To date, 17 Mobility Demonstration households have signed an agreement to take full advantage of the FSS Lite Program.

Anticipated changes/ modifications to activity:
RHA had planned to purchase up to 50 properties using non-MTW funds for this program, but as the housing market strengthens, the amount of available inventory has become extremely limited. RHA has now reduced the number of properties that will be utilized for this program to 40.

RHA does not anticipate any further changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
In the FY 2014 MTW Annual Report and FY 2015 MTW Annual Plan, RHA revised its MTW baselines and benchmarks for consistency with the established HUD Standard Metrics and revised MTW reporting requirements. As a result of this requirement, several baselines and benchmarks were not set until the FY 2015 MTW Annual Report and not reflected in the FY 2016 MTW Annual Plan.

The following tables provide revised baselines and benchmarks for this activity based on all Mobility Demonstration households as reported in the FY 2015 MTW Annual Report. Where applicable, baselines have been set to reflect all participants at the time they leased up under the program. In some instances, they have been revised to include all households rather than just those who are/were unemployed at the time of admission.

Each of the identified metrics for this activity are listed below. RHA does not anticipate any additional metric/ baseline/ benchmark changes in FY 2017.

2014-02 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 prior to implementation of the activity (in dollars).
Average amount of earned income of participating Mobility Demonstration households.	$14,245[20]	5% increase in earned income.

2014-02 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 amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).
Average amount of savings/escrow of participating Mobility Demonstration households.	$240[20] Current Mobility Demonstration households have an average savings account balance of $114 and an average checking account balance of $126.	Increase household savings by $25 per month or $300 per year.

[20] Baselines are based on average earned income and savings of households at time of admission to the Mobility Demonstration. This amount is expected to fluctuate as additional participants are leased up.

2014-02 SS #3: Increase in Positive Outcomes in Employment Status		
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.		
Unit of Measurement	**Baseline**	**Benchmark**
	Head(s) of households prior to implementation of the activity (number). Number may be zero.	Expected head(s) of households after implementation of the activity (number).
Employed Full-Time	10 or 25%[21]	14 or 34%
Employed Part-Time	11 or 28%[21]	24 or 61%
Enrolled in an Educational Program	0 or 0%	0 or 0%
Enrolled in Job Training Program	0 or 0%	0 or 0%
Unemployed	18 or 44%[21]	2 or 5%
Other	N/A	N/A

2014-02 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 Mobility Demonstration households receiving TANF assistance.	2[22]	2

[21] Baseline percentages are estimated based on full lease up of 40 households at time of admission, they are expected to fluctuate as participants move on and off of the program.

[22] Number of Mobility Demonstration households receiving TANF at time of admission.

2014-02 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 Mobility Demonstration households receiving services aimed to increase self-sufficiency.	0	2

2014-02 SS #6: Reducing Per Unit Subsidy Costs for Participating Households		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).
Average amount of Section 8 and/or 9 subsidy per Mobility Demonstration household.	$269,280 Baseline has been calculated based on the average ceiling rent for each PH complex ($796) less the average TTP at each PH complex based on the bedroom size ($235) of current Mobility Demonstration households at time of admission. (796-235 = 561) (561*40*12 = 269,280)	$266,251 RHA anticipates the average monthly HAP payment to decrease to $554.69. This is a decrease of 1.125% or $6.31 per family, per month for 40 Mobility Demonstration households. (561*1.125% = 6.31) (561-6.31 = 554.69) (554.69*40*12 = 266,251.20)

2014-02 SS #7: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).
Increase in RHA rental revenue.	$0	$347,534 On average, RHA receives rental revenue of $724 per Mobility Demonstration property leased or $23,169 per month for 32 properties. This benchmark has been set using the total # of Mobility Demonstration properties expected overall, or 40. (724.03*40*12 = 347,534.40)

2014-02 SS #8: Households Transitioned to Self-Sufficiency		
RHA's definition of self-sufficiency is that the family will be employed and will earn 50% of the Area Median Income (AMI) based on family size. The family may be receiving other state benefits such as childcare subsidies, medical assistance and/or food stamps and be considered self-sufficient.		
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). This number may be zero.	Expected households transitioned to self-sufficiency after implementation of the activity (number).
Number of Mobility Demonstration households transitioned to self-sufficiency.	0	2

2014-02 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 of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).
Number of Mobility Demonstration households able to move to a better unit and/or neighborhood of opportunity.	0	40[23]

2014-02 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). This number may be zero.	Expected number of households receiving these services after implementation of the activity (number).
Number of Mobility Demonstration households receiving services aimed to increase housing choice.	0	40[23]

2014-02 RHA Local Metric: Improvement in Poverty Level of Census Tract		
Unit of Measurement	**Baseline**	**Benchmark**
Improvement in poverty level of census tract for families participating in the Mobility Demonstration.	31.72% Average percentage of people in the census tracts below the poverty line where RHA's PH complexes are located. This ranges from a low of 11.46% of people in the census tract below the poverty line to a high of 42.73%.	Every family moving into a Mobility Demonstration property will also be moving into a census tract with a lower percentage of people below the poverty line.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

[23] The total number of Mobility Demonstration participants expected at full lease up is 40.

2014-03: Rent Reform Controlled Study

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

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

The Rent Reform Study is designed to test two of the strongest incentives for HCV participants to become self-sufficient: (1) the ability to increase income without it affecting rent and (2) the knowledge that housing assistance will end after five years. These two incentives are given to the study group participants, the other half of the Rent Reform Study. Participants in this group have rents set in advance which do not change based on income or household size. Rents for the study group only change if the required bedroom size of the unit changes based on additional members being added to the household which then require the family to move to a larger unit. As a result, the disincentive for obtaining new income is removed as these families are allowed to keep any increase in earned income without worrying that 30% of this increased income will be calculated by RHA for rent.

For the first two years, rent has been set for the study group at 95% of the average Total Tenant Payment (TTP) with no negative rents. After the second year, the family's rent automatically increases to 105% of the same measure, again with no negative rents. This rent level will remain in effect until the family has been on the program for five full years.

All families participating in the Rent Reform Controlled Study are required to meet with an FSS Coordinator on an annual basis, at minimum. RHA offers each of these families supportive services to help guide them toward self-sufficiency through the FSS Lite Program and through several community partnerships that are already in place.

Status:
This activity was implemented in FY 2014 and will continue in FY 2017. To date, 178 families have leased up under this activity of which 156 are still on the program.

UNR continues to conduct a longitudinal study of families participating in the Rent Reform Controlled Study to identify any differences between the two groups. A questionnaire has been developed that will be administered to participants on an annual basis to provide RHA and UNR with the data needed to evaluate the progress of participants. Examples of some of the information being tracked include family history, job training, income, neighborhood and overall satisfaction of their children's education, friends and surroundings.

Anticipated changes/ modifications to activity:
Since this activity was initially approved, one potential new strategy has been identified and clarified which affects study group participants. RHA has determined that should a child in the household become an adult during the family's five-year voucher and they are leased up under the study group, the family will continue to receive the subsidy amount of the voucher size they were issued when they entered the program.

RHA had initially planned to bring at least 150 families with children off of the HCV wait list to participate in the program. This number has now been increased to 200 families.

RHA does not anticipate any additional changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
In the FY 2014 MTW Annual Report and FY 2015 MTW Annual Plan, RHA revised its MTW baselines and benchmarks for consistency with the established HUD Standard Metrics and revised MTW reporting requirements. As a result of this requirement, several baselines and benchmarks were not set until the FY 2015 MTW Annual Report and not reflected in the FY 2016 MTW Annual Plan. Furthermore, as reported in the FY 2015 MTW Annual Report, the benchmarks for *2014-03 CE #1: Agency Cost Savings* and *2014-03 CE #2: Staff Time Savings* were erroneously set. They have now been revised to reflect no change as indicated in the FY 2015 MTW Annual Report.

The following tables provide revised baselines and benchmarks for this activity based on current Rent Reform Controlled Study households as of January 19, 2016. In some cases, the baselines and benchmarks have been revised to reflect at least 200 leased up under the program. Furthermore, baselines have been set to reflect a percentage of participants in each group of the study at the time they leased up under the program, where applicable. These baselines are expected to continue to fluctuate until all participants have been leased up under the program.

Each of the identified metrics for this activity are listed below. RHA does not anticipate any additional metric/ baseline/ benchmark changes in FY 2017.

2014-03 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 prior to implementation of the activity (in dollars).
Average earned income of households participating in the Rent Reform Study.	Control Group $14,742[24]	$600 annual increase
	Study Group $17,324[24]	

[24] Baselines are based on average earned income on file at time of admission for Rent Reform Study participants. This amount is expected to fluctuate for both groups as additional participants are leased up.

2014-03 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 amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).
Average amount of savings/escrow of households participating in the Rent Reform Study.	Control Group $215[25] Control Group participants have an average savings account balance of $115 and an average checking account balance of $100.	$50 annual increase
	Study Group $410[25] Study Group participants have an average savings account balance of $143 and an average checking account balance of $267.	

2014-03 SS #3: Increase in Positive Outcomes in Employment Status		
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.		
Unit of Measurement	**Baseline**	**Benchmark**
	Head(s) of households prior to implementation of the activity (number). Number may be zero.	Expected head(s) of households after implementation of the activity (number).
Employed Full-Time	Control Group 29%[26] 26 of 91 head(s) of households employed full-time at time of admission.	Control Group 33% 33 of 100 head(s) of households employed full-time.
	Study Group 33%[26] 29 of 87 head(s) of households employed full-time at time of admission.	Study Group 33% 33 of 100 head(s) of households employed full-time.

[25] Baselines are based on average savings on file for Rent Reform Study participants at the time of admission. This amount is expected to fluctuate for both groups as additional participants are leased up.

[26] Number of head(s) of households employed full-time at time of admission is current as of January 19, 2016. It is expected to fluctuate based on the number of participants moving onto the program within each group of the study.

Employed Part-Time	Control Group 21%[27] 19 of 91 head(s) of households employed part-time at time of admission.	Control Group 58% 58 of 100 head(s) of households employed full-time.
	Study Group 25%[27] 22 of 87 head(s) of households employed part-time at time of admission.	Study Group 58% 58 of 100 head(s) of households employed part-time.
Enrolled in an Educational Program	Control Group 0% Head(s) of households enrolled in an educational program at time of admission.	Control Group 0%
	Study Group 0% Head(s) of households enrolled in an educational program at time of admission.	Study Group 0%
Enrolled in Job Training Program	Control Group 0% Head(s) of households enrolled in a job training program at time of admission.	Control Group 0%
	Study Group 0% Head(s) of households enrolled in a job training program at time of admission.	Study Group 0%

[27] Number of head(s) of households employed part-time at time of admission is current as of January 19, 2016. It is expected to fluctuate based on the number of participants moving onto the program within each group of the study.

Unemployed	Control Group 51%[28] 46 of 91 head(s) of households unemployed at time of admission.	Control Group 32% 32 of 100 head(s) of households unemployed.
	Study Group 41%[28] 36 of 87 head(s) of households unemployed at time of admission.	Study Group 32% 32 of 100 head(s) of households unemployed.
Other	N/A	N/A

2014-03 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 Rent Reform Study households receiving TANF assistance.	Control Group 20%[28] 18 of 91 households were receiving TANF at time of admission.	Control Group 7% 7 of 100 households receiving TANF.
	Study Group 16%[28] 14 of 87 households were receiving TANF at time of admission.	Study Group 7% 7 of 100 households receiving TANF.

[28] This number/ percentage is current as of January 19, 2016. It is expected to fluctuate based on the total number of participants moving onto the program in each group of the study.

2014-03 SS #6: Reducing Per Unit Subsidy Costs for Participating Households		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).
Average amount of Section 8 and/or 9 subsidy per Rent Reform Study household.	Control Group $690,000 On average RHA paid $43,125 per month in HAP payments for Control Group households at lease up or $575 per family, per month. (575*100*12 = 690,000)	Control Group $682,800 RHA expects the average monthly HAP payment to decrease to $568.53. This is a decrease of 1.125% or $6.47 per family, per month for 100 households. (575*1.125% = 6.47) (575-6.47 = 568.53) (569*100*12 = 682,800)
Average amount of Section 8 and/or 9 subsidy per Rent Reform Study household.	Study Group $738,000 On average RHA paid $46,125 per month in HAP payments for Study Group households at lease up or $615 per family, per month. (615*100*12 = 738,000)	Study Group $729,600 RHA expects the average monthly HAP payment to decrease to $608.08. This is a decrease of 1.125% or $6.92 per family, per month for 100 households. (615*1.125% = 6.92) (615-6.92 = 608.08) (608*100*12 = 729,600)

2014-03 SS #7: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).
PHA rental revenue in dollars (increase).	Control Group $433,200[29] On average Control Group households pay $27,075 per month towards rent and utilities or $361 per family at time of admission. (361*100*12 = 433,200)	Control Group $438,072 RHA anticipates the average monthly TTP to increase to $36,506. This is an increase of 1.125% or $4.06 per family, per month for 100 households. (361*1.125% = 4.06) (365.06*100*12 = 438,072)
	Study Group $392,400[29] On average Study Group households pay $24,525 per month towards rent and utilities or $327 per family. (327*100*12 = 392,400)	Study Group $396,816 RHA anticipates the average monthly TTP of Study Group participants to increase to $33,068. This is an increase of 1.125% or $3.68 per family, per month for 100 households. (327*1.125% = 3.68) (327+3.68 = 330.68) (330.68*100*12 = 396,816)

[29] This is tenant contribution to rent, not rental income to RHA.

2014-03 SS #8: Households Transitioned to Self-Sufficiency		
RHA's definition of self-sufficiency is that the family will be employed and will earn 50% of the Area Median Income (AMI) based on family size. The family may be receiving other state benefits such as childcare subsidies, medical assistance and/or food stamps and be considered self-sufficient.		
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). This number may be zero.	Expected households transitioned to self-sufficiency after implementation of the activity (number).
Number of Rent Reform Study households transitioned to self-sufficiency.	Control Group 0	Control Group 5
	Study Group 0	Study Group 5

2014-03 HC #3: Decrease in Wait List Time		
Unit of Measurement	**Baseline**	**Benchmark**
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).
Average Rent Reform Study applicant time on wait list.	15.45 months[30]	No change.

2014-03 CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).
Total cost of task in dollars.	$11,260 Average cost of an HCV interim ($33) * expected number of interims required to be processed (10% of 200, or 20) + average cost of an annual ($53) * 200 (33*20 = 660) (53*200 = 10,600)	No change.

[30] There are several factors that influence the length of time an applicant will remain on the wait list which should be noted including sequestration, local preferences, the closure of the wait list, etc. All of these factors make it virtually impossible to determine if a decrease in wait list time is due specifically to this activity.

2014-03 CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).
Total time to complete the task in staff hours.	594 hours Prior to implementation staff spent 1.7 hours for an interim and 2.8 hours for each annual. (1.7*20 = 34) (2.8*200 = 560) (34+560 = 594)	No change.

2014-03 CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	**Baseline**	**Benchmark**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).
Average error rate in completing a task.	6% On average 4 of 72 HCV files audited contained errors related to the processing of files under the HCV program.	0%

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

Description:
In order to reduce costs and achieve greater cost effectiveness, RHA began excluding all educational financial aid from income calculations and allowing self-certification of assets under $10,000.

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 now submit a self-certification as to the value of the asset and the amount of expected income. At the time of application, applicants are asked to provide a well-documented baseline asset value. RHA staff only calculate income on assets if the value of the assets total more than $10,000.

In FY 2014, RHA also raised the minimum rent from $50 to $75 to not only save significant HCV and PH operating subsidy, but provide an incentive to participants to seek employment due to the higher participant contribution to rent.

Status:
This activity was implemented in FY 2014 and will continue in FY 2017.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
In the FY 2014 MTW Annual Report and the FY 2015 MTW Annual Plan, RHA revised its MTW baselines, benchmarks and metrics for consistency with the established HUD Standard Metrics and revised MTW reporting requirements. As a result of this requirement, several baselines and benchmarks were not set until the FY 2015 MTW Annual Report. Furthermore, the baselines and benchmarks for *2014-05 CE #1: Agency Cost Savings* and *2014-05 CE #2: Staff Time Savings* have been revised to include both methods of simplifying rent calculations (exclusion of all educational financial aid from income calculations and self-certification of assets under $10,000) implemented under the activity.

Each of the identified metrics for this activity are listed below. RHA does not anticipate any additional metric/ baseline/ benchmark changes in FY 2017.

2014-05 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 prior to implementation of the activity (in dollars).
Average earned income of households affected by increasing the minimum rent.	$7,450 $7,450 is the average earned income for all 379 HCV and PH participants paying minimum rent in FY 2013. It is important to note that this number also includes the average earned income of families on EID who were paying the minimum rent.	$500 annual increase In FY 2014, RHA raised the minimum rent by $25. This $500 expected increase in average earned income is set to reflect half of the annual amount of income needed to compensate for the $25/month increase.

2014-05 SS #3: Increase in Positive Outcomes in Employment Status		
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.		
Unit of Measurement	**Baseline**	**Benchmark**
For participants affected by an increase in the minimum rent, report the following information separately for each category.		
	Head(s) of households prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in after implementation of the activity (number).
Employed Full-Time	5%	7%
Employed Part-Time	10%	7%
Enrolled in an Educational Program	3%	3%
Enrolled in Job Training Program	0%	0%
Unemployed	82%	No change.
Other	0	0

2014-05 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 paying minimum rent who are receiving TANF assistance.	7%	No change.

2014-05 SS #8: Households Transitioned to Self-Sufficiency		
RHA's definition of self-sufficiency is that the family will be employed and will earn 50% of the Area Median Income (AMI) based on family size. The family may be receiving other state benefits such as childcare subsidies, medical assistance and/or food stamps and be considered self-sufficient.		
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). This number may be zero.	Expected households transitioned to self-sufficiency after implementation of the activity (number).
Number of households paying minimum rent who have transitioned to self-sufficiency.	0	4

2014-05 CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).
Total cost of rent simplification tasks (student status verifications).	$2,997 On average 370 student status verifications were sent for 336 individuals; a total cost to the agency of $8.10 per HCV participant. (8.10*370 = 2997)	$875 Student status verifications will be sent out for dependents only; approximately 108 households. (8.10*108 = 874.80)

Total cost of rent simplification tasks (self-certification of assets).	$28,265 Verification/processing of assets cost RHA approximately $20,044.80 for 1,440 HCV households and $8,220 for 750 PH households. (13.92*1,440 = 20,044.80) (10.96*750 = 8,220)	$1,076 Total cost to verify/process approximately 60 HCV households and 22 PH households with assets over $10,000. (13.92*60 = 835.20) (10.96*22 = 241.12)

2014-05 CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).
Total staff hours to complete the rent simplification tasks (student status verifications).	134.4 hours On average staff spend 0.4 hours per student status verification. (0.4*336 = 134.4)	43.2 hours Student status verifications sent for dependents only. (0.4*108 = 43.2)
Total cost of rent simplification tasks (self-certification of assets).	1,323.3 hours On average staff spend 0.695 hours to process and verify assets in the HCV program and 0.43 hours in the PH program. (0.695*1,440 = 1,000.8) (0.43*750 = 322.50)	51.16 hours Verifications will need to be sent to 60 HCV participants and 22 PH residents with assets over $10,000. (0.695*60 = 41.7) (0.43*22 = 9.46)

2014-05 CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	**Baseline**	**Benchmark**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).
Average error rate in completing rent simplification tasks.	6% - HCV 3% - PH On average 4 of 72 HCV files audited contained errors related to the processing of files, and 7 of 217 or 3% of audited PH resident files contained problems.	0.5%

2014-05 CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars).	Expected rental revenue after implementation of the activity (in dollars).
Increase in rental revenue in dollars due to excluding financial aid from income calculations.	$0	($7,274)
Increase in rental revenue in dollars due to increasing the minimum rent.	$0	$154,200

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

Description:
In FY 2015, elderly and disabled PH residents and HCV participants on fixed incomes began having recertifications on a triennial schedule rather than annually as the amount of rent RHA receives from these households is completely negligible. Cost of Living (COLA) increases for certain programs are automatically applied.

Per CFR §5.403, an elderly family means a family whose head, spouse, or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age. Furthermore, a disabled family is defined as a family whose head, spouse, or sole member is a person with disabilities. It may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides.

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

If a PH resident or HCV participant meets both the elderly or disabled definition *and* the stable income definition, RHA performs the household's recertification on a triennial schedule rather than on an annual schedule. If the household does not meet the requirements for a triennial recertification, they remain under the regular recertification process. For those years when a triennial recertification is not processed, RHA will automatically increase tenant rent based on the COLA.

Any elderly/disabled household with additional income sources other than the above-defined stable income sources, or households with minors (even if the head of household is elderly or disabled), will not be considered to have only stable income; these households will be required to have annual recertifications.

Status:
Biennial recertifications were approved and implemented through this activity in FY 2014. In FY 2015, RHA revised the activity to allow for recertifications on a triennial schedule for this population. This activity will continue in FY 2017.

Anticipated changes/ modifications to activity:
Currently, income data provided for PH residents and HCV participants through the HUD Enterprise Income Verification (EIV) system is only accessible for 15 months with a signed HUD Form-9886. HUD Form-9886 is a release of information authorization signed by every adult member of the household and provides RHA the ability to conduct third party verifications of income for up to 15 months from the date the adult member(s) complete the form. If resident/participant data is not accessed within the 15 month period, RHA loses the ability to run the third party income data until the participant signs a new form.

Starting in FY 2017, RHA proposes to amend the activity and create its own local form with a different expiration date in lieu of using HUD Form 9886. RHA may also create additional local forms deemed necessary to accommodate the triennial reexamination schedule.

Metric/ baseline/ benchmark changes:
In the FY 2014 MTW Annual Report, RHA revised its MTW baselines, benchmarks and metrics for consistency with the established HUD Standard Metrics and revised MTW reporting requirements. As a result of this requirement, several baselines and benchmarks were not set until the FY 2015 MTW Annual Report. Furthermore, in the FY 2015 Annual MTW Plan, the baseline and benchmark for *2014-06 CE #2: Staff Time Savings* was erroneously set. Each of the identified metrics for this activity are listed below.

RHA does not anticipate any additional metric/ baseline/ benchmark changes in FY 2017.

2014-06 CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).
Total cost for recertification of elderly/disabled participants on fixed incomes.	$140,933 HCV: $112,291 PH: $28,642	$113,887 HCV: $91,989 PH: $21,898

2014-06 CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).
Total amount of staff time to complete recertification of elderly/disabled participants on fixed incomes.	6,726.23 hours HCV: 468.02 hours per month or 5,616.23 hours annually PH: 92.5 hours per month or 1,110 hours annually	5,625.94 hours HCV: 401.49 hours per month or 4,817.86 hours annually PH: 67.34 hours per month or 808.08 hours annually

2014-06 CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars).	Expected rental revenue after implementation of the activity (in dollars).
Rental revenue in dollars (increase).	$0	No change.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

Description:
RHA is providing PBV units to clients of its nonprofit partners including CAAW, Casa de Vida, Washoe County Department of Social Services, Safe Embrace and Northern Nevada HOPES. These PBVs are for two years and each of the nonprofit partners provide supportive services.

Status:
This activity was implemented in FY 2014 and will continue in FY 2017. To date, 11 RHA owned units have been identified under this activity. Overall the number of referrals from RHA's partnering agencies has been slow. RHA anticipates working closely with these partners in the coming year to make sure their high risk clients are successfully leased up.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
In the FY 2014 MTW Annual Report and the FY 2015 MTW Annual Plan, RHA revised its MTW baselines, benchmarks and metrics for consistency with the established HUD Standard Metrics and revised MTW reporting requirements. As a result of this new requirement, several baselines and benchmarks were not set until the FY 2015 MTW Annual Report.

Each of the identified metrics for this activity are listed below. RHA does not anticipate any additional metric/ baseline/ benchmark changes in FY 2017.

2014-08 CE #4: Increase in Resources Leveraged		
Unit of Measurement	**Baseline**	**Benchmark**
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).
Amount of funds leveraged in dollars by partnering with local non-profits.	$0	$13,260[31] CAAW estimated approximately $221 per month per client in additional resources. (221*12*5 = 13,260)

[31] This benchmark is set assuming full lease up of five units with clients referred from CAAW, RHA's longest partnership. RHA has since executed partnership agreements with Casa de Vida, Safe Embrace, Washoe County Social Services and Northern Nevada HOPES. In the future, this benchmark will be revised to reflect full lease up with all of RHA's nonprofit partners.

2014-08 HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number).	Expected households losing assistance/moving after implementation of the activity (number).
Number of households at or below 80% AMI that would lose assistance or need to move.	0	0

2014-08 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 of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of partnership.	0	2

2014-08 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). This number may be zero.	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 partnership.	0	2

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

2015-01: Elimination of all negative rents and simplification of HCV Utility Allowances

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.

Negative rents:
Due to HUD's rules regarding the calculation of income, PHAs may pay a utility reimbursement to the participant if the utility allowance (for tenant-paid utilities) exceeds the amount of the total tenant payment. Prior to implementation, less than 10% of RHA's PH residents and HCV participants were receiving utility allowance reimbursements. RHA staff determined that the majority of these families did have enough income to cover utilities; however, based on HUD's rules regarding calculation of income, their income was excluded and they received a check every month for utility reimbursement payments.

Utility allowance simplification:
Prior to FY 2015, RHA had a simplified utility allowance schedule for designated multifamily complexes with energy efficient systems (EES) only. After the FY 2015 MTW Annual Plan was approved, RHA simplified HCV utility allowances for all other units by creating a flat utility allowance based on structure type and authorized voucher bedroom size. The new allowances, as shown in the following table, 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.

HCV Utility Allowances					
Structure Type	**0-BR**	**1-BR**	**2-BR**	**3-BR**	**4-BR+**
EES	N/A	56	72	87	107
Apartment	50	70	88	107	124
House/Duplex	92	113	138	162	185
Mobile	N/A	123	131	149	162

The new simplified utility allowances allow HCV participants to know exactly what amount they will receive and encourages them to seek out units based on their authorized voucher size, water conservation and energy efficiencies. Implementation of the standardized schedule has also saved a significant amount of staff time and alleviated errors within the calculations.

Status:
This activity was implemented in FY 2015 and will continue in FY 2017.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

Description:
RHA owns a significant number of units which previously had to be inspected by third party contractors due to HUD's established rules. Per CFR §983.59, a unit that is owned by the PHA that administers the HCV program (including a unit owned by an entity substantially controlled by the PHA) may not be inspected for HQS compliance by PHA staff. The PHA must obtain the services of a HUD approved independent entity to perform HQS inspections, which often results in longer lead times for a unit to become available for a tenant.

In FY 2015, RHA received approval for its staff to begin conducting inspections on all HCV and PBV units rather than using a third party contractor, regardless of ownership or property management status, including properties that are owned or managed by RHA.

Status:
This activity was implemented in FY 2015 and will continue in FY 2017. Prior to implementation, RHA was required to hire outside inspectors to conduct inspections of RHA owned units. Scheduling these inspections with third party contractors often slowed down occupancy, which, over time, cost RHA more due to the unit being vacant. Implementation of this activity has allowed staff to inspect RHA owned units saving both money and staff time.

The following table shows the amount of RHA staff time estimated for each HQS inspection based on the bedroom size of the dwelling unit. It is important to note that this estimated time does not include travel.

Bedroom Size	Estimated amount of staff time per inspection
0	25 minutes
1	30 minutes
2	30 minutes
3	35 minutes
4	40 minutes
5	45 minutes
6	50 minutes

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
In the FY 2015 MTW Annual Plan, the baseline established for *2015-02 CE #2: Staff Time Savings* to schedule and log one inspection (conducted by a third party inspector) was estimated at 10 minutes. However the Plan also noted that an RHA staff member needed to accompany the third party inspector to fill out additional paperwork; which took approximately one hour. Therefore, according to the FY 2015 MTW Annual Plan, prior to implementation of this activity, RHA's total staff time per inspection was approximately one hour and ten minutes. After implementation, it is anticipated that staff will spend approximately 45 minutes per inspection for an overall time savings of 25 minutes per inspection.

Furthermore, RHA's baseline in the Plan for this same metric erroneously stated that staff time would increase by approximately 35 minutes as a result of the activity when in fact, it will actually decrease. The baselines and benchmarks for this metric have been updated accordingly.

Each of the identified and revised metrics for this activity are listed below. RHA does not anticipate any additional metric/ baseline/ benchmark changes in FY 2017.

2015-02 CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).
Total amount RHA incurs to have HCV units owned by RHA inspected by outside agencies.	$4,645 In FY 2014, RHA contracted out 101 HQS inspections during a 12 month period at a cost of $35 per inspection plus mileage.	$0

2015-02 CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).
Total amount of RHA staff hours to inspect HCV units owned by the Agency.	117.83 hours annually 10 minutes per contracted inspection to schedule and log the inspection, plus one hour for a staff member to accompany the inspector to fill out any additional paperwork for a total of 70 minutes per inspection. (70*101) / 60 = 117.83	75.75 hours annually RHA staff will spend approximately 45 minutes per inspection; a savings of 25 minutes per inspection or 42.08 hours annually. (45*101) / 60 = 75.75

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

Description:
EID allows eligible residents in the PH program to increase their incomes through employment without triggering rent increases. When any assisted participant in the PH program, who is unemployed or under-employed, obtains a job or increases their wages, they are eligible for the EID benefit. The resulting increase in income is fully excluded for 12 months and 50% excluded for an additional 12 months. The full and partial exclusion of wages must be utilized within 48 consecutive months.

While the goal of EID is to motivate people who qualify for the program to accept employment, PH EID participants are often unable to maintain steady employment and frequently have issues once the EID period runs out because they have not learned how to effectively manage their money. To encourage PH residents to think more about their finances and ultimately prepare for the end of the EID period, RHA began requiring that all EID PH residents participate in a savings plan through the Financial Guidance Center (FGC) in FY 2015. Participation in the program requires a $50 per month minimum deposit to go into one of two identified savings options. Those PH residents who choose not to participate in the savings plan have opted out of EID.

Status:
This activity was implemented in FY 2015. The response to the activity among PH residents has been relatively minimal. As current EID regulations are cumbersome to apply and only affect approximately 3% of families in the PH and HCV programs, RHA proposed and received approval for the elimination of the HUD-mandated EID from the calculation of rent in both the PH and HCV programs in the FY 2016 MTW Annual Plan.

On August 25, 2015, RHA stopped enrolling new households in EID. Current/existing EID participants have been given one year to transition/phase off of the EID benefit. RHA will propose to close this activity in the FY 2018 Annual MTW Plan.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

2016-01: Simplification of medical deductions

Description:
Under HUD's rule, if the head, co-head/spouse, or sole member of an assisted household is elderly (62 years of age or older), handicapped or disabled, the entire household may claim, as a deduction, medical expenses that are in excess of three percent (3%) of their annual income as long as the expenses are not compensated for or covered by insurance. As RHA staff must verify all deductions from income, elderly and disabled households who claim medical deductions spend a substantial amount of time gathering the required documentation that often times is information they may deem too private to share.

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 based entirely on the household's gross income. RHA anticipates an overall cost savings to the agency as the amount of staff time spent to verify all medical deductions will be significantly reduced. Implementation of this activity should also result in the process becoming simplified and easier for PH residents and HCV participants to understand. Furthermore, the overall administrative costs should decrease without having to remove the entire benefit for the family.

In the event a participant wishes to have their portion of rent calculated based on unreimbursed medical expenses contrary to this activity, they may request a hardship. RHA will establish a three person committee to review all requests for hardship; however, in order to be considered for a hardship and referred to the committee, participants must meet the following criteria: 1) household's monthly rent is no less than RHA's established minimum rent; 2) third party documentation must be provided detailing all anticipated medical expenses including monetary amounts and frequency. Once submitted, the three person committee will review all of the detailed expenses provided and determine whether a hardship is warranted. If any part of the established criteria is not met, a hardship will not be granted.

Status:
In FY 2016, RHA implemented the following seven simplified medical deductions based on the household's total gross income:

Gross Annual Income Range	Proposed Annual Medical Deduction
$1 - $5,499	$20
$5,500 - $7,199	$150
$7,200 - $10,899	$175
$10,900 - $14,499	$450
$14,500 - $16,999	$750
$17,000 - $20,699	$1,050
$20,700 +	$1,200

These simplified medical deductions apply to all elderly and disabled households regardless of whether or not their portion of total medical expenses exceed 3% of their annual income.

This activity is ongoing and will continue in FY 2017.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

Description:
Under HUD's rules, the HCV program limits tenant rent plus utilities to no more than 40% of monthly adjusted income when the family first receives voucher assistance in a particular unit. Once a family is on the program they are permitted to go higher if the family stays in place. In many cases, tenancy is not approved because the tenant's portion of rent exceeds the maximum 40% rent burden by a relatively small amount. In FY 2016, RHA began allowing HCV participants, at their option, to lease units that exceed the 40% maximum rent burden. However, the maximum initial rent burden cannot exceed 50% of monthly adjusted income at the time of approving tenancy and executing a HAP contract.

RHA anticipates that implementation of this activity will offer HCV participants a choice of housing in accordance with their individual financial circumstances. This new policy allows participants to choose housing that is more costly than otherwise permitted under HUD regulations should they opt to live in lower poverty neighborhoods with better schools and employment opportunities.

Status:
This activity was implemented in FY 2016 and will continue in FY 2017. To date, three HCV households have opted to lease units that exceed the 40% rent burden.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

2016-05: Eliminate Earned Income Disallowance (EID)

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. Full and partial exclusion of wages is limited to 48 consecutive months. Further complicating the calculation is that each family may be in a different exclusion phase or month count, making EID cumbersome for PHA staff to administer.

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 may 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 will have their EID benefits eliminated upon their first annual recertification or immediately following the termination of employment income. These participants, including those who are participating in the required savings plan through Activity 2015-04, will begin to be phased off of the EID program in the coming year.

Status:
This activity was implemented in FY 2016 and will continue in FY 2017. In the FY 2018 MTW Annual Plan, RHA anticipates requesting that Activity 2015-04 be closed as most PH residents participating in the EID program will have been successfully phased off of the program.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

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. 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 for 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.

Status:
This activity was implemented in FY 2016 and will continue in FY 2017. RHA anticipates that this activity will 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. To date, RHA is disregarding the earned income of 17 PH household members, between the ages of 18-20 who are not the head of household or co-head.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY 2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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

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 clients 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. 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, once this activity is implemented, an extension will not be granted for more than 30 days following the date of the second inspection.

Status:
This activity was implemented on March 1, 2016 and will be ongoing in FY 2017.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

Metric/ baseline/ benchmark changes:
RHA does not anticipate any metric/ baseline/ benchmark changes in FY2017.

Authorization changes?
RHA does not anticipate any Attachment C authorization changes.

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)**
2016-02	2016	Redefine near-elderly person	Increase housing choices for low-income families.	Attachment C Section C.2.
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
2016-08	2016	Expand Project Based Voucher Program	Increase housing choices for low-income families.	Attachment C Section B.4., D.1.e., and D.7.b.

2016-02: Redefine near-elderly person

Description:
In FY 2016, RHA implemented a change to the near-elderly definition for its PH program. This policy change redefines near-elderly to include persons who are at least 55 years of age but below the age of 62. The change allows newly defined near-elderly households to be treated as "elderly" to allow for their admission from the wait list to RHA's PH senior sites. RHA anticipates that this activity will increase the number of eligible families for referral to units located within the PH senior sites without raising concerns with current residents regarding 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 is expected to increase substantially. This policy change does **not** qualify the near-elderly household for the Elderly/ Disabled Allowance, triennial recertification schedule or simplified medical deduction.

Update on Implementation:
With the implementation of a new software system, staff have been focused on ensuring that the data conversion for the wait list is as accurate and complete as possible prior to implementing this activity.

Timeline for Implementation:
This activity will be implemented with the opening of the wait list on May 17, 2016.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

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. Furthermore, to better serve existing HCV and PH FSS participants and all new non-elderly/non-disabled HCV participants with time limited vouchers, RHA received approval to redesign the traditional HCV and PH FSS Program.

Time limited vouchers:
In an effort to assist more families in need an 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. RHA continues to work with UNR to evaluate the continuing effects and changing statuses of families participating in the Rent Reform

Controlled Study. Several of the participants leased up under the Study Group will be transitioning into their third year on the program, at which time, they will experience their first rent increase. To properly gauge whether increases in income that do not affect a household's rent and whether or not limiting vouchers to five years is incentive enough for families to become self-sufficient, implementation of this activity on all non-elderly/non-disabled HCV participants has been postponed.

Timeline for implementation:
An exact date for implementation of this activity is not known at this time.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this activity.

2016-08: Expand Project Based Voucher Program

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 December 1, 2015, RHA proposed an amendment to its FY 2016 MTW Annual Plan for public review and comment that would allow for the expansion of its PBV program. The amended plan was submitted to HUD on January 27, 2016 and approved on May 11, 2016. The 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. 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.

Update on implementation:
RHA staff began drafting the Request for Proposals (RFP) to solicit proposals from local nonprofits and developers upon HUD's approval on May 11, 2016. Northern Nevada HOPES, a local nonprofit partner, has agreed to provide all of the ongoing case management services for the first 10 homeless individuals/families who lease up under this activity. Case managers will conduct initial and on-going eligibility appointments, and assist the residents in filling out paperwork and gathering verification documents. All required documents will be forwarded to RHA for review, quality control, final determination, certification processing and HUD 50058 submission.

Timeline for implementation:
RHA will solicit proposals from local nonprofits and developers with plans to allocate a minimum of 10 PBVs in the first year of implementation.

Anticipated changes/ modifications to activity:
RHA does not anticipate any changes/ modifications to this 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**	**Activity Name**	**Statutory Objective(s)**	**Authorization(s)**
2014-07	2014	Alternate HQS verification policy	Reduce costs and achieve greater cost effectiveness.	Attachment C Section D.5.

2014-07: Alternate HQS verification policy

Description:
HCV units that pass the HQS inspection on the first visit will not be inspected until two years following the passed inspection, as long as both the landlord and HCV participant sign a certification that the unit is in good repair. If the landlord and HCV participant do not each certify or agree on the condition of the unit, an annual HQS inspection is conducted. The year following a successful self-certification, RHA will conduct a standard HQS inspection. This activity was originally implemented in FY 2014.

Reason for close out:
As HUD is now allowing for Biennial HQS Inspections through Section 220 of the 2014 Appropriations Act, RHA is requesting that this activity be closed out.

V. Sources and Uses of Funds

This section includes summary budget information for FY 2017 including planned sources and uses for MTW funds. During FY 2017, RHA's Sources and Uses of MTW Funds estimation includes slightly higher administrative expense and approximately $32,000 to fund Financial Literacy classes should the activity be implemented. Should RHA's revenue target fall in line with the estimation, RHA will reduce (1) administrative expense and/or (2) postpone part of the Financial Literacy classes to balance the budget.

A. MTW Plan - Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
70500 (70300+70400)	Total Tenant Revenue	$5,790,000
70600	HUD PHA Operating Grants	$42,980,000
70610	Capital Grants	$79,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$45,000
71600	Gain or Loss on Sale of Capital Assets	($106,000)
71200+71300+71310+71400+71500	Other Income	$450,000
70000	**Total Revenue**	**$49,238,000**

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$5,550,000
91300+91310+92000	Management Fee Expense	0
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	$450,000

93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$925,000
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$2,500,000
95000 (95100+95200+95300+95500)	Total Protective Services	0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$200,000
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$250,000
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$125,000
97100+97200	Total Extraordinary Maintenance	0
97300+97350	Housing Assistance Payments + HAP Portability-In	$37,000,000
97400	Depreciation Expense	$2,250,000[32]
97500+97600+97700+97800	All Other Expenses	0
90000	**Total Expenses**	**$49,250,000**

[32] The uses of funding includes a non-cash item, Depreciation Expense, of $2,250,000, therefore, the actual cash expenses are estimated at $47,000,000.

Describe the Activities that Will Use Only MTW Single Fund Flexibility

- RHA will be utilizing flexibility of funds to replace 900 existing windows at Mineral Manor, a family PH complex, with energy star rated, highly efficient, thermal pane windows at an approximate cost of $500,000.
- Energy related improvements at RHA's PH complexes through the installation of tankless water heaters for community rooms and laundry facilities is expected to utilize single fund flexibility in the coming year at an approximate cost of $36,000.
- Rent credits will be provided as an incentive to FSS Lite Program participants who sign an FSS Lite agreement and accomplish one of the predetermined self-sufficiency goals identified in their ITSP. The approximate cost for this incentive in the coming year is $20,000 which will be covered using single fund flexibility.
- RHA continues to work with UNR to conduct ongoing data analysis of the Mobility Demonstration and Rent Reform Controlled Study participants. The cost of this agreement is $12,000 per year.
- Although MTW Activity 2016-03 (time limited vouchers and redesign of traditional FSS Program) has not yet been implemented, RHA plans to use this flexibility to fund the $32,000 annual cost required by FGC to conduct 16 Financial Literacy classes (12 English, 4 Spanish) upon implementation.
- To assist RHA's FSS Coordinators, up to three UNR interns will be hired to provide self-sufficiency centered services at an approximate cost of $48,494.

B. Local Asset Management Plan (LAMP)

Local Asset Management Plan			
Is the PHA allocating costs within statute?	**Yes**	or	No
Is the PHA implementing a local asset management plan (LAMP)?	Yes	or	**No**

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?	Yes	or	**No**

RHA is not implementing a LAMP.

VI. Administrative

Attachment A:
Certifications of Compliance signed by the Chairman of the Board of Commissioners and Board Resolution 16-03-03 RH approving the content and submission of the FY 2017 MTW Annual Plan.

Attachment B:
The FY 2017 MTW Annual Plan was made available for public review on RHA's website beginning February 5, 2016. The plan remained available for review and comment until the Board of Commissioners review and approval on March 22, 2016.

Attachment C:
An invitation for public review and comment was included in the Housing Reporter, RHA's tenant newsletter. This edition of the newsletter, announcing the availability of RHA's plan for review and comment as well as the date of the scheduled public hearing, was mailed to all PH residents, HCV participants and other local officials on January 29, 2016.

Attachment D:
The FY 2017 MTW Annual Plan was advertised in the Reno Gazette Journal on January 27, 2016 and February 3, 2016. This advertisement also announced/included the date of RHA's public hearing. A public hearing to discuss the plan and receive comments was held on March 7, 2016 at 6:00 PM in Silverada Manor's Community Room. No comments were received prior to the public hearing, which was attended only by RHA staff.

Attachment E:
The FY 2017 MTW Annual Plan was discussed at multiple Resident Advisory Board and Resident Council meetings beginning in December 2015 and continuing through March 2016. In total, the plan was reviewed and discussed at three Resident Advisory Board meetings and 24 Resident Council meetings; those sign in sheets are attached.

Attachment F:
The Annual Statement/Performance and Evaluation Report (HUD 50075.1 and HUD 50075.2) for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the plan year and all three parts of the report.

Attachment G:
Certification of Compliance with the Consolidated Plan.

Attachment H:
UNR Evaluation Overview - RHA continues to work with UNR to administer questionnaires that are being used to track the overall status of participants in the Mobility Demonstration and Rent Reform Controlled Study. Second year data for participants in each program has been collected and data collection for year three is currently underway.

Attachment A: Certifications of Compliance signed by Board Chairman (page 1 of 2)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public 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 Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2016, 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 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 PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The 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 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.
4. The 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 PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The 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.
10. The 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.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The 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.

Attachment A: Certifications of Compliance signed by Board Chairman (page 2 of 2)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

13. The 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The 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 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.
16. With respect to public housing the 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The 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 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The 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.
21. 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 PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Reno	NV001
PHA Name	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	Chairman, Board of Commissioners
Name of Authorized Official	Title
Dick Scott	3/22/16
Signature	Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the 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.

Attachment A: Board Resolution 16-03-03 RH (page 1 of 2)

HOUSING AUTHORITY OF THE CITY OF RENO

RESOLUTION **16-03-03 RH**

A RESOLUTION APPROVING THE CONTENT AND SUBMISSION OF THE AUTHORITY'S FY 2017 MOVING TO WORK ANNUAL PLAN AND CERTIFICATIONS OF COMPLIANCE TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the Housing Authority of the City of Reno's Moving to Work (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, the U.S. Department of Housing and Urban Development requires an annual submission of a Moving to Work plan and Certifications of Compliance;

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 2017 Moving to Work Plan and Certifications of Compliance.

2. That the Housing Authority of the City of Reno (RHA) 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 RHA conducted a public hearing to discuss the Plan and invited public comment.

3. That RHA took into consideration public and resident comments (including those of its Resident Advisory Board and Resident Councils) before approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Plan.

4. That RHA certifies that the Board of Commissioners 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.

5. That RHA 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.

6. That the Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which RHA is located.

7. That 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 RHA's jurisdiction and a description of the manner in which the RHA Plan is consistent with the applicable Consolidated Plan.

8. That RHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require RHA's involvement and maintain records reflecting these analyses and actions.

9. That RHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. That RHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement Standards and Requirements for Accessibility by the Physically Handicapped.

Attachment A: Board Resolution 16-03-03 RH (page 2 of 2)

11. That RHA 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. That RHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

13. That RHA 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.

14. That RHA 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. That RHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.1059(a).

16. That RHA 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, RHA 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. That with respect to Public Housing RHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United Stated Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

18. That RHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

19. That RHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

20. That RHA 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 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

21. That RHA 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. That 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 RHA and at all other times and locations identified by RHA in its Plan and will continue to be made available at least at the primary business office of RHA.

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

ADOPTED THIS 22 DAY OF March, 2016.

ATTEST

CHAIRPERSON

SECRETARY

Attachment B: FY 2017 Plan posted on RHA's website beginning February 5, 2016

2/5/2016 Reno Housing Authority

Housing Authority of the City of Reno

February 5, 2016

RENO HOUSING AUTHORITY | Serving Reno, Sparks, and Washoe County

- HOME
- ABOUT RHA
- BOARD MEETINGS
- PUBLIC HOUSING
- RENTAL ASSISTANCE
- MTW
- EMPLOYMENT
- RENTAL PROPERTIES
- YOAKSHIRE TERRACE
- SECTION 3
- NSP2
- NEWS REPORTS
- RFP
- HERS DAPING
- LINKS

Reno Housing Authority
1525 East Ninth Street
Reno, Nevada 89512

office: 775 329-3630
fax: 775.786.1712
tody: 775 331-5138 ext. 204

Our History

Public Housing in this country was established by the U.S. Housing Act of 1937. The purpose of the Act was to provide homes for those of low and moderate income and to provide jobs for the unemployed. The Housing Authority of the City of Reno ("Reno Housing Authority" or "RHA"), was founded six years later, in October 1943, as a municipal corporation under Nevada Revised Statute 315. Since its founding, RHA has also been appointed as the Public Housing Authority for the City of Sparks and Washoe County. For more information on all of RHA's programs, please review the Applicant's Guide to Housing Assistance.

Current Operations

RHA currently owns and manages 764 units of Public Housing (475 for families) in eight different locations in the City of Reno and Sparks under the Public Housing programs and, through the use of the Neighborhood Stabilization Programs and other funding, owns over 100 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 Rental Assistance programs.

Comuníquese con la Autoridad de Viviendas de Reno al (775)329-3630 en caso de que necesite una forma diferente de comunicación que no sea verbal o por escrito en inglés.

FY 2017 Moving to Work Annual Plan is available for public review and comment

RHA's FY 2017 MTW Annual Plan for the period July 1, 2016 - June 30, 2017 is available for public review and comment from February 5, 2016 through March 21, 2016 at RHA's Administrative Office, 1525 E. Ninth St., Reno, NV 89512 and on the website here. An overview of the FY 2017 proposed activities can be found here. Comments on the draft fourth year MTW Annual Plan must be received by close of business day on Monday, March 21, 2016.

A Public Hearing to answer questions and receive comments will be held Monday, March 7, 2016 at 6:00 p.m. at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

RHA's Admissions Office has moved

RHA's Admissions Office is now located at the main office, 1525 East 9th St. The Admissions Office can be reached at (775) 331-5138.

All assistance program waiting lists are closed as of May 16, 2015.

RHA is a HUD "High Performer"

The United States Department of Housing and Urban Development (HUD) has developed

http://www.renoha.org/index.php 1/2

Attachment B: FY 2017 Plan posted on RHA's website beginning February 5, 2016

2/5/2016 Reno Housing Authority

rating systems to measure the performance of housing authorities across the country.

HUD's Real Estate Assessment Center (REAC) performs physical inspections of rental housing that is owned, insured or subsidized by HUD. RHA's most recent REAC inspections in September and October of 2014 received extremely high scores. These scores are out of a possible 100 points.

Tom Sawyer Village	97
John McGraw Court	99
Mineral Manor	95
Myra Birch Manor	97

Hawk View Apartments	91
Essex Manor	97
Stead Manor	95
Silverada Manor	96

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http://www.renoha.org/index.php 2/2

Attachment B: FY 2017 Plan posted on RHA's website beginning February 5, 2016

Housing Authority of the City of Reno

February 5, 2016

RENO HOUSING AUTHORITY | Serving Reno, Sparks, and Washoe County

HOME
ABOUT RHA
BOARD MEETINGS
PUBLIC HOUSING
RENTAL ASSISTANCE
MTW
EMPLOYMENT
RENTAL PROPERTIES
WOODSPRE TERRACE
SECTION 3
NEP 2
NEWS REPORTS
RFP
WORKSHOPS
LINKS

Reno Housing Authority
1525 East Ninth Street
Reno, Nevada 89512

office: 775.329.3630
fax: 775.786.1712
tdd#: 775.331.5156 ext. 204

Moving to Work

The Housing Authority of the City of Reno (RHA) is one of 39 housing authorities across the country participating in the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program. MTW allows agencies to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies. Using MTW flexibility, RHA proposes and implements alternatives to certain federal regulations which are spelled out in an agreement between HUD and the agency.

The MTW program has three primary objectives:

- Reduce costs and achieve greater cost-effectiveness in federal expenditures
- Give incentives to families to become economically self-sufficient
- Increase housing choices for low-income families

Each year, as part of its MTW agreement, RHA proposes activities planned for the following year and implements them after receiving HUD's approval.

At the end of the fiscal year, RHA is required to submit an annual report to HUD. The report details RHA's accomplishments in the areas of housing choice, self-sufficiency and cost effectiveness, and follows the required outline and format established in Attachment B of RHA's executed MTW agreement with HUD.

FY 2017 Moving to Work Annual Plan is available for public review and comment

RHA's FY 2017 MTW Annual Plan for the period July 1, 2016 - June 30, 2017 is available for public review and comment from February 5, 2016 through March 21, 2016 at RHA's Administrative Office, 1525 E. Ninth St., Reno, NV 89512 and on the website here. An overview of the FY 2017 proposed activities can be found here. Comments on the draft fourth year MTW Annual Plan must be received by close of business day on Monday, March 21, 2016.

A Public Hearing to answer questions and receive comments will be held Monday, March 7, 2016 at 6:00 p.m. at Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

Amendment to RHA's FY 2016 MTW Annual Plan

The Housing Authority of the City of Reno (RHA) is proposing an amendment to the FY 2016 Moving to Work (MTW) Annual Plan. The amendment proposes to establish a new activity that would allow the Authority to allocate up to 50 Project Based Vouchers to existing units for properties that will provide services and assistance to homeless individuals and families in Washoe County. All properties, with the exception of RHA owned properties, will be identified through a competitive process.

The amended plan is available for public review at RHA's Administrative Office, 1525 E. Ninth St, Reno, NV 89512 and on the website here.

RHA's FY 2016 MTW Annual Plan

RHA's 2016 MTW Annual Plan was approved by HUD on August 25, 2015. It is available for public review at RHA's main office or on the website here. A brief overview of the approved FY 2016 activities can be found here.

RHA's FY 2015 MTW Annual Plan and Annual Report

RHA's 2015 MTW Annual Plan was approved by HUD on August 6, 2014. It is available for public review at RHA's main office or on the website here.

Attachment B: FY 2017 Plan posted on RHA's website beginning February 5, 2016

2/5/2016 Reno Housing Authority

RHA's 2015 MTW Annual Report was submitted to HUD on September 30, 2015. It is available for public review at RHA's main office or on the website here.

RHA's initial MTW Plan and Annual Report

RHA's initial MTW Plan, approved by HUD on July 25, 2013, is available for public review at RHA's Administrative Office at 1525 E. 9th Street during normal business hours or on the website here.

RHA's FY 2014 MTW Report is available for public review at RHA's main office or on the website here.

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http://www.renoha.org/index.php?id=MTW 2/2

Attachment C: Excerpt from Housing Reporter, RHA's tenant newsletter (Winter 2016)

RHA's MTW Plan Available for Public Comment

Moving to Work (MTW) Demonstration Program Plan for Fiscal Year 2017

RHA's Moving to Work Plan for Fiscal Year (FY) 2017 is being reviewed and discussed at meetings of the Resident Advisory Board and all of the Resident Councils. It is available for public review at RHA's Administrative Offices at 1525 E. 9th Street or on RHA's website at www.renoha.org.

Planning for MTW

With HUD's approval, RHA staff have implemented a number of waivers designed to (1) reduce costs and achieve greater cost-effectiveness in federal expenditures; (2) give incentives to families to obtain employment and become economically self-sufficient; and (3) increase housing choices for low-income families.

As of FY 2017, RHA will be entering our fourth year as an MTW Agency. During the first three years, RHA implemented activities intended to simplify the administration of the Public Housing (PH) and Housing Choice Voucher (HCV) programs. These activities include, but are not limited to, the simplification of utility allowances for HCV participants, the exclusion of financial aid from income calculations, triennial re-certifications for elderly/disabled participants on fixed incomes and the simplification of medical deductions for both programs. RHA also implemented two key activities as part of its participation in MTW: (1) a Rent Reform Controlled Study within the HCV program and (2) a Mobility Demonstration for PH residents.

Invitation for Public Comment on Draft MTW Plan

RHA invites residents and other interested parties to submit comments on its FY 2017 MTW Annual Plan for consideration prior to its adoption.

Public comments should be submitted by *March 21, 2016.*

All written comments should be submitted so that they arrive at the RHA's Administrative Offices no later than March 21, 2016. Comments should be mailed or hand delivered to:

Kim Anhalt
MTW Coordinator
Reno Housing Authority
1525 East 9th Street
Reno, NV 89512-3012

Comments may also be faxed to (775) 786-1712 or emailed to kanhalt@renoha.org.

A public hearing regarding the proposed plan will be held at 6:00pm on Monday, March 7, 2016 at 1400 Silverada Boulevard in Reno. Written and oral comments on the MTW Plan will be accepted then or any time prior to consideration and adoption of the final MTW Plan during the regular meeting of RHA's Board of Commissioners on March 22, 2016.

Please direct any questions regarding the MTW Plan process to Deputy Executive Director Mishon Hurst or MTW Coordinator Kim Anhalt. Both can be reached at (775) 329-3630.

Attachment D: Proof of Publication in Reno Gazette Journal

RECEIVED
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RENO HOUSING AUTHORITY

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RENO HOUSING AUTHORITY
1525 E 9TH ST
RENO NV 89512-3012

Customer Acct# 337409
PO# RHA MTW
Ad# 2000068416
Legal Ad Cost $124.00

STATE OF NEVADA
COUNTY OF WASHOE

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 dates: **1/27/2016 - 2/3/2016**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: Kim Bland

AMERICA ACEVEDO
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 06-26-2016
Certificate No: 14-14489-2

Proof of Publication

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 2017 MTW Annual Plan for the period July 1, 2016 - June 30, 2017 will be available for public review and comment from February 5 - March 21, 2016 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 2017 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator at (775) 329-3630; TDDY (775) 331-5138 ext. 204 or by email at kanhalt@renoha.org. Comments on RHA's draft FY 2017 MTW Annual Plan must be received by close of business on Monday, March 21, 2016. A Public Hearing to answer questions and receive comments will be held at 6:00 PM on Monday, March 7, 2016 in Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512. No 68416 Jan 27, Feb 3, 2016

Ad Number: 2000068416

Page 1 of 1

Attachment D: Proof of Publication in Reno Gazette Journal

LEGALS LEGALS

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 2017 MTW Annual Plan for the period July 1, 2016 - June 30, 2017 will be available for public review and comment from February 5 - March 21, 2016 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 2017 MTW Annual Plan may also be obtained by contacting Kim Anhalt, MTW Coordinator at (775) 329-3630; TDDY (775) 331-5138 ext. 204 or by email at kanhalt@renoha.org. Comments on RHA's draft FY 2017 MTW Annual Plan must be received by close of business on Monday, March 21, 2016. A Public Hearing to answer questions and receive comments will be held at 6:00 PM on Monday, March 7, 2016, in Silverada Manor's Community Room, 1400 Silverada Blvd., Reno, NV 89512.

No 68416 Jan 27, Feb 3, 2016

Attachment E: Resident Advisory Board meeting (December 16, 2015)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
December 16, 2015

#	Name	Address	Telephone	e-mail address
1	[illegible]	1458 Adlerada	359-7468	
2	mary Kelso	on file	on file	
3	FRANK Roseth	3124 Brisstle Brunch	247 0237	
4	Earl Coker	1370 T Tracer Dr	891-3305	
5	Doreen L Berdon	1544 Steelwood Ln #3	303 9027	
6	Lisa Zamora	2455 Oleander St #304	379-1715	
7	Stephanie Berdon	1544 Steelwood Ln #3	378-6035	
8	MONICA OTUTTO	2875 Idlewild #59	954-6981	mohotto@live.com
9	Tanisha Silva	505 Sparks Blvd #326	745-636-1377	tan.silva8@gmail.com
10	Sally Rosen	1525 E 9th St	775 329-3630	
11	Kim Arnault	RHA	775-329-3630	
12	Mishon Hurst	1525 E. 9th St.	"	
13	Amy Jones	1525 E 9th St	775-329-3631	
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RICINFORESADV2012.2013SIGNIN.FRM

Attachment E: Stead Manor Resident Council meeting (January 5, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Stead **Date:** 1/5/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Stephanie Davis	4912 Bravo Ave	247-4922	N/A
2	Bailey Martell	4954 Bravo Ave	351 8259	NO
3	Lisel Gunnerud	5098 Bravo Ave	440-9121	NO
4	Lauren Nolitzer	5080 Bravo Ave.	622-4792	NO
5	Ashley Kick	4972 Bravo Ave	622-9043	Yes
6	Cary Sherman	4936 Bravo Ave	4703686	NO
7	Dwayne Cohen	4948 Cocoa	(775) 219-7922	Yes
8	Jaime Villa	5050 Cocoa	—	Live-In
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RHA Staff:_____

Attachment E: Tom Sawyer Village Resident Council meeting (January 6, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Tom Sawyer Village
DATE: 1/6/16

Name	Address	Telephone #	CS*
CAROL PRINTON	2600 Tom Sawyer	359-9319	
Bella Hintemann	2670 Tom Sawyer	358-2850	
Connie Dutiaeres	2420 Tom Sawyer #A	775 800 1854	
Walter Cowly	2555 Tom Sawyer Dr. #4A	354-6019	
Earl Coker	2540 T. Sawyer DR #B	251-3305	
Jane F Jergens	2620 " 'E'	786-8930	

* CR – Community Service Credit

Attachment E: Hawk View Apartments Resident Council meeting (January 7, 2016)

Meeting Sign-In Sheet

Resident Council: Date: 1/7/16

☐ Stead Manor ☐ Hawk View ☐ Essex Manor ☐ Mineral Manor ☐ Myrtle Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Renee McMillian	1524 Steelwood Ln #4	829-6387	
2	Noreen Labrador Berdon	1544 Steelwood Ln #3	303-9027	
3	Chanel Sanchez	2527 Tripp Dr #4	351-3472	
4	Stephanie Berdon	1544 Steelwood Ln #	378-6035	
5	ANDREA McCURDY	2535 TRIPP #2	775-225-7429	
6	Renee Seymour	2535 Tripp #1	775-550-2562	No
	DIANA TOLLIVER	1504 STEELWOOD LN, #2	702-773-8367	
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	Staff:			

Attachment E: Resident Advisory Board meeting (January 11, 2016)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
January 11, 2016

#	Name	Address	Telephone	e-mail address
1	Jerry Kelso	on file	on file	none
2	Earl Coker	TOM SAWYER	251-3305	
3	FRANK ROSETTI	3124 Bristlebranch DR	2470277	
4	Karen Hudson	351 Smithridge Park	432-1265	Kwalker5715@yahoo.com
5	Lisa Ramon	2455 Oddast	375-1715	
6	Tamberley Nelson	575 Mazzocole "B"	919-8294	jake891502@yahoo.com
7	MONICA OHOTO	2815 Idlewild dr #59	954-1181	on file
8	Barbara Wilhelmsen	ON FILE		
9	ELIABETH BONILLA	1438 Silva		
10	Tanisha Silva	565 Sparks Blvd. #320	775-636-1377	tansilva8i@gmail.com
11	Timothy Hines	2777 Northtowne Lane Apt. B1009	775-420-0942	hinestimothy7@gmail.com
12				
13	Kim Anhalt	RHA		
14	Mishon Hurst	RHA		
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Attachment E: Silverada Manor Resident Council meeting (January 12, 2016)

SILVERADA MANOR

Open 12th Meeting

Barbara Wilhelms
Shari Fedele
Jennifer Mitchell-Kopplin
Karl Evans
[illegible]
Sandy Lewis
Geri Duchesne
Denise Demargate
Lee Richardson
Gladys Rushing
Jewell Potter
Diana Fuller
Linda Hutchinson
Annette Bright
Nelly S. Concha
Alicia Damron
Myra Gallon
Sandie Parker
Melba Grill
Clara Lee
Catalina S Mondragon
Peter Lewis
~~Karl Evans~~
~~Lois Frost~~
Shari Hill

Attachment E: Essex Manor Resident Council meeting (January 12, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Essex **Date:** 1/12/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Ana Sanchez	739 Carlyle ct	3791020	NO -
2	Manel Sanauz	739 Carlyle Ct	3551-8666	NO
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RHA Staff:_____

Attachment E: Mineral Manor Resident Council meeting (January 13, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Mineral **Date:** 1/13/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Renee Jones	865 Erbium Cir	621-6508	N
2	Jessica Dollison	1970 Andesite	378.8364	
3	MARIA Gil	16 Same		
4	Rodolfo Villa	1650 ANDESITE	775+233-5741	
5	Jennifer Friend	1910 Andesite	750-5143	NO
6	Maria Margarito	1715 Andesite	335-9315.	NO
7	MIRIAM CAMPOS	1715 Andesite Ave	342-9602	NO
8	Adalberto Ortega	921 Sage st.		NO
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RHA Staff:_____

Attachment E: McGraw Court Resident Council meeting (January 14, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: McGraw/Silver Sage Court
DATE: 1/14/16

Name	Address	Telephone #	CS*
Pama Clegg	2435 Orvada 904	329-3376	
JoAnn Ronquillo	" 801	384-9202	
Ron Kiall	1102	358-0405	
Suzanne Greco	1202	331-9052	
Gloria Remas	302	356-8313	
Linda Beasions	1301	622-8994	
Sheddie	1101	409 3514	
Sue Lyles	1303	470-4431	
GREG MCNIE	801	331-3819	
Dodie Lee			
ROZ GERRARD	503	337-8128	
Lisa Ramon	504	379-1715	
LITA CHAVES	701	3794038	
Maine Sargent	803	356-3879	

* CR – Community Service Credit

Attachment E: Myra Birch Manor Resident Council meeting (January 14, 2016)

Meeting Sign-In Sheet

Resident Council: Date: 1/14/16

☐ Stead Manor ☐ Hawk View ☐ Essex Manor ☐ Mineral Manor ☒ Myra Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Maribah Campagnola	3575 Mazzone #D	775 530 8659	NO
2	Shane Campagnola	"	"	NO
3	Anthony Cetta	3584 Carlos Ln #D	(775) 351-[illegible]	NO
4	KATHY J. LETHCO	3584 CARLOS #C	(775) 313-2782	NO
5	Tamberly Nelson	3575 Mazzone B	219-8294	NO
6	Margarita Padilla	3584 Carlos Ln #G	(775) 827-2057	Yes
	[illegible]	3584 CARLOS # A		NO
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	Staff:			

Attachment E: Resident Advisory Board meeting (January 25, 2016)

RESIDENT ADVISORY BOARD
SIGN-IN SHEET
January 25, 2016

#	Name	Address	Telephone	e-mail address
1	FRANK ROSETTI	3124 Brisstle Branch DR	7752470277	
2	EARL Coker	2540 T. Sawyer DR Reno NV	291-3305	
3	Lisa Ramon	2455 ORO Vista St	379-1715	
4	MONICA OHTTU	2815 Idlewild #59	954-6981	
5	Stephanie Berdon	1544 Steelwood Ln #3	378-6035	
6	Noreen Alarado-Berdon	1544 Steelwood, Apt 3	7753039027	
7	Tanisha Silva	565 Sparks blvd Apt. 326	775-636-1377	tan.silva816@gmail.com
8	Karen Hudson	351 Smithridge Park	775 379-4022	
9	Barbara Wallace	1438 Silverado Blvd.	359-2268	
10	Timothy Hines	2777 Northtowne Lane Apt B1009	775-420-0942	
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14	Kim Anhalt	RHA		
15	Mishon Hurst	RHA		
16	Amy Jones	RHA		

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Attachment E: Stead Manor Resident Council meeting (February 2, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: STEAD **Date:** 2/2/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Stephanie Davis	4912 Bravo Ave	247-4922	N/A
2	Melisa Chavez	5050 Cocoa Ave		NO
3	Bailey Martell	4954 Bravo Ave	357 8259	NO
4	Celina Gonzalez	5014 Cocoa Ave	440 9083	YES
5	Cassandra Barrano	(510) 927-1678	5098 Bravo Ave	YES
6	Lauren Holtje	5080 Bravo Ave	622-4792	no
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RHA Staff:_____

Attachment E: Tom Sawyer Village Resident Council meeting (February 3, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Tom Sawyer Village
DATE: 2/3/16

Name	Address	Telephone #	CS*
Bernice Krohn	2435 Tom Sawyer	331-1734	
Sarah Davidson	2610 Tom Sawyer	359-9349	
Jessica Porto	2515 Tom Sawyer Dr C	470-4394	
Bill Hendrickson	2670 Tom SAWYER Dr B	358 2850	
Earl Cofer	2540 Tom SAWYER DR	291-3305	
Karen Cory	2545 Tom Sawyer A	348-7983	
Nancy Collis	2535 Tom Sawyer Dr C	224-9226	
Michael Cory	2555 Tom Sawyer Dr	314-6019	
Donna Hand	2520 Tom Sawyer Dr #3	(415) 585-8496	
Suzanne Simpkins	2610 Tom SAWYER DR C	775 358-4338	
Teresa Davis	2520 Tom Sawyer E	737-9990	
Janet Jurgens	2620 TS Dr E	386-8930	

* CR – Community Service Credit

Attachment E: Hawk View Apartments Resident Council meeting (February 4, 2016)

Meeting Sign-In Sheet

Resident Council: Date: 2/4/16

☐ Stead Manor ☒ Hawk View ☐ Essex Manor ☐ Mineral Manor ☐ Myra Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Noreen Labrador-Bordon	1544 Steelwood Ln #3 HAWK VIEW	3039027	NO
2	Khayla Fields	1508 Steelwood Ln #5 Hawk View		NO
3	Stephanie Bordon	1544 Steelwood Ln #3 Hawk View	775-378-0035	NO
4	Elizabeth McCarty	2535 Tripp Dr Apt #2 Reno NV 89512		No
5	Andrew McCarty			No
6	Chanel Sanchez	2527 Tripp dr #4 Reno NV 89512	(775) 351-3672	NO
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	Staff:			

Attachment E: Silverada Manor Resident Council meeting (February 9, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Silverada Manor
DATE: 2-9-2016

Name	Address	Telephone #	CS•
Jennifer Mitchell-Koppler	1416 Silverada Blvd.	287-1691	
Barbara Dishelmo	1438 Silverada Blvd		
Sandy Lasher	1514 Silverada		
Melba Price	1528 Silverada		
Debbie Serratore	1482 Silverada Blvd	622-8638	
Shari Fedele	1430 Silverada Blvd	686-9174	
Cheryl Frazier	2649 Carville Dr.		
Glenda Scott	1414 Silverada Blvd		
Sy Bonilla	1376 Silverada Blvd	440-1063	
Sandy J. Lewis	1426 Silverada		
Mildred Cornejo	1432 Silverada	384-6731	
12 Sylvia Hutchinson	1412 Silverada		
Vera Lee	2419 Carville		
Jeanette M. Patter			
Lori Richards	2549 Carville	276-7232	
Barbara Watts			
Melissa Martinez	2525 Carville Dr	527-8107	
Anita Bianchi	1340 Silverada	355-5247	
19 Mike Flynn	2501 Carville Dr.		
Marina Umstead	1520 Silverada Blvd.	355-4768	
Catalina S Mondragon	1374 Silverada Blvd	636-2406	

• CR – Community Service Credit

Attachment E: Essex Manor Resident Council meeting (February 9, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Essex/Yorkshire **Date:** 2/9/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Cheryl [illegible]	791 Saint Thomas Cir.	470-5339	No
2	Ruby [illegible]	767 Pendleton	742-1834	NO
3	June C. Allen	790 Devon	560-8422	NO
4	Wendy Bugland	750 Devon dr.	354-3443	NO
5	Mariel Sanchez	739 Carlyle Ct	351-8666	NO
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RHA Staff:_____

Attachment E: Mineral Manor Resident Council meeting (February 10, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Mineral **Date:** 2/10/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Renee Jones	865 Erbium Cir	671-6503	14
2	Jessica Dollison	1970 Andesite	3788364	
3	MIRIAM CAMPOS	1415 Andesite Ave	342-9602	
4	Javier Maldonado	840 FLUORITE Cir	391-1870	
5	[illegible]	[illegible]	[illegible]	
6	Amber Escobar	1945 east ninth	775-342-4308	
7	Daniel Will	1675 E. Ninth St.	322-4215	
8	Mario Huguna.	1715 Andesite AVE	351-9313-	
9	Eva Garcia	860 Dolimite cir	786-1873	
10	Alejandra Dominguez	1995 Andesite Ave	(775)250-9270	
11	Jennifer Friend	1910 Andesite	775-750-5143	NO
12	Fabiola Rodriguez	860 Erbium cir	775 323-1754	
13	Rodolfo VILLA	1650 ANDESITE	233-5741	
14	MARIA GUTIERRI	1650 ANDESITE	71 11	
15				
16				
17				
18				
19				

RHA Staff:_____

Attachment E: McGraw Court Resident Council meeting (February 11, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: McGraw/Silver Sage Court
DATE: 2/11/16

Name	Address	Telephone #	CS*
GREG MCNIE	2455 #801	3315819	
Linda Blevins	1301	622-8924	
Diane Sargent	803	356 3879	
Jo Ann Nunnally	301	394-9203	
Freda Fletcher	401		
Dodie Lee	1104		
Leola Hawn	904	3382965	
Donna Clay	704	229-3316	
Christine Salcedo	702	815-5656	
Susan Lyles	1303	470-4431	
Ron Kemp	1102	558-0405	

* CR – Community Service Credit

Attachment E: Myra Birch Manor Resident Council meeting (February 11, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Myra Birch Manor
DATE: Feb 11, 2016

Name	Address	Telephone #	CS*
Anthony G. Petta	3584 Carlos Ln #D	351-6334	NO
KATHY LETHCO	3584 CARLOS LN #C	313-2787	NO
Mariban Campagnola	3575 Mazzone #D	530-8639	No
DAVID SMITH	3584 MAZZONE #H	384-6912	NO
GLENN & GAYLE BARLEY	3584 Carlos Ln #A	850-3807	NO
Lambertey Nelson	3575 Mazzone #D	219-8294	NO

* CR – Community Service Credit

Attachment E: Stead Manor Resident Council meeting (March 1, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Stead Manor **Date:** 3/1/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Julie R. Fangerow	5020 Bravo Avenue	775 440-4477	no
2	Lauren Holtzer	5080 Bravo Ave	775-423-7798	NO
3	Stephanie Davis	4913 Bravo Ave	775 347-4920	
4	[illegible]	5086 Bravo Ave	775-677-1154	Yes
5	Teresia Buckelew	5086 Bravo Ave	775-677-1154	Yes
6	Melisa Chavez	5050 Cocoa Ave.		NO
7	Bailey Nartell	4954 Bravo Ave	3518959	NO
8	Yashira Barranco	5136 Bravo Ave	(510) 927-1678	yes
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19				

RHA Staff:_____

Attachment E: Tom Sawyer Resident Council meeting (March 2, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Tom Sawyer Village

TOM SAWYER
03. 02. 16

V Larkin
Bella Neufmann
Michael Cauly
Carl Sisla
Helen Perry
Bernice Krohn
Deborah Reedy
Nancy Collins
Connie Gutierrez
Alfonso Hanny
Jessica J. Porto
Rommy Koster
Carole Olive
Adora Jones
Charles Hernandez
Janet Jurgens

Attachment E: Hawk View Apartments Resident Council meeting (March 3, 2016)

Meeting Sign-In Sheet

Resident Council: Date: 3/3/16

☐ Stead Manor ☒ Hawk View ☐ Essex Manor ☐ Mineral Manor ☐ Myra Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Noreen Jhabrador-Berdon	1544 Steelwood, #3	775 3039027	
2	Stephanie Berdon	1544 Steelwood #3	775 378-6035	
3	Renesemcmidjian	1524 steelwood #1		
4	Chanel Sanchez	2527 Tripp dr #4	351-3672	NO
5	DIANA TOLLIVER	1504 STEELWOOD, #2	702-773-8367	NO
6	ANDREW & ELIZABETH McCURDY	2535 TRIPP DR #2	(775)225-7629	No
	Blasa Guzman	1512 Steelwood Ln #4	775-379-5315	NO
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16				
	Staff:			

Attachment E: Silverada Manor Resident Council meeting (March 8, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: Silverada Manor
DATE: 3/8/16

Name	Address	Telephone #	CS*
Debbie Serratore	1482 SILVERADA BLVD	622-8638	
Liz Orville	1376 Silverada Blvd	440-1063	
Sandy Lewis	1426 SILVERA BLVD	815 5417	
Barbara Wuthrich	1458 Silverada Blvd	359-1268	
Shari Fedele	1430 Silverada B	432-1177	
Cheryl Frazier	2649 Carville Dr.	229-6478	
[illegible]	1514 Silverada		
Melba [illegible]	1528 Silverada		
[illegible]	2547 Carville	276-7232	
[illegible]	1418 Silverada	622-49[illegible]	
Catalina S Mendoza	1374 Silverada	636-2406	
Marina [illegible]	1520 Silverada	432-1337	
Angie Bynaglin	1340 SILVERADA	355-5297	
Peter [illegible]	1508 Silverada		
LARRY JOSEPH	3495 CARVILLE DR	348-7850	

* CR – Community Service Credit

Attachment E: Essex Manor Resident Council meeting (March 8, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Essex **Date:** 3/8/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Brittany Branigin	750 Carlyle Ct	775 830 2180	No
2	Ana Sanches	739 Carlyle ct	3791020	NO
3	Manel Sanchez	739 Carlyle Ct	3501866	NO
4	Hannah Stewart	751 Suffolk	3138965	NO
5	Yvonne C. Walker	790 Devon dR	560.8422	NO
6				
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RHA Staff:_____

Attachment E: Mineral Manor Resident Council meeting (March 9, 2016)

Resident Council Meeting Sign-In Sheet

Resident Council: Mineral **Date:** 3/9/16

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Renee Jones	865 Erbium Cir	671-6503	N
2	Sergio Aquil	820 Calcite Ave	351-5145	N.
3	Maria Robles	1640 Andesite Ave	440 7483	
4	MIRIAM CAMPOS	1715 Andesite Ave	342-9602	N
5	[illegible]	1970 Andesite	3788364	N
6	Martha Shem	1615 E Ninth St	622-5442	N
7	Jennifer Friend	1910 Andesite Ave	780.5143	N
8	Javier Maldonado	840 Favorite Cir	391-1870	
9	[illegible]	[illegible]	[illegible]	
10	Martha Funes	1745 Andesite Ave	315 5708	
11	Maria Magaña	1715 Andesite	351-9313	N.
12	Adalberto Ortega	921 Sage St.		
13	Fabiola Rodriguez			
14	Emma Sattenwhite	840 Erbium	3846469	
15	Eva Garcia	860 Dolomite	221-3900	
16	LaTaysha Thomas	1845 Andesite Ave	419-8280	NO
17				
18				
19				

RHA Staff: Heidi Mundell

Attachment E: McGraw Court Resident Council meeting (March 10, 2016)

RESIDENT COUNCIL MEETING SIGN-IN

RESIDENT COUNCIL: McGraw/Silver Sage Court
DATE: 3/10/2016

Name	Address	Telephone #	CS*
GREG MCNIE	#801	331-3819	
JO ANN HONEYCUTT	#301	384-9203	
Elaine Tuttle	#601 McGraw Ct	622-9443	
Linda Blevins	1301	622-8924	
Diane Sargent	803	356 ~~[illegible]~~ 8	79
Christine Sotoodeh	702	815-5656	
RONKING	102	38-0905	
Susan Lyles	1303	470-4431	
RUTH PALMER	902	453 1542	

* CR – Community Service Credit

Attachment E: Myra Birch Manor Resident Council meeting (March 10, 2016)

Meeting Sign-In Sheet

Resident Council: Date: 3/10/16

☐ Stead Manor ☐ Hawk View ☐ Essex Manor ☐ Mineral Manor ☒ Myra Birch

	NAME	ADDRESS	PHONE NUMBER	DO YOU NEED COMMUNITY SERVICE HOURS (YES OR NO)
1	Graham Cetta	3584 Carlos Ln #D	351-6334	NO
2	Christina Costa	3564 mazzone #C	2195016	NO
3	Margarita Padilla	3584 Carlos Ln #G Reno NV. 89502	827-2057	Yes
4	Maribah Campagnola	3575 Mazzone #D	530-8639	No
5	Glenn BAXLEY			
6	Tamberley Nelson	3575 Mazzone B	219-8294	No
8				
9				
10				
11				
12				
13				
14				
15				
16				
	Staff:			

Attachment F: 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of January 27, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV39-P001-50113 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2013** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 5)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements	97,000	97,000	86,286	86,286
4	1410 Administration (may not exceed 10% of line 21)	78,839	78,839	67,548	67,548
5	1411 Audit	3,000	3,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	100,000	100,000
8	1440 Site Acquisition				
9	1450 Site Improvement	195,599	196,434	189,858	189,858
10	1460 Dwelling Structures	256,961	256,126	256,126	250,286
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	56,986	56,986	56,955	49,054
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

Attachment F: 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of January 27, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV39-P001-50113 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2013** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 5)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	788,385	788,385	756,772	743,032
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date 01/27/2016**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

Attachment F: 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of January 27, 2016

ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Reno
Grant Type and Number Capital Fund Program Grant No: NV39P00150113; Replacement Housing Factor Grant No:
Federal FY of Grant: 2013

Development Number Name	General Description Proposed Work Categories	Develop. Account Number		Total Estimated Cost Original	Difference	Revised	Total Actual Cost Funds Obligated	Funds Expended	Status of Proposed Work
NV39-P001-001 *MINERAL MANOR*	Concrete Repair	1450		71,324	0	71,324	71,324	71,324	COMPLETED
	Furnace Replacement	1460		198,138	0	198,138	198,138	198,138	COMPLETED
	PROJECT TOTAL			269,462	0	269,462	269,462	269,462	
NV39-P001-002 TOM SAWYER	Clubhouse/kitchen remodel	1460		20,000	(4,215)	15,785	15,785	15,785	COMPLETED
	Clubhouse Carpet Replacement	1460			5,840	5,840	5,840		CONTRACTED
	PROJECT TOTAL			20,000	1,625	21,625	21,625	15,785	
NV39-P001-003 *SILVERADA MANOR*	Landscape Improvements	1450		55,866	835	56,701	50,125	50,125	COMPLETED
	PROJECT TOTAL			55,866	835	56,701	50,125	50,125	
NV39-P001-006 *STEAD MANOR*	PROJECT TOTAL			0	0	0	0	0	
NV39-P001-007 *HAWK VIEW APARTMENTS*	Asphalt Repair	1450		42,935	0	42,935	42,935	42,935	COMPLETED
	Sidewalk Replacement	1450		25,474	0	25,474	25,474	25,474	COMPLETED
	Security Camera Improvements	1460		8,076	0	8,076	8,076	8,076	COMPLETED
	PROJECT TOTAL			76,485	0	76,485	76,485	76,485	
NV39-P001-009 *ESSEX MANOR*	Security Camera Improvements	1460		12,588	0	12,588	12,588	12,588	COMPLETED
	PROJECT TOTAL			12,588	0	12,588	12,588	12,588	

Attachment F: 2013 Capital Fund Program (CFP) (NV39-P001-50113) as of January 27, 2016

NV39-P001-010									
MYRA BIRCH MANOR				0	0	0	0	0	
	Mechanical Room Locks	1460		15,000	(2,460)	12,540	12,540	12,540	COMPLETED
	PROJECT TOTAL			15,000	(2,460)	12,540	12,540	12,540	
NV39-P001-018									
McGRAW COURT				0	0	0	0	0	
	Security Camera Improvements	1460		3,159	0	3,159	3,159	3,159	COMPLETED
	PROJECT TOTAL			3,159	0	3,159	3,159	3,159	
	PHYSICAL IMPROVEMENTS TOTAL			452,560	0	452,560	445,983	440,144	
		1450		195,599	835	196,434	189,858	189,858	
		1460		256,961	(835)	256,126	256,126	250,286	
		1465		0	0	0	0	0	
Development No/ Name	General Description Proposed Work Item	Develop. Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	*FEES AND COSTS*	1430		100,000		100,000	100,000	100,000	BUDGET MET
	FEES & COSTS TOTAL			100,000	0	100,000	100,000	100,000	
NV39-P001-PHA WIDE	*ADMINISTRATION*	1410		78,839		78,839	67,548	67,548	
	ADMINISTRATION TOTAL			78,839	0	78,839	67,548	67,548	
	MANAGEMENT IMPROVEMENTS	1408							
				0	0	0	0	0	
				0	0	0	0	0	
	Upgrade Computer Systems			97,000	0	97,000	86,286	86,286	
	MANAGEMENT IMPROVEMENTS TOTAL			97,000	0	97,000	86,286	86,286	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1475.1							
	Maintenance Equip.			0	0	0	0	0	
	Computers / Telecommunications			56,986	0	56,986	56,955	49,054	
	NON DWELLING EQUIPMENT TOTAL			56,986	0	56,986	56,955	49,054	
	OTHER COSTS								
NV39-P001-PHA WIDE	Audit Costs	1411		3,000	0	3,000	0	0	
	OTHER COSTS TOTAL			3,000	0	3,000	0		
TOTAL COSTS				788,385	0	788,385	756,772	743,032	

Attachment F: 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of January 27, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	Grant Type and Number Capital Fund Program Grant No: NV39-P001-50114 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2014 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no: 4)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	87,806	87,806	56,115	56,115
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	790,257	790,257	561,145	561,145
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

Attachment F: 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of January 27, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV39-P001-50114 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2014** **FFY of Grant Approval:**

Type of Grant

- ☐ Original Annual Statement
- ☐ Reserve for Disasters/Emergencies
- ☒ Revised Annual Statement (revision no: 4)
- ☐ Performance and Evaluation Report for Period Ending:
- ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 – 19)	878,063	878,063	617,260	617,260
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date ~~9/22/15~~ – 1/27/16**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Page2

form **HUD-50075.1** (07/2014)

Attachment F: 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of January 27, 2016

ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Reno	Grant Type and Number: Capital Fund Program Grant No: NV39P00150114; Replacement Housing Factor Grant No:	Federal FY of Grant: 2014

Development Number: Name	General Description: Proposed Work Categories	Dev. Acct. Number		Total Estimated Cost: Original	Difference	Revised	Total Actual Cost: Funds Obligated	Funds Expended	Status of Proposed Work
NV39-P001-001 MINERAL MANOR					0	0	0	0	
				0	0	0	0	0	
				0	0	0	0	0	
	PROJECT TOTAL			0	0	0	0	0	
NV39-P001-002 TOM SAWYER	Electrical Upgrades	1492		200,000	(134,547)	65,453	22,390	22,390	COMPLETED
	Water Heater replacements	1492		80,000	120,000	200,000	170,217	170,217	COMPLETED
	Landscape Improvements	1492		56,625	125	56,750	56,750	56,750	COMPLETED
	PROJECT TOTAL			336,625	(14,422)	322,203	249,357	249,357	
NV39-P001-003 SILVERADA MANOR	Hydronic Repairs	1492		180,000	(120,000)	60,000	53,725	53,725	COMPLETED
	PROJECT TOTAL			180,000	(120,000)	60,000	53,725	53,725	
NV39-P001-006 STEAD MANOR	Appliance Replacement	1492		10,000	(10,000)	0	0	0	
	PROJECT TOTAL			10,000	(10,000)	0	0	0	
NV39-P001-007 HAWK VIEW APARTMENTS	Appliance Replacement	1492		10,000	(4,357)	5,643	5,643	5,643	COMPLETED
	PROJECT TOTAL			10,000	(4,357)	5,643	5,643	5,643	
NV39-P001-009 ESSEX MANOR	Appliance Replacement	1492		5,000	643	5,643	5,643	5,643	COMPLETED
	Landscape Improvements	1492		150,000	-	150,000	140,635	140,635	COMPLETED
	Security Camera Improvements	1492		15,000	2,412	17,412	17,412	17,412	COMPLETED

Attachment F: 2014 Capital Fund Program (CFP) (NV39-P001-50114) as of January 27, 2016

	PROJECT TOTAL			170,000	3,056	173,056	163,690	163,690	
NV39-P001-010 MYRA BIRCH MANOR	Appliance Replacement	1460		5,000	8,481	13,481	13,481	13,481	COMPLETED
	PROJECT TOTAL			5,000	8,481	13,481	13,481	13,481	
NV39-P001-018 McGRAW COURT									
	PROJECT TOTAL								
	PHYSICAL IMPROVEMENTS TOTAL			711,625	(137,243)	574,382	485,906	485,906	
		1492							
		1492					0	0	
Development Acct Name	General Description Proposed Work Item	Develop Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	FEES AND COSTS	1430 1430		100,000		100,000	61,882	61,882	
	FEES & COSTS TOTAL			100,000	0	100,000	61,882	61,882	
NV39-P001-PHA WIDE	ADMINISTRATION	1410		87,806		87,806	56,115	56,115	
	ADMINISTRATION TOTAL			87,806	0	87,806	56,115	56,115	
	MANAGEMENT IMPROVEMENTS	1492 1408							
	Upgrade Computer Systems			97,000	(20,000)	77,000	10,357	10,357	
	MANAGEMENT IMPROVEMENTS TOTAL			97,000	(20,000)	77,000	10,357	10,357	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1492							
	Computers / Telecommunications			16,000	19,875	35,875	0	0	
	NON DWELLING EQUIPMENT TOTAL			16,000	19,875	35,875	0	0	
NV39-P001-PHA WIDE	OTHER COSTS Audit Costs	1492		3,000	0	3,000	3,000	3,000	
	OTHER COSTS TOTAL			3,000	0	3,000	3,000	3,000	
TOTAL COSTS				1,015,431	(137,368)	878,063	617,260	617,260	

Attachment F: 2015 Capital Fund Program (CFP) (NV39-P001-50115) as of September 22, 2015

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV39-P001-50115 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2015** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	89,400	89,400	770	770
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	960,235	805,235	9,704	9,704
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

Attachment F: 2015 Capital Fund Program (CFP) (NV39-P001-50115) as of September 22, 2015

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV39-P001-50115 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2015** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,049,635	894,635	10,474	10,474
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Amy Jones **Date 9/22/15** **Signature of Public Housing Director** **Date** 11/24/15

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

Attachment F: 2015 Capital Fund Program (CFP) (NV39-P001-50115) as of September 22, 2015

ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Reno

Grant Type and Number
Capital Fund Program Grant No: NV39P00150115
Replacement Housing Factor Grant No:

Federal FY of Grant: 2015

Development Number Name	General Description Proposed Work Categories	Develop. Account Number		Total Estimated Cost Original	Difference	Revised	Total Actual Cost Funds Obligated	Funds Expended	Status of Proposed Work
NV39-P001-001									
MINERAL MANOR	Andesite Street Reslurry	1492		150,000	(130,000)	20,000	0	0	
	Exterior light upgrade	1492		25,000	0	25,000	0	0	
				0	0	0	0	0	
	PROJECT TOTAL			**175,000**	**(130,000)**	**45,000**	**0**	**0**	
NV39-P001-002									
TOM SAWYER					0	0		0	
					0	0	0	0	
	PROJECT TOTAL			**0**	**0**	**0**	**0**	**0**	
NV39-P001-003									
SILVERADA MANOR	Hydronic Repairs	1492			0	0	0	0	
	PROJECT TOTAL			**0**	**0**	**0**	**0**	**0**	
NV39-P001-006									
STEAD MANOR	Appliance Replacement	1492			0	0	0	0	
	PROJECT TOTAL			**0**	**0**	**0**	**0**	**0**	
NV39-P001-007									
HAWK VIEW APARTMENTS	Exterior Venting	1492		25,000	0	25,000	0	0	
	PROJECT TOTAL			**25,000**	**0**	**25,000**	**0**	**0**	
NV39-P001-009									
ESSEX MANOR	Kitchen Cabinet Replacement	1492		498,500	30,027	528,527	-	-	
	Drain Line Replacement	1492		51,735	(30,027)	21,708		-	
	Exterior Lighting Upgrade	1492		25,000	(25,000)	-	-	-	

Attachment F: 2015 Capital Fund Program (CFP) (NV39-P001-50115) as of September 22, 2015

	PROJECT TOTAL			575,235	(25,000)	550,235	0	0	
NV39-P001-010 MYRA BIRCH MANOR	Appliance Replacement	1492			0	0	0	0	
	PROJECT TOTAL			0	0	0	0	0	
NV39-P001-018 McGRAW COURT									
	PROJECT TOTAL								
	PHYSICAL IMPROVEMENTS TOTAL			775,235	(155,000)	620,235	0	0	
		1492					0	0	
				775,235	(155,000)	620,235	0	0	
		1492							
Development No/ Name	General Description Proposed Work Item	Develop. Account Number		Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Difference	Revised	Funds Obligated	Funds Expended	
NV39-P001-PHA WIDE	FEES AND COSTS	1492 1430		100,000		100,000	7,704	7,704	
	FEES & COSTS TOTAL			100,000	0	100,000	7,704	7,704	
NV39-P001-PHA WIDE	ADMINISTRATION	1410		89,400		89,400	770	770	
	ADMINISTRATION TOTAL			89,400	0	89,400	770	770	
	MANAGEMENT IMPROVEMENTS	1492 1408		11,000		11,000			
	Upgrade Computer Systems				0	0			
	MANAGEMENT IMPROVEMENTS TOTAL			11,000	0	11,000	0	0	
NV39-P001-PHA WIDE	NON DWELLING EQUIPMENT	1492		71,000	0	71,000	0	0	
	NON DWELLING EQUIPMENT TOTAL			71,000	0	71,000	0	0	
NV39-P001-PHA WIDE	OTHER COSTS Audit Costs	1492 1411		3,000	0	3,000	2,000	2,000	
	OTHER COSTS TOTAL			3,000	0	3,000	2,000	2,000	
TOTAL COSTS				1,049,635	(155,000)	894,635	10,474	10,474	

Attachment F: 2016 Capital Fund Program (CFP) (NV01P001501-16) as of March 11, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	Grant Type and Number Capital Fund Program Grant No: NV01P001501-16 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	91,559			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	824,431			
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (07/2014)

Attachment F: 2016 Capital Fund Program (CFP) (NV01P001501-16) as of March 11, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary

PHA Name: Housing Authority of the City of Reno	Grant Type and Number Capital Fund Program Grant No: NV01P001501-16 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval:

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	915,990			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 3/11/14	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (07/2014)

Attachment F: 2016 Capital Fund Program (CFP) (NV01P001501-16) as of March 11, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV01P001501-16 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2016**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NV39-P001-001: MINERAL MANOR								
	Water Heater Replacement (3-4 bdrm)		10%	60,000				
NV39-P001-003: SILVERADA MANOR								
	Appliance Replacement		40%	33,000				
	Landscape Improvements		25%	50,931				
NV39-P001-006: STEAD MANOR								
	Exterior Painting		100%	150,000				
NV39-P001-007: HAWK VIEW APTS.								
	Exterior Painting		100%	275,000				
NV39-P001-009: ESSEX MANOR								
	Cabinets in Accessible Units		100%	30,000				
NV39-P001-018: McGRAW COURT								
	Appliance Replacement		100%	20,500				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

form **HUD-50075.1** (07/2014)

Attachment F: 2016 Capital Fund Program (CFP) (NV01P001501-16) as of March 11, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Reno	**Grant Type and Number** Capital Fund Program Grant No: NV01P001501-16 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2016**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Administration				91,559				
Management				31,000				
Fees & Cost				100,000				
Audit				3,000				
Non Dwelling Equipment				71,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

form **HUD-50075.1** (07/2014)

Attachment F: 2016 Capital Fund Program (CFP) (NV01P001501-16) as of March 11, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Reno					**Federal FFY of Grant: 2016**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (07/2014)

Attachment F: 2016 Capital Fund Program (CFP) (NV01P001501-16) as of March 11, 2016

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Reno					**Federal FFY of Grant: 2016**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (07/2014)

Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary

PHA Name/Number
Housing Authority of the City of Reno
NV001

Locality (City/County & State)
Reno/Washoe County, NV

Original 5-Year Plan **Revision No: 1**

		Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020
A.	Development Number and Name					
B.	Physical Improvements Subtotal	Annual Statement	571,000	650,500	581,000	12,437,954
C.	Management Improvements		47,000	31,000	47,000	200,000
D.	PHA-Wide Non-dwelling Structures and Equipment		54,000	16,000	54,000	100,000
E.	Administration		86,000	86,000	86,000	200,000
F.	Other		103,000	103,000	103,000	698,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		861,000	886,500	871,000	13,635,954
L.	Total Non-CFP Funds					
M.	Grand Total		861,000	886,500	871,000	13,635,954

form **HUD-50075.2** (4/2008)

Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary (Continuation)

PHA Name/Number
Housing Authority of the City of Reno/NV001

Locality (City/County & State)
Reno/Washoe County, NV

Original 5-Year Plan **Revision No: 1**

Development Number and Name	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020
NV39-P001-001: MINERAL MANOR	Annual Statement	0	50,500	100,000	2,663,000
NV39-P001-002: TOM SAYWER VILLAGE		0	30,000	0	1,827,900
NV39-P001-003: SILVERADA MANOR		225,000	340,000	50,000	2,428,000
NV39-P001-006: STEAD MANOR		171,000	0	26,000	994,500
NV39-P001-007: HAWK VIEW APTS.		0	85,000	100,000	1,762,000
NV39-P001-009: ESSEX MANOR		90,000	80,000	140,000	2,194,054
NV39-P001-010: MYRA BIRCH MANOR		85,000	30,000	80,000	237,500
NV39-P001-018: McGRAW COURT		0	35,000	85,000	331,000

form **HUD-50075.2** (4/2008)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017			Work Statement for Year 3 FFY 2018		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**NV39-P001-003: SILVERADA MANOR**			**NV39-P001-001: MINERAL MANOR**		
	Electrical System Upgrade	100%	225,000	Appliance Replacement	50%	20,500
	NV39-P001-006: STEAD MANOR			Security Improvements	25%	30,000
	Security Improvements	25%	31,000	**NV39-P001-002: TOM SAWYER VILLAGE**		
	Playground Rehabilitation	100%	80,000	Security Improvements	25%	30,000
	Concrete Replacement	40%	60,000	**NV39-P001-003: SILVERADA MANOR**		
	NV39-P001-009: ESSEX MANOR			Boiler Room Replacement	100%	300,000
	Playground Rehabilitation	100%	80,000	Laundry Upgrades	100%	40,000
	Thermostat Replacement	100%	10,000	**NV39-P001-007: HAWK VIEW APARTMENTS**		
	NV39-P001-010: MYRA BIRCH MANOR			Asphalt Repairs & Sealing	100%	85,000
	Asphalt Repairs & Sealing	75%	15,000	**NV39-P001-009: ESSEX MANOR**		
	Concrete Replacement	50%	35,000	Concrete Replacement	30%	80,000
	Landscape Improvements	50%	35,000	**NV39-P001-010: MYRA BIRCH MANOR**		
				Stair Modifications	100%	30,000
				NV39-P001-010: McGRAW COURT		
				Security Improvements	100%	35,000
	Subtotal of Estimated Cost		$571,000	Subtotal of Estimated Cost		$650,500

Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year 4 FFY 2019			Work Statement for Year 5 FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**NV39-P001-001: MINERAL MANOR**			**NV39-P001-001: MINERAL MANOR**		
	Bathroom Exhaust Fans	100%	100,000	Accessible Entry	100%	40,000
	NV39-P001-003: SILVERADA MANOR			Andesite Street repavement	75%	220,000
	Accessible Unit Kitchen Remodel	100%	50,000	Asphalt repairs & sealing	60%	20,000
	NV39-P001-006: STEAD MANOR			Childcare Center exterior paint	100%	8,000
	Mechanical Room Repairs	100%	26,000	Childcare Center HVAC	100%	75,000
	NV39-P001-007: HAWK VIEW APARTMENTS			Concrete repairs	35%	70,000
	Parking Lot Improvements	100%	100,000	Exterior door replacement	100%	864,000
	NV39-P001-009: ESSEX MANOR			Ground electrical circuits	100%	150,000
	Exterior Painting	100%	140,000	Interior water conservation	100%	60,000
	NV39-P001-010: MYRA BIRCH MANOR			Landscape improvements	40%	350,000
	Exterior Painting	100%	80,000	Lighting upgrades	100%	8,000
	NV39-P001-018: McGRAW COURT			Main Office Interior Paint	70%	35,000
	Asphalt Repairs & Sealing	100%	85,000	Rain gutter installation	100%	30,000
				Roof coating	100%	5,000
				Siding replacement	100%	728,000
				NV39-P001-002: TOM SAWYER VILLAGE		
				Air conditioning units	100%	600,000
				Appliance replacement	50%	30,000
				Angle stops	100%	45,000
	Subtotal of Estimated Cost		$581,000	Subtotal of Estimated Cost		$3,338,000

form **HUD-50075.2** (4/2008)

Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year 5 FFY 2020			Work Statement for Year 5 FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**NV39-P001-002: TOM SAWYER VILLAGE**			**NV39-P001-003: SILVERADA MANOR**		
	Asphalt repairs & sealing	60%	35,000	Electrical outlet on porch installation	100%	15,000
	Bathroom vanity replacement	100%	20,000	Entry door replacement	100%	66,000
	Cable outlet installation	100%	25,500	Exterior painting	31%	35,000
	Community Building upgrades	10%	30,000	Garbage room upgrade	100%	96,000
	Concrete replacement	40%	200,000	Interior door replacement	80%	126,000
	Exterior painting	30%	60,000	Kitchen sink replacement	100%	35,000
	Garbage disposal	100%	30,000	Landscape improvements	25%	50,000
	Landscape improvements	40%	20,000	Parking lot repairs	20%	30,000
	Parking lot repairs	20%	42,400	Security improvements	30%	35,000
	Parking lot light upgrades	100%	115,000	Sewer line replacement	75%	400,000
	Roof coating	100%	15,000	Soffit support installation	100%	100,000
	Shower faucet upgrades	100%	100,000	Solar install	90%	120,000
	Thermostat replacement	100%	10,000	Water conservation	100%	60,000
	Wall insulation	100%	350,000	Water submeter installation	100%	120,000
	Water submeter installation	100%	100,000	**NV39-P001-006: STEAD MANOR**		
	NV39-P001-003: SILVERADA MANOR			Air conditioning installation	100%	270,000
	Accessible showers/tubs	100%	450,000	Appliance replacement	75%	25,500
	Asphalt repairs & sealing	90%	10,000	Asphalt repairs & sealing	100%	10,000
	Attic insulation	100%	38,000	Bathroom door upgrades (pocket)	60%	45,000
	Broadleaf repavement	100%	250,000	Bathroom exhaust fans	100%	46,000
	Carpet installation	65%	100,000	Brick replacement	100%	125,000
	Concrete replacement	40%	280,000	Concrete repairs	50%	100,000
	Condensing grill cover modification	100%	12,000	Exterior lighting upgrades	100%	15,000
	Subtotal of Estimated Cost		$2,292,900	Subtotal of Estimated Cost		$1,924,500

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Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year 5 FFY 2020			Work Statement for Year 5 FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**NV39-P001-006: STEAD MANOR**			**NV39-P001-009: ESSEX MANOR**		
	Landscape improvements	20%	35,000	Appliance replacement	40%	24,000
	Security improvements	25%	25,000	Asphalt repairs & sealing	100%	35,000
	Shade structure upgrade	100%	28,000	Bedroom ceiling fan installation	100%	65,000
	Water heater replacement (tankless)	100%	180,000	Bedroom lights installation	100%	50,000
	Water submeter installation	100%	90,000	Concrete replacement	50%	160,000
	NV39-P001-007: HAWK VIEW APARTMENTS			Drain line replacement	100%	364,000
	Appliance replacement	40%	32,000	Exterior lighting upgrades	28%	14,054
	Bathroom exhaust fans	100%	35,000	Floor replacement	55%	95,000
	Bathroom upgrades	75%	75,000	Garbage disposal installation	100%	100,000
	Bedroom ceiling fan installation	100%	65,000	HVAC community building replacement	100%	300,000
	Bedroom lights installation	100%	40,000	Interior door modifications	5%	10,000
	Brick veneer repair	100%	300,000	Landscape improvements	62%	250,000
	Concrete repair	100%	100,000	Lock replacement	100%	38,000
	Flooring replacement	100%	400,000	Parking lot replacement	100%	475,000
	Landscape improvements	100%	100,000	Roof coating	100%	9,000
	Laundry room rehabilitation	100%	35,000	Security improvements	100%	125,000
	Retaining wall replacement	100%	200,000	Underbuilding drainage	35%	70,000
	Security improvements	25%	30,000	Water heater replacement	20%	10,000
	Sidewalk replacement	100%	280,000	**NV39-P001-010: MYRA BIRCH MANOR**		
	Water submeter installation	100%	70,000	Appliance replacement	50%	22,500
				Asphalt repair	100%	75,000
				Dumpster enclosures	100%	40,000
	Subtotal of Estimated Cost		$2,120,000	Subtotal of Estimated Cost		$2,331,554

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Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year 5 FFY 2020			Work Statement for Year FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**NV39-P001-010: MYRA BIRCH MANOR**					
	Living room ceiling fan installation	100%	45,000			
	Playground improvements	50%	35,000			
	Security improvements	100%	20,000			
	NV39-P001-018: McGRAW COURT					
	Asphalt repair & sealing	100%	85,000			
	Community room upgrade	25%	35,000			
	Concrete replacement	100%	15,000			
	Concrete repair water supply line	100%	20,000			
	Exterior painting	100%	60,000			
	Landscape improvements	50%	25,000			
	Recycle area upgrades	100%	2,000			
	Security improvements	100%	10,000			
	Trash enclosure	100%	30,000			
	Water conservation	100%	14,000			
	Water submeter installation	100%	35,000			
	Subtotal of Estimated Cost		$431,000			

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Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year FFY Development Number/Name General Description of Major Work Categories	Estimated Cost	Work Statement for Year: FFY Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	$	Subtotal of Estimated Cost	$

Attachment F: Five-Year Plan as of February 2, 2016

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year FFY		Work Statement for Year: FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	$	Subtotal of Estimated Cost	$

form **HUD-50075.2** (4/2008)

Attachment G: Certification of Consistency with the Consolidated Plan

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 solidated Plan.

(Type or clearly print the following information:)

Applicant Name: Housing Authority of the City of Reno

Project Name: 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: Des Craig

Title: Senior Planner: Community Housing, City of Reno; Manager: WCHC

Signature:

Date: March 9, 2016

Page 1 of 1

form HUD-2991 (3/98)

Attachment H: UNR Evaluation Overview

Prepared by Professor Kimberly Rollins, Department of Economics, University of Nevada, Reno krollins@unr.edu; (775) 784-1677).

Objectives: The main objective is to develop a set of metrics that can be used to determine whether five years of experimental housing treatments has altered the outcomes of families living in these homes. The experiments are Rent Reform (RR) and Mobility (MOB). These metrics to be designed to quantify measureable changes between various categories of household members in the treatment groups, relative to control groups, that can be statistically attributable to the housing treatments and compared to other similar housing experiments in other locations.

Methods: The first step is to design and implement a questionnaire that would gather the data necessary to calculate these metrics for RHA participants. The second step is to conduct statistical analysis of differences in the metrics after five years to determine which version of each metric performs well and to demonstrate use of the metrics in an assessment of outcomes from the RHA housing experiments.

Experimental Design: Panel data from four groups are to be collected over a period of five years. These four groups are RR treatment and RR control, MOB treatment and MOB control. Differences between treatment and controls at the end of five years will be evaluated to determine whether there are statistically relevant differences that can be attributed to the housing experiments. There is no ability to incorporate systematic controls by including balance between treatment and control groups in terms of family size, structure, level of education, and other such variables that could affect outcomes. To the extent possible with a small sample of convenience (about 280, with 100 in each RR group and 40 in each MOB group) we will attempt to control for such effects in the regressions by including the questionnaires data that could control for such effects.

Timeline: The research is to be conducted over a five-year period. The data set that will be used for the final analysis (the data that describes differences between treatment and control groups after five years for the two experimental housing programs) will be produced in the last year. A year-by-year overview of activities leading up to the fifth year analysis is provided below:

Year 1: (a) Develop categories of outcomes for families that could be affected by the two experimental programs. These categories will consider outcomes relevant for adults and children of different age groups and will consider backgrounds that could influence likelihood of achieving outcomes. (b) Design a questionnaire that captures a variety of factors that could serve as metrics for quantitative measurement of change in these categories over time between the treatment and control groups. The questionnaire is to be implemented in person by RHA staff, one-on-one in a private setting with each resident. The questionnaire is to be developed using Qualtrics internet software (licensed through UNR). No identifying information is included in the data; a five-digit code is used to distinguish among households for annual repeated data entry. Data will be updated each year – with new families added to treatments and controls as families leave the programs. (c) Pretest a draft version of the questionnaire with a small sample of

Attachment H: UNR Evaluation Overview (continued)

residents, review experience from the pretest, make necessary changes, final version is to be based on repeat of pretesting/reviews and changes. Pretesting is to include ease of data entry, wording, flow, etc. (d) The first year data will be entered into the final version of the questionnaire for all participating households.

Year 2: Implement questionnaire for year two, adding new families as needed. Review academic literature of similar studies for development of the metrics and categories using questionnaire data.

Year 3: Using data and review of literature, start to design range of metrics from combinations of variables collected in the questionnaire. Eventually, a final set will be chosen from this broad set. Graduate students in a social psychology class at UNR will be aiding in this task, as part of their training.

Year 4: Using data and review of literature, continue to redesign range of metrics from combinations of variables collected in the questionnaire. Eventually, a final set will be chosen from this broad set. Graduate students in a social psychology class at UNR will be aiding in this task, as part of their training.

Year 5: Analyze differences between treatment and controls for the two programs. Choose final set of metrics in consultation with RHA staff. Write report. Potentially write up manuscript for academic publication.